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## **EXECUTIVE SUMMARY**

## EXECUTIVE SUMMARY

### Description of the Project

The Government of Bangladesh with the financial loan from Japan International Cooperation Agency (JICA) has undertaken a project in order to alleviate traffic congestion and reduce air pollution in the Dhaka City by constructing environment friendly mass rapid transit system, thereby contributing to the economic and social development of Greater Dhaka Region and the MRT Line 1 was prioritized as the high priority project by Revised Strategic Transport Plan (RSTP) for Dhaka.

The Resettlement Action Plan (RAP) for the project has been prepared in compliance with the Resettlement Framework (RF) prepared based on relevant national (GoB) Law with the policy of the JICA Guidelines for Environmental and Social Considerations and World Bank OP 4.12. A RAP Implementing NGO (INGO) or Social Consulting Firm i.e. IA will be engaged by Dhaka Mass Transit Company (DMTC) for implementation of the RAP.

The length of the MRT line 1 consists of 16.2 km from Kamalapur to Airport and 15.0 km from Future Park to Purbachal Terminal with 19 stations and one depot area. The stations are located both on the surface and underground and the depot area will be on the surface. The depot for this MRT line will be constructed in Purbachal. The average depth of metro tunnels will be 30 meter. The status of potential affected area for the elevated stations is shown in the Table 1.

**Table 1 Status of the Stations and Potential Affected Area for Elevated Stations of MRT Line 1**

SI No	Name of the Station	Tunnel passing under the Settlements (Residential and Commercial area)	Status of the Station	Length (m)	Affected Width (m)	Total Affected Area (ha)
1	Basundhara		Elevated	245	25	0.61
2	POHS		Elevated	250	30	0.75
3	Mastul		Elevated	250	30	0.75
4	Purbachal West		Elevated	250	30	0.75
5	Purbachal Central		Elevated	250	30	0.75
6	Purbachal East		Elevated	250	30	0.75
7	Purbachal Terminal		Elevated	250	30	0.75

## **Land Acquisition and Impact**

### ***Land Acquisition***

A total of 38.993 ha land which contains 25 ha for Depot and 13.993 ha for Construction Yard will be required to be acquired for the depot area. However, it is estimated that additional 0.23 ha of land will be required in different pockets along the route, mainly in the station areas.

### ***Resettlement***

The project will have direct impact on 1,119 PAUs (A total of 4,632 population) including 711 title holders from the station areas. The PAUs cover 513 residential households (HHs), 404 CBEs and 21 residential cum CBEs and 181 households losing other properties (land with trees and unused structure). In addition to the PAUs 42 CPRs are going to be affected.

A total of 1,376 structures totaling 67,097.71 sq. m of different categories will be affected of which 26,125.63 sq. meter pucca, and 18,721.57 sq. meter semi pucca, 17,269.6 sq. meter tin shaded, 4,051.32 sq. meter katcha, 702.87 sq. meter thatched and 226.72 sq. meter tarpaulin covered.

All these losses will be compensated and it is expected that the APs will find their own place or means to resettle and rehabilitate them. Certainly the project will extend additional support to the vulnerable APs.

## **Demographic Profile of Affected People**

A total of 4,632 people including 54% male and 46% female have been identified to be affected by the project. Average household size of the project area is 4.16 which are close to the national average (4.5) and less than 20 percent of the heads are female headed. The largest proportion of population is in age group 15-29 followed by age group of up to 14 and then 30-44 irrespective of male and female population in all the locations. Population within the age group 45-59 is more than 16% and above 60 is more than 10%.

Only 5% household heads are illiterate and about 10% have completed the secondary school level and more than 9% of them are graduates. More than 43% have education up to level five (class V or primary). However, level of education is low among the female head of the households as compared to the male heads. Young generations irrespective of sex have much higher level of education than compared to the head of the household.

## **Social Environment**

### ***Landscape***

The acquired land is mainly for the depot area in Purbachal and there is currently privately owned. Majority of the land is agricultural followed by vita/homestead. In addition to this acquired land some government owned land will be used to construct MRT line and its components. Line 1 will largely follow the existing city road network. However, it is estimated that pockets of land will be needed around the station areas. These additional lands are mainly along the existing road network of the city.

### ***Land Use and Utilization of Local Resources***

Almost total acquired area is rural in nature covering three types of land. Majority of the land is agriculture land followed by vita/homestead and rest is for khal (water body). However, majority of the land area where MRT routes would pass above and under the ground and the stations above and under the ground is owned by the government and mostly being used as road network in the city. Along these routes and station area most of the project affected units are business and commercial premises. People are having their livelihood and operating business by utilizing the road network facilities.

The project area is densely greenery and covered with trees. This area is again mostly around the depot area in Pittolgang, Rupganj near Shitalakhya River. The project will also require removal of 125,562 trees with bamboo 35,556 and banana 12,307 of various sizes and categories from the surveyed area. Majority are fruit bearing trees.

### ***Ethnic Minorities and Indigenous People***

More than 91% of the affected HHs are Muslim and rest are Hindu by religious believe. No other religious group of people was identified among the affected people in the project area.

In Bangladesh, the term “indigenous people” is a generic term that includes many different cultural categories including ethnic minorities, tribals, *upajati*, *paharis* and *jhumias*. However, the most commonly used and preferred term today is *adibasi*, or ethnic minority which encompasses all of the above under one “identity” as indigenous people who have distinct social origins and cultural lives. They constitute nearly 1.1% of the total population of Bangladesh, with a major concentration in the Chittagong Hill Tracts (CHT) area. Among the project affected people no ethnic minority people have been identified in the project area.

### ***Water Usage***

The city dwellers mostly use supplied water through the Dhaka Water Supply & Sewerage Authority (DWASA). The city dwellers have complaint regarding the quality and required quantity of supplied water from DWASA. The people of the project area living outside the city corporations ( Bashundhara to Purbachal) mainly depend on deep and shallow deep tube well for the everyday wateruse.

### ***Local Economies***

Many of the stations under this project are located nearer to the business center where people usually gather. This is why people who are living around the area have established business and some small shops by some arrangement or are just encroachers on government land, where they got the opportunity. It is found that more than 50% household heads are involved in business. A total of 5.9% of the household heads are involved in different jobs or services and 2.41% are aged/retired and have no specific income source. About 13.85% household heads are involved with other type of occupation; many of them are working as laborer with special skill. The study identified 1,019 people to be affected by losing their income for displacement of commercial and business premises. They are the principal bread earner of their families. Majority of them (81%) are unskilled workers and rest are skilled ones.

Among the affected CBEs 272 are vendors. More than 66% business losers are small businesses, 18% medium businesses and rest are losing large businesses. The category of businesses has been identified through some criteria like having registration, paying income tax or nothing.

### ***Poor People***

Annual income of more than 11% households is less than Tk 108,000. Considering the economic condition of the project area, these 11% affected households may be considered as hardcore poor. Yearly income of 19.57% households within the range of BDT 108,001-200,000 is poor, and HH earning more than BDT 200,000 is non poor. The hardcore poor and poor households will get special assistance under the policy of RAP and may get special attention for IGA training and other assistance under income and livelihood restoration program (ILRP). On the other hand about one fourth of the affected household has annual income of more than BDT 500,000.

### ***Vulnerability and Gender***

The survey identified 395 vulnerable households in the project area including 179 female headed household. These households are female headed households, households headed by elderly persons, disable persons, male headed household but under the poverty line. More than half of them are male headed household under poverty line. Special assistance will be required to support these vulnerable AHs including additional subsistence and relocation assistance, opportunity for skill training and income restoration, employment opportunity in civil work.

Female APs will require additional support and assistance by income generation activities under LIRP. Sufficient measures will be taken to ensure women's rights. Their rights will be protected during the resettlement process including hiring of female staff in the RAP implementing agency to assist female-headed AHs and women in resettlement activities, including planning and implementation of income restoration programs and; involvement of women's groups in resettlement planning, management, and operations and in job creation and income generation.

### ***Existing Social Infrastructures and Services***

The project area covers both the DNCC and DSCC of Dhaka district and Rupganj Upazila of Narayanganj district and administered by Mayors and Chairmen/Councilors as part of local government. However, for administration the project area is within Dhaka and Narayanganj Districts. In addition to Dhaka district administration many other agencies are involved like RAJUK, DWASA, PDB, RHD and others. There are numbers of informal and formal societies or associations in different locations for CBEs of the markets or any other group of people.

### ***Local Conflicts of Interest***

Local conflicts are mainly generated through abuse of power by some group of people or by some individuals. Local problems and conflicts are mainly resolved through local informal and



formal groups with the help of representatives from local government and when necessary other respective agencies get involved.

### ***Social Structure***

The society in Bangladesh in general is a traditional society. However, the city society has some unique characteristics like any other city dwellers with diversified social background of the migrant people coming from different areas of the country.

The identified 23 Common Property Resources (CPR) as social institutions or resources which are going to be affected by the project. The CPRs include mosque, madrasa, school/college, graveyard, offices etc. Local level decisions some times are influenced by the local elites and public representatives as well as other political leaders.

### ***Misdistribution of Benefits and Damages***

It is envisaged that the benefit of the MRT line will not be distributed evenly to all the people along the line equally. Certainly the people near the station area in general will be benefitted more. However, only the affected people will have to bear the burden of damages like loss of assets and livelihood. It is speculated that the economically solvent affected people will be able to recover their damages through receiving compensation and utilizing the locational opportunity of the new infrastructure provided by the project. But the vulnerable and marginal APs will have to struggle to recover their damages.

### ***Cultural Heritage***

The RoW of the project mainly runs through the city road network. It is observed that in the project area presence of any infrastructure related to cultural heritage is almost absent.

### ***Infectious Diseases***

As the city dwellers of the capital city the people are aware about the infection diseases like HIV/AIDS and its consequences. However, study could not find any HIV/ AIDS patients in the project area. During construction period with the in-migration of large number of workers, mainly male might be an alarming issue for the local community to be prepared to take precautionary measure against HIV/AIDS. Awareness raising among the local people regarding this issue as well as other sensitive social issue in part of the responsibility of the INGO.

### ***Children's Rights***

With the advantages of government's advocacy and activities of numbers of NGOs in different areas of the city the people are aware about the children's rights. However, in many areas some casual child labors are found.

### ***Working condition***

Project affected many commercial and business enterprises or infrastructures including some small scale workshops. Many people work in these CBEs as workers. Some small scale industries are also present in the vicinity. The occupational safety issue in these informal workshops and industries are not taken care very strictly. However, the occupational safety issues in the garment industries in the vicinity is followed by complying with the buyers in abroad in other words to extent at international level.

## Compensation and Entitlements

The affected persons will be paid compensation for their lost assets by the DCs of respective districts as cash compensation under law (CCL) and resettlement grants from DMTC. Compensation is based on entitlements including: (i) replacement value for land (ii) replacement value for structure & trees, (iii) other resettlement assistance as required such as structure transfer grants, business restoration grant, compensation for crops, access to cultivable lands, loss of workdays/income due to dislocation, etc. Female-headed and other vulnerable households will be eligible for further cash assistance to help at least, restore, if not improve, their livelihoods. Compensation and entitlements have been identified based on impacts and losses, and are similar to those approved under other projects. These are presented in Table 2 below.

**Table 2 – Compensation and Entitlement Matrix for Metro Rail Line 1**

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
1	Loss of homestead, commercial, Agriculture land, pond, ditches and orchards etc.	Legal owner(s) of land	i. Replacement value (RV) of land (Cash Compensation under Law (CCL) and additional grant to cover the current market price of land and stamp duty & registration cost @ 11.5% of CMP for land) to be determined by PVAC.  ii. Compensation for standing crops to actual owners/ cultivators as determined by PVAC.	a. Assessment of quantity and quality of land by Joint Verification Survey b. Assessment of Market Value by Land Market Survey (LMS) c. Assessment of Cash Compensation under Law (CCL) d. Updating of title of the affected persons e. Payment of Cash Compensation under Law (CCL) f. APs will be fully informed of the entitlements and procedures regarding payments g. Additional cash grant to be paid to cover the replacement value of land compensation based on DC's CCL . h. Stamp duty and registration fees will be added with current market price (CMP) for land @ 11.5% of CMP to facilitate the APs in purchasing alternative lands.
2	Loss of access to cultivable land by owner cultivator/ tenant/ sharecropper	Tenants/ sharecropper/ Legal owner/ grower/ socially recognized	i. Compensation for standing crops to owner cultivator/ sharecroppers or lessees as determined by PVAC.	a. All the individuals identified by the JVS as tenants or sharecroppers of land b. Grant to be paid after taking possession of land

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
		owner/ lessee/ unauthorized occupant of land	ii. Owner/grower to take away the crop	<p>and the legal /socially recognized owner is paid CCL for land and on certification of receipt by legal/socially recognized owner</p> <p>c. Additional cash grant to cover current market value of crop compensation as prescribed by PVAC in case of private owner himself cultivating crop</p> <p>d. Crop compensation and the crop will be shared between owner and sharecropper as per terms of sharecropping in case of privately owned land/socially recognized owner</p> <p>e. In case of dispute over verbal agreement on sharecropping, certification from the elected representative will be considered as legal document</p>
3	Loss of Trees/ Perennials/ fish stocks	<p>1. Person with Legal Ownership of the land</p> <p>2. Socially recognized owner/ Unauthorized occupant of the trees/ fishes</p>	<p>i. Cash compensation at market rates for replacement of trees/ perennials/ fish stocks value</p> <p>i. For fruit bearing trees- compensation for fruits @ 30% of timber value X 1 year</p> <p>ii. Compensation for fish stocks as determined by PVAC.</p> <p>iii. 5 saplings will be distributed free of cost among each affected household losing trees</p> <p>iv. Owners will be allowed to fell and take away their trees, perennial crops/ fishes etc. free of cost without delaying the project works.</p>	<p>a. Assessment of loss and market value of affected trees</p> <p>b. Payment of CCL for trees</p> <p>c. Adequate compensation will be paid and the owner will be allowed to fell and take the tree free of cost</p> <p>d. Compensation for fruit will be paid for small, medium and large categories of trees.</p> <p>e. 5 saplings (2 fruit tree, 2 timber types and 1 medicinal tree) free of cost will be distributed among the tree losing households.</p>
4	Loss of residential /commercial structure by	Legal Owners or squatters	<p>i. Replacement value of structure at market price determined by PVAC.</p> <p>ii. Structure Transfer Grant</p>	<p>a. Payment of CCL for the losses</p> <p>b. Verification of Joint Verification Survey (JVS)</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
	owner(s)/squatters		<p>(STG) @ Tk.12.50% of the replacement value of main structure</p> <p>iii Structure Reconstruction Grant (SRG) @ Tk.12.50% of the replacement value of main structure.</p> <p>iv. One time Transfer Grant (TG) for portable materials at the rate of (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and BDT 7,000 (seven thousand) for Pucca structures</p> <p>v. Cost of transfer and reinstallation of the utility services like reinstallation of electricity connection, water supply line, telephone line etc. as grant @ 10% of CMP (5% for the structure to be demolished now and another 5% for its reconstruction)</p> <p>vi. For the legal owners Monthly Hiring Allowance (MHA) for the similar type of space in other structures for running their activities for a period up to 6 (six) months with the rate would be determined by DMTC through market survey by the IA for various categories of structures like pucca, semi-pucca and katcha.</p> <p>vii. Salvageable materials will be taken away by the owners within the stipulated time notified by DMTC Owners to take away all salvage materials free of cost</p>	<p>and other records</p> <p>c. APs will be fully informed about their entitlements and assisted to obtaining it.</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
5	Loss of common property resources (CPR) structures (a) with or (b) without title to land	<p>(a) Legal owners (or registered committee) identified by DC in the process of CCL payment.</p> <p>(b) Socially recognized owners of structures built on the RoW as identified by JVC and in census.</p>	<ul style="list-style-type: none"> <li>• CCL by DC to legal owners, plus the difference between CCL and RC of structure as determined by PVAC.</li> <li>• Cash compensation for CPRs on land without titles to be determined by PVAC to match RV for the structure</li> <li>• Dismantling and reconstruction cash assistance as per assessed price by PVAC.</li> <li>• Owners will be allowed to take all salvageable materials (within DMTC declared deadline) free of cost</li> </ul>	<ul style="list-style-type: none"> <li>• INGO/IA to conduct community consultations to ensure CPRs are relocated taking into account community concerns.</li> </ul>
6	Loss of access to Residential houses/ commercial structures (rented or leased)	Tenants of rented/ leased properties	<p>i. House Transfer Grant (HTG) for shifting of furniture and belongings of residential structure (@ BDT 2,000 (two thousand) for katcha structure, BDT 4,000 (four thousand) for semi-Pucca structure and BDT 6,000 (six thousand) for Pucca structure to each shifting tenant.</p> <p>ii. Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small business; BDT 10,000 (ten thousand) for medium business and BDT 15,000 (fifteen thousand) for large business.</p> <p>iii. One time cash grant for facilitating alternative housing/CBEs Tk. 5,000 (Five thousand) per household or entity</p>	<p>a. Verification of JVS and records</p> <p>b. Transfer grants will be paid on relocation from project site</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
7	Loss of business by CBEs due to dislocation	Owner/operator of the business including vendors as recorded by JVS	<p>i. CCL for business loss.</p> <p>ii. Businesses without any income tax payment record: Transition allowance (TA) for the permanent loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT6,000 (six thousand) (BDT 2,000X3) for Small business, BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business.</p> <p>iii. Business with records of income tax payment: TA equivalent to 3(three) months' income calculated on the basis of income tax payment record for the preceding year, not exceeding BDT 20,000 (twenty thousand) for Small business, BDT 50,000 (fifty thousand) for medium business and BDT 75,000 (seventy five thousand) for large business.</p>	<p>a. All persons recorded by the JVS</p> <p>b. cash grant to be paid while taking possession of land</p> <p>c. Small business will be defined as having Investment up to BDT 50,000 (fifty thousand), Medium business with Investment between BDT 50,000 to BDT 250,000 and Large business will have investment above BDT 250,000 (two hundred fifty thousand)</p>
8	Loss of rental income	Owners of rental premises (residential, commercial) as recorded by JVS	<p>i. Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premises at the rate of (a) BDT 5,000 (five thousand) per month for katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca structure (or Pucca structure less than 500 (five hundred) sft. and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft. and above.</p>	<p>a. All persons recorded by the JVS</p> <p>b. cash grant to be paid on relocation from project site</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
9	Loss of Income and work days due to displacement	Employees identified by the Joint Verification Committee (JVC)	<ul style="list-style-type: none"> <li>i. Cash grant to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers and @ BDT 600/per day for skilled laborers.</li> <li>ii. Preferential employment in the project construction work, if available.</li> </ul>	<ul style="list-style-type: none"> <li>a. All persons recorded by the JVS</li> <li>b. Cash grant to be paid while taking possession</li> <li>c. Involvement of the incumbents in project civil works</li> <li>d. Training on income generating activities.</li> </ul>
10	Poor and vulnerable households	Poor and vulnerable households as identified by JVC	<ul style="list-style-type: none"> <li>i. Additional cash grant of BDT 10,000 (ten thousand) for affected poor women headed households and other vulnerable households</li> <li>ii. Training on IGA for AP/nominated by AP.</li> </ul>	<ul style="list-style-type: none"> <li>a. Identification of Vulnerable households</li> <li>b. Income restoration schemes for vulnerable households</li> <li>c. Arrange training on income generating activities</li> </ul>
11	Temporary impact during construction	Community / Individual	<ul style="list-style-type: none"> <li>i. The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of borrow materials.</li> <li>ii. All temporary use of lands outside proposed RoW to be through written approval of the landowner and contractor.</li> <li>iii. Land will be returned to owner rehabilitated to original preferably better standard.</li> </ul>	<ul style="list-style-type: none"> <li>a. Community people should be consulted before starting of construction regarding air pollution, noise pollution and other environmental impact</li> <li>b. The laborers in the camp would be trained about safety measures during construction, aware of health safety, STDs, safe sex etc. The contractor shall ensure first aid box and other safety measures like condoms at construction site.</li> </ul>

### Cost Estimate and Budget

The total estimated cost for implementation of the RAP includes compensation for land, structure, trees, crops, transition allowance, relocation assistance, wage income, losses etc. All resettlement funds including training and cash grants and service charge of RAP implementing agency will be provided by the EA/DMTC based on the financing plan agreed by the GoB. The total estimated amount is BDT- **19,476,844,278** and shown in the Table 3.

**Table 3: Summary of Resettlement Cost for project**

Sl. No.	Category of loss	Unit	Quantity	Rate in Tk.	Amount in Tk.
<b>A.</b>	<b>Land with Types</b>				
1	Agriculture/vita	hectare	<b>38.993</b>	374,480,000	14,602,098,640
3	Others	hectare	0.2344	2,712,108,362	635,718,200
	<b>Sub Total Land Acquisition,</b>		<b>39.23</b>		<b>15,237,816,840</b>
<b>B.</b>	Stamp duty and Registration fees (@11.5%				1,752,348,937
<b>C.</b>	<b>Main Structure (Residential and Commercial)</b>				
1	Thatched	Sm	702.87	1,398.80	983,175
2	Katcha	Sm	4,051	2,399.48	9,721,061
3	Semipucca	Sm	18,722	8,575.00	160,537,463
4	Pucca	Sm	26,126	19,798.40	517,245,673
5	Tin	Sm	17,270	2,872.92	49,614,179
6	Tirpal	Sm	227	946.88	214,677
	<b>Sub-total of Main Structure</b>		<b>67,098</b>		<b>738,316,227</b>
<b>D.</b>	<b>Secondary Structure</b>				
1	Latrine (Pucca)	Nos	97	45,846	4,447,062
2	Latrine (Slab)	Nos	1	5,591	5,591
3	Latrine (Katcha)	Nos	3	3,332	9,996
4	Tube well	Nos	56	30,244	1,693,664
5	Boundary wall (Pucca and Tin)	RM	1,065	1,696	1,806,766
	<b>Sub Total of Secondary Structure</b>				<b>7,963,079</b>
<b>E.</b>	<b>Trees (Calculation made on average rate)</b>				
1	Large	Nos	29,441	2,982	87,793,062
2	Medium	Nos	7,426	716	5,317,016
3	Small	Nos	5,132	633	3,248,556
4	Sapling	Nos	35,700	509	18,171,300
5	Bamboo	Nos	35,556	360	12,800,160
6	Banana	Nos	12,307	467	5,747,369
	<b>Sub Total of Trees</b>		<b>125,562</b>		<b>133,077,463</b>
<b>F.</b>	<b>Resettlement Benefit</b>				
1	Crop compensation (80% of Agriculture/Others @ 400/dec or 98,800/ha)	hectare	31.19	98,800.00	3,082,007
2	Fruit compensation (30% of timber value for fruit bearing trees, big and medium)				1,419,690
3	Sapling Cost for each affected households losing trees, 5 trees@cost 250=1250 taka	Nos	471.00	1,250.00	588,750
4	Structure Transfer Grant (STG) @12.5% of the replacement value of main structure.				92,289,528
5	Structure Reconstruction Grant (SRG) @12.5% of the replacement value of main structure.				92,289,528
6	One time Transfer Grant (TG) for portable materials at the rate of (a) Nos 120 @ BDT 3,000 (three thousand) for katcha structure and (b) Nos 321 @ BDT 5,000 (five thousand) for semi Pucca structure and Nos 197 @ BDT 7,000 (seven thousand) for Pucca structures	Nos			3,344,000



Resettlement Action Plan (RAP) for MRT Line-1

Sl. No.	Category of loss	Unit	Quantity	Rate in Tk.	Amount in Tk.
7	Cost of transfer and reinstallation of the utility services like reinstallation of electricity connection, water supply line, telephone line etc. as grant @ 10% of CMP of structure				73,831,623
8	Monthly Hiring Allowance (MHA) for the similar type of space in other structures for running their activities for a period up to 6 (six) months, per month @1500/=	Nos	938	9,000	8,442,000
9	Dismantling and reconstruction cash assistance of CPRs	Nos	42	300,000	12,600,000
10	House Transfer Grant (HTG) for shifting of furniture and belongings of residential structure to each shifting tenant.	Nos	42	4,000	168,000
11	Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small business (Nos-296); BDT 10,000 (ten thousand) for medium business (Nos-79) and BDT 15,000 (fifteen thousand) for large business (Nos-71).	Nos	446		3,335,000
12	One time cash grant for facilitating alternative housing/CBEs Tk. 5000 (Five thousand) per household or entity	Nos	530	5,000	2,650,000
13	Loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT 6,000 (six thousand) (BDT 2,000X3) for Small business (Nos-296), BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business (Nos-79) and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business (Nos-71).	Nos	446		4,002,000
14	Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premise	Nos	136	30,000	4,080,000
15	Cash grant to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers (Nos-467) and @ BDT 600/per day for skilled laborers (Nos-106).	Nos	573		11,268,000
16	Additional cash grant of BDT 10,000 (ten thousand) for affected poor women headed households and other vulnerable households	Nos	395	10,000	3,950,000
17	Training on IGA for AP/ nominated by AP.	Nos	395	20,000	7,900,000
	<b>Sub Total-F</b>				<b>325,240,126</b>
	<b>Sub-Total of (A-F)</b>				<b>18,194,762,672</b>
<b>G.</b>	<b>Others</b>				
1	Operation Cost for RAP implementing NGO (INGO)			LS	40,000,000
2	External monitoring Cost			LS	10,000,000
3	Contingency for unforeseen issues @ 5% of total budget (Item A-F)			LS	909,738,134
4	Administration cost of DC on compensation (Item A, C,D and E) @ 2%			LS	322,343,472
	<b>Grant Total Taka</b>				<b>19,476,844,278</b>

## Abbreviations

AB	Acquiring Body
AC	Assistant Commissioner (Land)
ADC	Additional Deputy Commissioner
AH	Affected household
AP	Affected person
APD	Additional Project Director
BBS	Bangladesh Bureau of Statistics
CBE	Commercial and Business Enterprise
CCL	Cash Compensation under Law
CMP	Current Market Price
CPR	Common Property Resources
CRO	Chief Resettlement Officer
CSC	Construction Supervision Consultant
DC	Deputy Commissioner
DCI	Direct Calorie Intake
DP	Displaced Persons
DMTC	Dhaka Mass Transport Company
DNCC	Dhaka North City Corporation
DOF	Department of Forest
DoF	Department of Fisheries
DSCC	Dhaka South City Corporation
DTCA	Dhaka Transport Coordination Authority
DWASA	Dhaka Water Supply and Sewerage Authority
EA	Executing Agency
EC	Entitlement Card
EP	Entitled Person
FGD	Focused Group Discussion
ft	foot / feet (3.28 ft = 1 m)
GDP	Gross Domestic Product
GOB	Government of Bangladesh
GRC	Grievance Redress Committee
ha	hectare
HIES	Household Income and Expenditure Survey
HH	Household
IA	Implementing Agency
ICM	Information and Consultation Meeting
ID Card	Identify Card
IOL	Inventory of losses
JVS	Joint Verification Survey
JVT	Joint Verification Team
LA	Land Acquisition
LA&R	Land Acquisition and Resettlement
LAO	Land Acquisition Officer
LAP	Land Acquisition Plan
LGI	Local Government Institution

M/m	Meter
LMS	Land Market Survey
LIRP	Livelihood and Income Restoration Program
MARV	Maximum Allowable Replacement Value
M&E	Monitoring & Evaluation
MIS	Management Information System
MOL	Ministry of Land
MORTB	Ministry of Road Transport and Bridges
NGO	Non-government Organization
NRS	National Resettlement Specialist
PAH	Project Affected Household
PAP	Project Affected People
PAU	Project Affected Unit
PIU	Project Implementation Unit
PD	Project Director
PDB	Power Development Board
PIB	Public Information Brochure
PMO	Project Management Office
PPR	Project Progress Report
PPTA	Project Preparatory Technical Assistance
PRA	Participatory Rapid Appraisal
PVAC	Property Valuation Advisory Committee
PVAT	Property Valuation Advisory Team
PWD	Public Works Department
RAJUK	Rajdhani Unnayan Kartripphaya (Capital Improvement Authority)
R&R	Resettlement and Rehabilitation
RAC	Resettlement Advisory Committee
RAP	Resettlement Action Plan
RB	Requiring Body
RF	Resettlement Framework
RHD	Roads & Highways Department
RO	Resettlement Officer
RoR	Record of Rights
ROW	Right of Way
RU	Resettlement Unit
RV	Replacement Value
SES	Socioeconomic Survey
Sqm	Square Meter
SHM	Stakeholders Consultation Meeting
TA	Technical Assistance
TOR	Terms of Reference
VH	Vulnerable Household
XEN	Executive Engineer
WB	World Bank

# **CHAPTER-1**

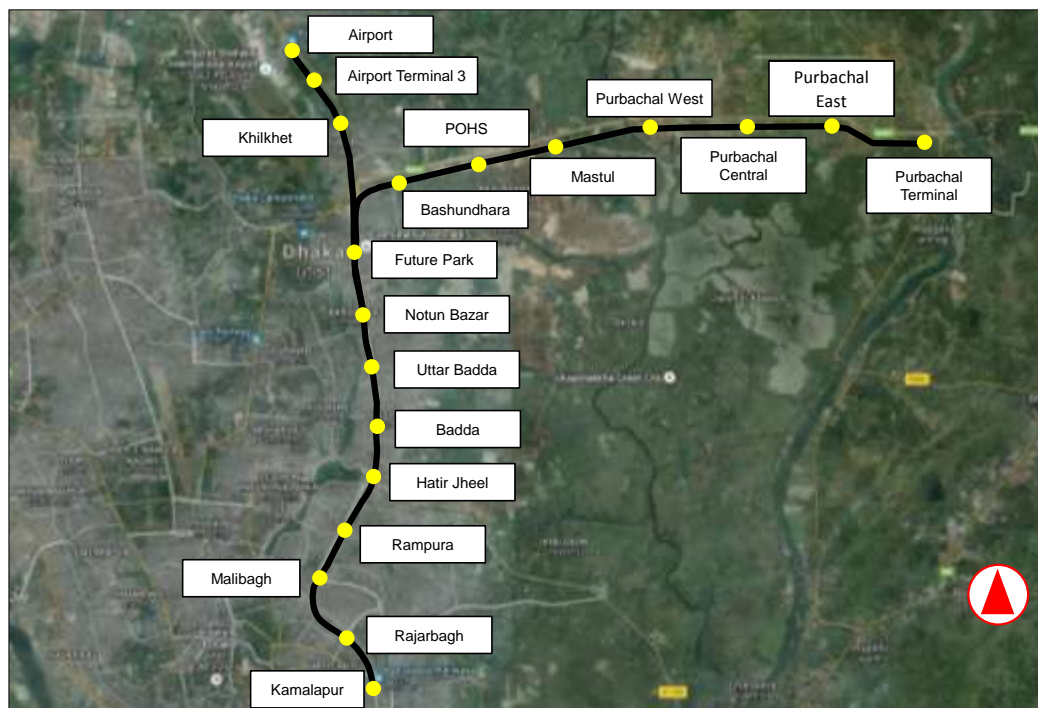
## **DESCRIPTION OF THE PROJECT**

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## 1 DESCRIPTION OF THE PROJECT

### 1.1 Background of the Project

The Government of Bangladesh with the financial loan from Japan International Cooperation Agency (JICA) has undertaken a project in order to alleviate traffic congestion and improve air pollution in the Dhaka City by constructing Mass Rapid Transit (MRT) system, thereby contributing to the economic and social development of Greater Dhaka Region. In this respect MRT Line 1 was prioritized as the high priority project by Revised Strategic Transport Plan (RSTP) for Dhaka. The route of the MRT line 1 is shown in Figure 1.



Source: Census & Socioeconomic survey, August 2017

**Figure 1 Map showing the Route of the MRT line 1**

This is the Resettlement Action Plan (RAP) for the project, complies with the Resettlement Framework (RF) prepared based on relevant national law of the Government of Bangladesh (GoB) Acquisition and Requisition of Immovable Property Act 2017 and with the policy of the JICA Guidelines for Environmental and Social Considerations and World Bank OP 4.12. A RAP Implementing NGO (INGO) or Consulting Firm with experience on social issues i.e. IA will be engaged by Dhaka Mass Transit Company (DMTC) for implementation of the RAP.

The length of the MRT line 1 will be 31.2 km with 19 stations and one depot in Pitoganj, Rupgonj area. The construction of different components of the project will eventually displace households and commercial premises both titled and non-titled. It is observed that more than 2,770 people will be affected at Depot area in the RoW of the project for long term and short term due to the relevant activities. According OP 4.12 of World Bank (WB) when for implementation of any, project, the total displaced population is more than 200 people a Resettlement Action Plan (RAP) needs to be prepared for the project.

The stations are located both on the surface and underground and there is a depot area. The depot for this MRT line will be constructed in Pitoganj, Rupganj and the stations are in Airport, Airport Terminal-3, Khilkhet, Bashundhara, POHS, Mastul, Purbachal West, Purbachal Central, Purbachal East, Purbachal Terminal, Jamuna Future Park, Notun Bazar,

Uttar Badda, Badda, Hatir Jheel, Rampura, Malibag, Rajarbag and Kamalapur. Among these stations seven are on elevated surface and rest twelve are underground.

The average outer diameter of the tunnel is 7m and standard length of station is 300m. The metro tunnels will range from 20m to 50m below the ground in different locations with average depth of 30 meter.-The status of the elevated stations is shown in the Table 1.1.

**Table 1.1 Status of the Potential Affected area for elevated Stations of MRT Line 1**

SI No	Name of the Station	Tunnel passing under the Settlements (Residential and Commercial area)	Status of the Station	Length (m)	Affected Width (m)	Total Affected Area (ha)
				Potential Affected Area for Elevated Stations (length X width= Total Area)		
1	Bashundhara		Elevated	245	25	0.61
2	POHS		Elevated	250	30	0.75
3	Mastul		Elevated	250	30	0.75
4	Purbachal West		Elevated	250	30	0.75
5	Purbachal Central		Elevated	250	30	0.75
6	Purbachal East		Elevated	250	30	0.75
7	Purbachal Terminal		Elevated	250	30	0.75

Source: Census & Socioeconomic survey, August 2017

The affected area on the elevated station area will need to be acquired and people living and making their livelihood from the affected lands will also be affected. It is observed that all these stations are located on government land along the existing road transport network. On the other hand all the underground stations are located on government land and along the existing road network. Some people who are living and making earning from Commercial and Business Enterprises (CBEs) on government land will be affected, mainly along the entrances/exits of the underground stations. However, construction of tunnel and underground stations will restrict the development of high rise building on the surface. The safety as well as restriction issue need to be addressed in technical design.

The proposed interventions in project will cause adverse resettlement impacts through displacement of households, shops and businesses. The affected households (AHs) include owners of land, squatters, sharecroppers, lease holders and non-tilted users of land. Besides some trees on the government land and private lands will need to be felled due to the project. However, regardless of lack of title to the land, the impacts on these people will be mitigated in accordance with Donor's safeguard policies. Therefore, this Resettlement

Action Plan (RAP) has been prepared for this project, and is designed to assist project affected units (PAUs) to restore their livelihoods and socio-economic conditions to their pre-project status.

The gradual shifts of alternative plans of Depot - 4. The JICA Study Team had provided a plan (say Plan - 1 of Depot - 4) with which the sub-consultant proceeded to hold the SHM on 03 March, 2018 at the Pitolganj, Dakhil Madrasha premises. The DMTC officials through agreed initially failed to turn up due to preoccupations as they said. About 100 people attended, the consultants described the purpose of the project, its benefits and loses to be sustained by the APs, compensation packages and methods of payment. The large majority expressed their views against shifting of the Depot in the new area and expressed that 3 sites were studied earlier and they looked lucrative by them why this shift which will impact on much larger land more APs. They vehemently expressed their dissatisfaction and did not appear to agree with the new site. The meeting could not be properly concluded and people attending started to diffuse out without signing the list of people attended and the SHM remained inconclusive.

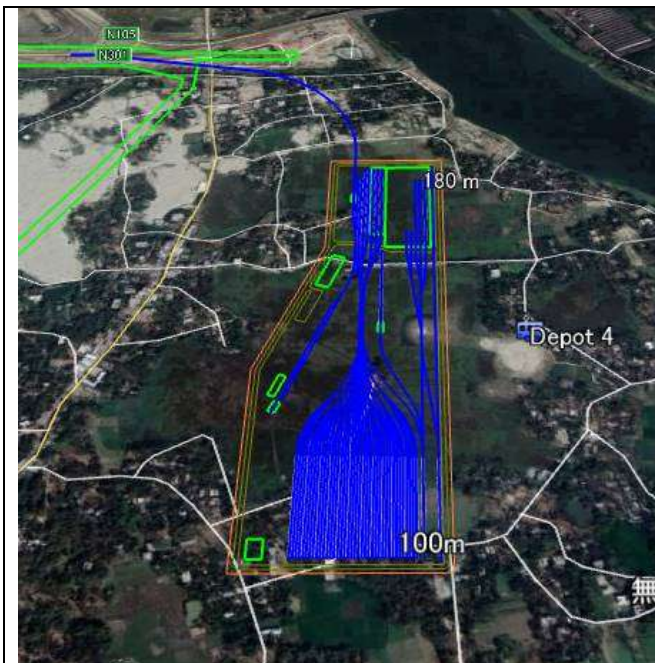


Figure 2: Plan – 1 of Depot - 4



Figure 3: Plan – 2 of Depot - 4



	<p>In this circumstances, the JICA Study Team proposed a depot plan in zigzag shape (Figure 3) which on mainly agricultural land and few households to be affected (say Plan - 2 of Depot - 4) but DMTC did not like it and came up with another plan (say Plan - 3 of Depot - 4) and the sub-consultant was advised to study the Plan - 3. After several efforts and assistance from DMTC, SHM was repeated at the same location on 14 May, 2018 when cut-off date was declared. This time the Upazila Nirbahi Officer (UNO) of Rupgonj Upazila presided. In the meeting, situation improved but people were not unanimous but a good deal of change in opinion was observed to shift in favour of the acquisition (i.e. compensation of land is announced with three times of present market rate). The people started expressing that they will cooperate if their household lands were spared. People appeared to express opinion in favour of the acquisition.</p>
<p><b>Figure 4: Plan – 3 of Depot – 4 proposed by DMTC</b></p>	

The consultant waited for some time, tried to assess the real mindset of the people and with the reasonably acceptable opinions in favour, the consultants under took the SES/census surveys without much opposition, this have been reflected in the report. The essence of the opinions had been that they will cooperate but through receiving compensations directly through the project and no broker /intermediary should be involved and the hassles of the D.C office should be removed /minimized.

## 1.2 Objectives & Purpose of the Project

### 1.2.1 Potential Impacts

The project needs to acquire 38.993 hectare of private land mainly for the depot which consists of 25 ha for Depot and 13.998 ha for Construction yard. Rest of the components will be mostly on the government land along the existing road network of the city. However, it is estimated that additional 0.23 ha of land will be required in different pockets along the route, mainly in the station areas. A total of 4,632 people in 1,119 (PAUs) that include HHs, CBEs and also 42 CPRs have been identified in the RoW of the project to be affected.

### 1.2.2 Objective of the Resettlement Action Plan



The JICA's Guidelines for Environmental and Social Considerations April 2010 requires that if the screening or social assessment determines that people will experience resettlement impacts a time-bound Resettlement Action Plan (RAP) with appropriate budget provisions is to be prepared and incorporated as an integral part of project design. By following this principle this RAP addresses both land acquisition and resettlement issues within the legal framework of the Government of Bangladesh (GOB) and JICA's Guidelines for Environmental and Social Considerations and World Bank's OP 4.12 that highlights on social impacts including involuntary resettlement, respect for the human rights of indigenous people and so on and covers the APs under resettlement/rehabilitation program providing income restoration and poverty reduction assistance to the eligible APs and the poor and informal settlers on the Right of Way (RoW). Thus, the RAP approach incorporates (i) land acquisition and resettlement issues; (ii) impact mitigation with special attention to the women and vulnerable groups and (iii) income generation support to the eligible members of the AP families and (iv) poverty reduction assistance to the poorest section of the people.

The policy requires that a plan be prepared that sets out all of the compensation and rehabilitation support to be provided to any person, family or household who on account of the execution of the project would have his, her or their:

- Standard of living adversely affected;
- Income earning opportunities, business, occupation, work or place of residence or habitat adversely affected temporarily or permanently;
- Right, title or interest in any house, or interest in or right to use any land including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently; or
- Social and cultural activities and relationships and other losses that may be identified during the process of resettlement planning.

The objective of the RAP is to provide a strategy for providing PAUs with replacement value of land, structure, trees and other physical assets and restoration of income levels/living standards either through a compensation and rehabilitation package that ensures that PAUs are not left in a position where they are worse off with the project than without it. Thus, in accordance with JICA policy, resettlement action plan, depending on the magnitude of impacts - has been prepared for the Project.

Objectives of the project and Resettlement Action Plan have been disclosed to the affected persons through community based stakeholder consultation meetings (SCM) and focus group discussions (FGD) in local language in two phases of stakeholders/community consultation as well as during conducting census and socioeconomic survey. In addition, two stakeholders were organized at Plan - 1 and Plan - 3 of proposed Depot - 4 at Pitolganj, Rupganj location. The socio-economic survey was conducted at Plan - 3 of proposed Depot - 4 area. Compensation and other assistances will have to be paid to APs prior to displacement or dispossession of assets. Upon approval, the final RAP will be uploaded immediately on the DMTC website.

### **1.2.3 Methodology for Preparing the Resettlement Action Plan**

The Consultant conducted census & socioeconomic survey in March through April 2017 and also in May through June 2018 for information necessary for preparation of this RAP. The survey was also associated with stakeholders' consultation, focus group discussion particularly to include affected women community and property valuation survey.

The adverse impacts include land acquisition and displacement of households and shops. The data gathered during the survey has been entered into an electronic database which identified each affected household (AH) and the way they are impacted and losses they will incur. The objective of the census and socioeconomic survey was to establish a detailed inventory of the households and physical assets to be affected by the project; develop a socioeconomic profile of the AHs and affected persons (APs). The surveys also serve as a benchmark for monitoring and evaluation.

The surveys indicate that construction of the MRT - 1 line along with stations and depot will require acquisition of 38.993 hectare of land and additional 0.23 ha of land will be required in different pockets along the route. In total the Project will displace 1119 Project Affected Units (PAUs) of which 513 residential households, 404 Commercial & Business enterprises (CBEs) 21 residential cum CBEs and 181 HHs losing other properties with a total population of 4,632. Project also affected 42 Common Property Resources (CPRs). According to the JICA's "Guidelines for Environmental and Social Considerations" appropriate consideration must be given to vulnerable social groups such as women, children, the elderly, the poor and ethnic minorities, all members of which are susceptible to environmental and social impacts and may have little access to decision making process in the society. Therefore, this RAP has been prepared to mitigate the impacts on all Affected Households (AHs) and restore their livelihoods and incomes to pre-project level.

This RAP has been prepared based on the National Law ARIPO (GoB) and the JICA's Guidelines for Environmental and Social Considerations. The RAP establishes the provisions for resettlement of AHs by providing income restoration assistance to the poor and vulnerable households and compensation under law and additional resettlement benefits where applicable; provides a description of socio-economic characteristics of AHs; sets out the implementation schedule; and, provides the budget and cost estimate of implementing this RAP.

This RAP will be reviewed at implementation stage and updated by the DMTC if required. At that time the budget will be revised to reflect any changes in numbers of AHs or losses compared with those identified during the survey as well as adjusting for any changes in inflation.

### **1.3 Information on Depot-4**

Dhaka Mass Transit Company (DMTC) has proposed to develop the Depot-4 at Pitolganj in continuation of MRT Line 1. The project description in this section is based on field visit and surveys. Depot-4 is proposed to be developed in an area of about 39 ha in village Pitolganj of Rupganj Union, Rupganj Upazila, Narayanganj. The planning and design parameters of the MRT Line-1 will be the same as adopted for MRT Line-6 and MRT Line-5. The maintenance of Depot-4 along with full workshop facilities has been proposed at Pitolganj Village near Purbachal Terminal Station. The area of Depot-4 lies mainly in the village Pitolganj of South of Terminal Station. The area of the Depot-4 is shown in **Figure 4: Plan – 3 of Depot-4** proposed by DMTC. Depot construction includes civil works for construction of depot cum workshop buildings, rails, plumbing, drainage, external development works, road works, and construction yard and also proposed to construct resettlement areas outside depot. The depot include 8 coach stabling lines, inspection Bay for 8 coach train, workshop bay, repair section, DCO stores, ETU, automatic car washing plant, ETP, STP and water treatment plant etc.

The proposed depot requires 25 ha of Depot and 13.993 ha of construction yard. The acquisition of land for the depot will displace people from their home, livelihood base, since land is a scarce commodity in the areas. The depot involves relocation of prime agricultural land, trees and thick vegetation. The land involves growing of crops including paddy and vegetables. Many a farmers have developed orchards in their agricultural land and planted commercial timber trees, bamboo and all kinds of local fruits trees. Additionally, in a few land plots there are nurseries selling plants in the urban area through street vendors.

Though there are some positive impacts, for instance, improvement of transport connectivity with the Dhaka Metropolitan Area and generation of employment of local people by the proposed MRT Line and depot, however, the proposed depot is not so positive for a section of people/project affected families. The anticipated negative impacts on these people include:

- Loss of Land,
- Loss of Residential Structures,
- Loss of Commercial Structures,
- Loss of Jobs/Works,
- Loss of Livelihood,
- Loss of Common Property Resources
- Loss of Public Utility structures

In Depot area the land acquisition will affect the properties thereby affecting the residences of people and also agricultural land is being affected. A total of 698 families will be affected who are reported to owning the home and land required to be acquired.

Some families are requesting alternative site to relocate, therefore, DMTC must prepare the resettlement site which qualify the principle of JICA policies on involuntary resettlement as follows.

- ① Describe the selection method on resettlement site, detail of basic infrastructure which will be provided, transfer of ownership plan and resettlement schedule.
- ② Describe the considerations on host community such as; implementation of stakeholder consultation meeting with the host community, grievance redress mechanism and any measures necessary to augment services in the host community.
- ③ Describe the measures to prevent influx of ineligible persons to the selected site.
- ④ The replacement site must be comparable productive capacity and potential.
- ⑤ Compensation for PAPs those dependent on agricultural activities will be land-based whenever possible.
- ⑥ Provide resettlement schedule is subsequent to the basic infrastructure; electricity, drinking water, housing and school which will be prepared and secured

The survey was being done in village Pitolganj and no people interrupted to stop the survey, but of exception. The information presented in the report is based on survey. The Depot involves land requirement and acquisition, impact on structures and its magnitude, impact on families, loss of livelihood, loss of common property resources, and rehabilitation/relocation.

## **CHAPTER-2**

# **SOCIO-ECONOMIC CHARACTERISTICS OF AFFECTED HOUSEHOLDS**

## **2. SOCIO-ECONOMIC CHARACTERISTICS OF AFFECTED HOUSEHOLDS**

### **2.1 Methodology for Census and Socioeconomic Survey**

The census and a socio-economic survey was carried out in March through April 2017 and also in May through June 2018 to provide requisite details on the Project Affected Units (PAUs) to further assess the magnitude of likely impacts and to identify measures for mitigation of adverse impacts. The survey included (i) full census and socioeconomic survey with structured questionnaire and inventory of losses (Annex I), (ii) surveys for property valuation and other assets through structured questionnaire (Annex II); and (iii) community based public consultation etc. The survey identified the households, commercial and business enterprises, land owners, sharecroppers, squatters, tenants and community properties on project right of way.

The census questionnaire incorporated the basic questions for identification of the affected unit, its owner/user, and type of losses, extent of losses and other relevant data. These data are collected to prepare the Inventory of Losses (IOL) generated by the project.

The socioeconomic survey collected a wide range of data, for example, demography, age/sex distribution, education, occupation, income/poverty data, types of businesses, types and ownership status of affected structures and other assets.

### **2.2 The Project Area**

The project area extends in both Dhaka North City Corporation (DNCC) and Dhaka South City Corporation (DSCC), starting from Dhaka Airport, extended towards south and ended at Kamalapur. One branch has extended towards west and ended in East Purbachal in Rupganj Upazila of Narayanganj District. Total length of the MRT line 1 is 31.2 Km with one depot in Pitolgang, Rupganj. There are 19 stations and seven of them will be on the elevated surface and rest will be underground.

### **2.3 Profile of Affected Households**

#### **2.3.1 Population**

A total of 4,632 people have been identified as affected by losing residential structure, commercial structure, trees, ponds and other minor infrastructures. Community properties (42) have not been considered in calculating population. A total of 513 households will be displaced from their residence. On the other hand 404 household will lose their commercial structure, 21 household will lose both homestead and CBE, 181 household will lose their trees or other minor structures like gates, drains, walls etc. Among the CBEs 272 are vendors or temporary shop owners will have to be displaced for the intervention of this project. Average household size of the project area is 4.16 persons which are close to the national average (4.5). Out of the total affected population, 2,512 (54%) are male and 2120 (46%) are female. Location wise number of affected male and female population is shown in the Table 2.3.1.

**Table 2.3.1 Number of Male and Female Population by Location**

Location	Total HH	Population		
		Male	Female	Total Population
Airport	215	542	434	976
Airport Terminal-3	00	00	00	00
Khilkhet	01	03	02	05
Basundhara	04	11	11	22
POHS	00	00	00	00
Mastul	00	00	00	00
Purabachal West	00	00	00	00
Purbachal Central	17	36	26	62
Purbachal East	00	00	00	00
Purbachal Terminal	14	39	30	69
Depot Area	698	1,503	1,267	2,770
Jamuna Future Park	07	18	12	30
Nuton Bazar	30	59	66	125
Uttar Badda	03	08	06	14
Badda	09	22	24	46
Hatir Jheel	05	13	13	26
Rampura	24	56	51	107
Malibag	12	28	33	61
Rajarbag	05	12	12	24
Kamlapur	75	162	133	295
<b>Total</b>	<b>1,119</b>	<b>2,512</b>	<b>2,120</b>	<b>4,632</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

### 2.3.2 Ethnicity and Religion

Based on findings of the survey, the Project will affect 1,119 households. Out of total 1,119 households 1,020 are Muslim and 99 are Hindu. No ethnic minority is found in the proposed project locations. Detail of households in terms of religion is shown in Table 2.3.2.1

**Table 2.3.2.1– Affected Households by Location and Religion**

Station Name	Religion				Total (No)	%
	Muslim (No)	%	Hindu (No)	%		
Airport	202	93.95	13	6.05	215	100
Airport Terminal-3	0	0.0	0	00.0	0	00.0
Khilkhet	1	100.0	0	00.0	1	100.0
Basundhara	3	75.0	1	25.0	4	100.0
POHS	0	0.0	0	00.0	0	00.0
Mastul	0	0.0	0	00.0	0	00.0
Purbachal West	0	0.0	0	00.0	0	00.0
Purbachal Central	17	100.0	0	00.0	17	100.0
Purbachal East	0	0.0	0	00.0	0	00.0
Purbachal Terminal	14	100.0	0	00.0	14	100.0
Depot Area	621	88.97	77	11.03	698	100
Jamuna Future Park	7	100.0	0	00.0	7	100.0
Notun Bazar	30	100.0	0	00.0	30	100.0
Uttar badda	3	100.0	0	00.0	3	100.0
Badda	9	100.0	0	00.0	9	100.0
Hatir Jheel	3	60.0	2	40.0	5	100.0
Rampura	24	100.0	0	00.0	24	100.0

Station Name	Religion				Total	%
Malibag	12	100.0	0	00.0	12	100.0
Rajarbag	5	100.0	0	00.0	5	100.0
Kamalpur	69	92	6	8	75	100.0
<b>Total</b>	<b>1020</b>	<b>91.15</b>	<b>99</b>	<b>8.85</b>	<b>1119</b>	<b>100.00</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

### 2.3.3 Level of Education

One of the significant changes marked in the education sector of the country. Despite many problems, people are moving forward towards education. Only 5% household heads are not attending school and about 9.83% have completed secondary school and more than 9% of them are graduates (Table 2.3.3.1). More than 43% have education up to level five (Primary). However, level of education is low among the female heads of the households as compared to the male heads.

**Table: 2.3.3.1 Level of Education of the Head of the Households in Percentage by Location**

Station Name	Level of Education						Total
	Not attending School	Class-I-V	Class VI-X	SSC & HSC	Graduate	Above Graduate	
Airport	1.86	33.95	50.23	11.16	1.86	0.93	100
Airport Terminal-3	0	0.0	0	00.0	0	00.0	0.00
Khilkhet	0.0	100.0	0.0	0.0	0.0	0.0	100.0
Basundhara	25.0	25.0	0.0	25.0	0.0	25.0	100.0
POHS	0	0.0	0	00.0	0	00.0	0.00
Mastul	0	0.0	0	00.0	0	00.0	0.00
Purbachal West	0	0.0	0	00.0	0	00.0	0.00
Purbachal Central	0.0	58.8	23.5	11.7	5.8	0.0	100.0
Purbachal East	0	0.0	0	00.0	0	00.0	0.00
Purbachal Terminal	7.1	64.2	28.5	0.0	0.0	0.0	100.0
Depot Area	4.15	46.85	30.66	8.31	3.87	6.16	100
Jamuna Future Park	14.2	28.5	14.2	42.8	0.0	0.0	100.0
Notun Bazar	3.33	20.0	30.0	13.33	0.0	33.3	100.0
Uttar badda	0.0	66.6	0.0	0.0	0.0	33.3	100.0
Badda	0.0	33.3	11.1	33.3	0.0	22.2	100.0
Hatir Jheel	0.0	40.0	20.0	20.0	0.0	20.0	100.0
Rampura	4.1	41.6	8.3	20.8	8.3	16.7	100.0
Malibag	0.0	25.0	33.3	33.3	0.0	08.3	100.0
Rajarbag	0.0	20.0	0.0	40.0	0.0	40.0	100.0
Kamalpur	24.0	46.67	20.0	4.4	1.33	4.0	100.0
<b>Total</b>	<b>5.0 (56)</b>	<b>43.34(485)</b>	<b>32.44(363)</b>	<b>9.83(110)</b>	<b>3.13(35)</b>	<b>6.26(70)</b>	<b>100.00(1119)</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

The numbers of school going children are increasing. Today, almost all the young children are going to school, girl children are more advanced in this regard as the GOB is providing additional facilities to them. This is an urban area with good opportunity to go to school. Young generations irrespective of sex have much higher level of education than compared to the head (older members) of the household.

### 2.3.4 Age and Occupation

The largest proportion of population is in age group of 15-29 (26.34%) followed by age group of 30-44 (23.29%) and up to 14 (24.44%) irrespective of male and female population in all the locations. Population within the age group 45-59 is more than 16.08% and above 60 is about 9.84%, which are shown in the following Table 2.3.4.1.

**Table 2.3.4.1 - Age Distribution of Affected Population**

Station Name	Age Group										Total	
	Up to -14		15-29		30-44		45-59		60 & Above			
	No	%	No	%	No	%	No	%	No	%	No	%
Airport	239	24.49	255	26.13	184	18.85	180	18.44	118	12.09	976	100
Airport Terminal-3	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.00
Khilkhet	3	60.0	0	0.0	2	40.0	0	0.0	0	0.0	5	100.0
Basundhara	2	9.0	12	54.5	2	9.0	4	18.1	2	9.0	22	100.0
POHS	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.00
Mastul	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.00
Purbachal West	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.00
Purbachal Central	14	22.5	18	29.0	17	27.4	12	19.3	1	1.6	62	100.0
Purbachal East	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.00
Purbachal Terminal	14	20.3	20	28.9	13	18.8	14	20.2	8	11.5	69	100.0
Depot Area	695	25.09	733	26.46	708	25.56	393	14.19	241	8.7	2770	100
Jamuna Future Park	9	30.0	7	23.3	8	26.6	5	16.6	1	3.3	30	100.0
Notun Bazar	33	26.4	27	21.6	27	21.6	26	20.8	12	9.6	125	100.0
Uttar badda	3	21.4	5	35.7	2	14.2	2	14.2	2	14.2	14	100.0
Badda	12	26.0	13	28.2	11	23.9	6	13.0	4	8.7	46	100.0
Hatir Jheel	7	26.9	8	30.7	4	15.3	4	15.3	3	11.5	26	100.0
Rampura	13	12.1	28	26.1	19	17.7	25	23.3	22	20.5	107	100.0
Malibag	13	21.3	17	27.8	12	19.6	12	19.6	7	11.4	61	100.0
Rajarbag	6	25.0	4	16.6	6	25.0	3	12.5	5	20.8	24	100.0
Kamalpur	69	23.39	73	24.75	64	21.69	59	20	30	10.17	295	100.0
<b>Total</b>	<b>1132</b>	<b>24.44</b>	<b>1220</b>	<b>26.34</b>	<b>1079</b>	<b>23.29</b>	<b>745</b>	<b>16.08</b>	<b>456</b>	<b>9.84</b>	<b>4632</b>	<b>100.00</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area



Many of the stations under this project are located nearer to the business centers where people usually gather. This is why people who are living around the area have established businesses and some small shops on government land by some arrangement or just encroachment, where they got the opportunity. It is found that more than 50% household heads are involved in business. A total of 5.9% households are in jobs or serving in some institution or organization and 2.41% are aged/retired and have no specific income source. About 13.85% household heads are involved with other type of occupation; many of them are working as labor with unskilled. Principal occupation of the head of the households is shown in Table 2.3.4.2.

**Table 2.3.4.2 Principal Occupation of Household Heads by Location in Percentage**

Station Name	Occupation						Total
	Business	Service	Household work	Rickshaw/ Vanpullar/ Mistry	Retired/ old age/Jobless	Others	
Airport	97.21	0.47	0.47	1.4	00.0	0.47	100
Airport Terminal-3	00.0	00.0	00.0	00.0	00.0	00.0	00.0
Khilkhet	100.0	00.0	00.0	00.0	00.0	00.0	100.0
Basundhara	100.0	00.0	00.0	00.0	00.0	00.0	100.0
POHS	00.0	00.0	00.0	00.0	00.0	00.0	00.0
Mastul	00.0	00.0	00.0	00.0	00.0	00.0	00.0
Purbachal West	00.0	00.0	00.0	00.0	00.0	00.0	00.0
Purbachal Central	100.0	00.0	00.0	00.0	00.0	00.0	100.0
Purbachal East	00.0	00.0	00.0	00.0	00.0	00.0	00.0
Purbachal Terminal	100.0	00.0	00.0	00.0	00.0	00.0	100.0
Depot Area	28.65	9.03	25.64	14.47	2.44	19.77	100.0
Jamuna Future Park	85.7	00.0	00.0	00.0	14.2	00.0	100.0
Notun Bazar	93.33	00.0	3.33	00.0	3.33	00.0	100.0
Uttar badda	100.0	00.0	00.0	00.0	00.0	00.0	100.0
Badda	88.8	00.0	00.0	00.0	11.1	00.0	100.0
Hatir Jheel	100.0	00.0	00.0	00.0	00.0	00.0	100.0
Rampura	66.7	04.1	00.0	00.0	25.0	4.1	100.0
Malibag	83.3	08.3	00.0	00.0	00.0	08.3	100.0
Rajarbag	80.0	00.0	20.0	00.0	00.0	00.0	100.0
Kamalpur	52.0	00.0	12.0	16.0	1.33	18.67	100.0
<b>Total</b>	<b>50.4(564)</b>	<b>5.9(66)</b>	<b>17.07(191)</b>	<b>10.37(116)</b>	<b>2.41(27)</b>	<b>13.85(155)</b>	<b>100.0(1,119)</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

### 2.3.5 Income and Poverty Dimensions

Poverty in Bangladesh is measured through per capita income or through Direct Calorie Intake (DCI) where persons having DCI of less than 2,122 kcal are considered to be living in poverty while a person having DCI of less than 1,805 kcal is considered to be in 'hard core poverty'. As per Statistical Year Book of Bangladesh 2010 average household size is 4.50 and 40.94% households earn maximum BDT 60,000 per year. Based on the census socioeconomic survey (March-April 2017 and June 2018 ) indicating yearly income and expenditure of the project affected households, it is found that about 10.9% households earn less than Tk 108,000 per year (Table 2.3.5.1). Considering the economic condition of the project area, scope of work and level of income , these 10.9% affected households may be considered as hardcore poor and yearly income of the households within the range of BDT 108,001-2,00,000 are poor, more than BDT 2,00,000 are non-poor. The hardcore poor will get special assistance under the policy of RAP and both hard core poor and poor households may get special attention for IGA training and other assistance under income and livelihood restoration program (ILRP).

**Table 2.3.5.1 - Poverty Level and Annual Income (BDT) of Household Heads in Percentage and by Location**

Station Name	Up to 108,000	108,001-200,000	200,001-300,000	300,001 to 500,000	500,001-700,000	Above 700,000
Airport	14.88	15.35	49.3	5.12	3.72	11.63
Airport Terminal-3	00.0	00.0	00.0	00.0	00.0	00.0
Khilket	100.0	00.0	00.0	00.0	00.0	00.0
Basundhara	00.0	00.0	00.0	00.0	25.0	75.0
POHS	00.0	00.0	00.0	00.0	00.0	00.0
Mastul	00.0	00.0	00.0	00.0	00.0	00.0
Purbachal West	00.0	00.0	00.0	00.0	00.0	00.0
Purbachal Central	5.88	5.88	00.0	47.0	29.4	11.8
Purbachal East	00.0	00.0	00.0	00.0	00.0	00.0
Purbachal Terminal	7.14	21.4	21.4	21.4	21.4	07.1
Depot Area	6.59	21.92	38.25	10.74	9.17	13.3
Jamuna Future Park	28.57	28.57	28.5	14.2	00.0	00.0
Notun Bazar	6.67	00.0	36.67	3.3	6.7	46.7
Uttar badda	33.3	00.0	0.0	66.6	00.0	00.0
Badda	66.6	00.0	0.0	11.1	00.0	22.2
Hatir Jheel	20.0	00.0	0.0	20.0	20.0	40.0
Rampura	54.2	4.17	08.3	08.3	0.00	25.0
Malibag	25.0	8.33	08.3	25.0	08.33	25.0
Rajarbag	40.0	00.0	00.0	40.0	0.00	20.0
Kamalpur	14.67	33.3	34.7	2.67	8.0	6.7

Station Name	Up to 108,000	108,001-200,000	200,001-300,000	300,001 to 500,000	500,001-700,000	Above 700,000
<b>Total</b>	<b>10.9(122)</b>	<b>19.57(219)</b>	<b>37.35(418)</b>	<b>10.0(112)</b>	<b>8.13(91)</b>	<b>14.0(157)</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

The survey identified 395 vulnerable households in the project area. These households are female headed households, households headed by elderly persons, disable persons and male headed household but under the poverty line. The vulnerable households of different locations are shown in the Table 2.3.5.2.

**Table 2.3.5.2 – Vulnerable Households in Percentage and by Location**

Station Name	Vulnerability				Total
	Female Headed HHS	Elderly (<60yr,)	Disabled Male HHS	Male Headed Households under poverty line	
Airport	2.17	10.87	6.52	00.0	00.0
Airport Terminal-3	00.0	00.0	00.0	00.0	00.0
Khilkhet	00.0	00.0	00.0	100.0	100.0
Basundhara	100.0	00.0	00.0	00.0	100.0
POHS	00.0	00.0	00.0	00.0	00.0
Mastul	00.0	00.0	00.0	00.0	00.0
Purbachal West	00.0	00.0	00.0	00.0	00.0
Purbachal Central	00.0	00.0	00.0	100.0	100.0
Purbachal East	00.0	00.0	00.0	00.0	00.0
Purbachal Terminal	00.0	66.6	00.0	33.3	100.0
Depot Area	61.3	19.54	0.77	00.0	00.0
Jamuna Future Park	33.3	0.0	00.0	66.6	100.0
Notun Bazar	28.57	7.14	00.0	7.14	100.0
Uttar badda	00.0	50.0	00.0	50.0	100.0
Badda	00.0	16.6	00.0	83.3	100.0
Hatir Jheel	00.0	00.0	00.0	00.0	00.0
Rampura	6.6	33.3	00.0	60.0	100.0
Malibag	00.0	57.1	14.2	28.5	100.0
Rajarbag	00.0	33.3	00.0	66.6	100.0
Kamalpur	38.71	9.68	6.45	9.68	100.0
<b>Total</b>	<b>45.32(179)</b>	<b>17.72(70)</b>	<b>2.03(8)</b>	<b>8.61(34)</b>	<b>100.0(395)</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

## 2.4 Gender Impacts and Mitigation Measures

Women can be particularly impacted during resettlement, and especially relocation, as they are predominantly responsible for maintaining the cohesion of the family unit as well

as being extensively involved in household chores in addition to participating in economic activities. Preparation of food, organizing shelter, arranging sanitation and water facilities and schooling of children are common areas where women play important roles in Bangladeshi households.

The census & SES was designed, undertaken and analyzed in a way to adequately identify gender differences and gender specific impacts. Based on the information provided in the census and SES, only 179 (45.32% of the total) households headed by female have been identified. Female members of the households will be eligible for training and other income generating activities. They will be preferentially employed in project civil work. Out of the total 179 female headed households 34 is hard core poor (income up to BDT 108,000/year). The Poor female heading the households will get special assistance as per policy of RAP.

Poor and vulnerable women, as described above, will be disproportionately affected by resettlement due to traditional roles and responsibilities combined with lack of empowerment. Female APs will require additional support and assistance by income generation activities under LIRP. Participation of women in decision making is slowly increasing and the projects of various NGOs have played an important role in this improvement. Micro-credit aimed at female beneficiaries is also making a positive impact of poor households.

Considering the disproportionate impact on women and since legal ownership (in terms of title) does not reflect gender equity (i.e. women's names are not generally recorded on the title), sufficient measures will be taken to ensure that women's rights are protected during the resettlement process. The measures included in the RAP to address gender impacts are:

- Identification of the socio-economic condition, needs, and priorities of women, and monitor and evaluate the impact of land acquisition and resettlement on women separately;
- Identification of the female headed households to be affected and setting of entitlement criteria to recognize female-headed households;
- Provision of such entitlements that women are not disadvantaged by the process of land acquisition and resettlement;
- Preferential employment of affected women in civil construction (if possible).
- Separate labor shed with toilets will have to provide for female laborers at construction sites.
  
- Hiring of female staff in the RAP implementing agency to assist female-headed AHs and women during resettlement activities, including planning and implementation of income restoration programs; and
- Involvement of women's groups in resettlement planning, management, and operations and in job creation and income generation.

**CHAPTER-3**

**LAND ACQUISITION AND RESETTLEMENT  
IMPACTS**

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### 3. LAND ACQUISITION AND RESETTLEMENT IMPACTS

#### 3.1 Minimizing Land Acquisition and Displacement

DMTC has undertaken efforts to minimize and/or avoid land acquisition and resettlement impacts. Total quantity of private land to be acquired for constructing the depot is 38.993 and some pocket lands around the station areas is 0.23 hectare. The RoW and stations are passing through mostly the government land. In addition to the residential structure on private land some squatter households, commercial and business enterprises (CBEs) and 42 Common Property Resources (CPR) need to be relocated for the project.

#### 3.2 Scope of Land Acquisition

A total of 38.993 ha and 0.23 ha land will be required to be acquired for depot and pockets along the RoW to implement the project. The land for the depot area in Pitolganj, Rupganj are privately owned. This area is rural in nature. This patch of land is from two mouzas namely Brhamonkhali and Pitalgonj covering two types of land. Majority of the land is agriculture land followed by vita/homestead. Out of the total land 17.23 ha is agricultural land and 21.763 ha in being used as vita or some kind of high land.

In addition to this acquired land some government owned land (khas) will be used to construct MRT - 1 line and its components, mostly stations. The following Table 3.2.1 is shown the type of land by Mouza for Depot area and Table 3.2.2 is shown the detail of Mouza wise type of land and route segments based on type to be acquired.

**Table 3.2.1 - Land Acquisition for the Depot Area by Mouza and Type of Land**

Name of Mouza	Type of Land (ha)		Total (ha)
	Agriculture	Vita	
Brhamonkhali	0.396	1.188	1.584
Pitalgonj	16.834	20.575	37.409
<b>Total</b>	<b>17.23</b>	<b>21.763</b>	<b>38.993</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

**Table 3.2.2 - Land Acquisition for the Project by Mouza and Route Segment**

Name of Mouza	Total (ha)	Name of Station Segments based on type	Pockets along ROW	Name of Organization
Brhamonkhali	1.584	Kamalapur	0.02352	DSCC
Pitalgonj	37.409	Rajarbagh	0.01752	DSCC
		Malibag	0.0292	DSCC
		Rampura	0.0292	DNCC
		Hatir Jheel	0.0292	DNCC
		Badda	0.0292	DNCC
		Uttar Badda	0.0292	DNCC
		Notun Bazar	0.02548	DNCC
		Future Park	0.02044	DNCC
		Khilkhet	0.00146	DNCC
<b>Total</b>	<b>38.993</b>		<b>0.23442</b> $\approx$ <b>0.23 ha</b>	

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

### 3.3 Displacement and Other Impacts

In addition to land acquisition, the project will have direct impact on 1,119 Project Affected Units (PAUs). These PAUs are from terminal area as well as stations areas. It is to be mentioned here that there will not be any affected people in six proposed stations namely Airport Terminal-3, Bashundhara, POHS, Mastul, Purbachal West and Purbachal East and the depot area. The project work will affect 513 residential households, 404 Commercial & Business enterprises (CBEs) and 21 residential cum CBE and 181 household are going to lose varieties of assets and minor structures like wall, trees, drains etc. with a total population of 4632. Out of 513 households 471 will be displaced due to loss of residential structure, 42 will be displaced from rented residential structure. 132 households are going to lose their businesses with structure, one household will lose both residential and business structure. 272 vendors or temporary shop owners going to lose their business and 181 households are going to be affected by losing different assets and properties like trees, boundary walls, drains etc. The location wise impact is presented in Table 3.3.1.

**Table 3.3.1 Displacement of PAHs and Impacts by Location**

Station Name	Location wise Number of PAHs						Total PAHs	Total Population
	Loss of Residence	Loss of Business	Loss of Business and Residence	Loss of Residence by Rented	Vendors on Govt. land	Others		
Airport	0	18	0	1	196	0	215	976
Airport Terminal-3	0	0	0	0	0	0	00	00
Khilkhet	0	0	0	0	1	0	01	05
Basundhara	0	4	0	0	0	0	04	22
POHS	0	0	0	0	0	0	00	00
Mastul	0	0	0	0	0	0	00	00
Purbachal West	0	0	0	0	0	0	00	00
Purbachal Central	0	1	0	0	16	0	17	62
Purbachal East	0	0	0	0	0	0	00	00
Purbachal Terminal	0	14	0	0	0	0	14	69
Depot Area	463	27	20	4	5	179	698	2,770
Jamuna Future Park	1	2	0	1	3	0	07	30
Notun Bazar	0	14	0	0	16	0	30	125
Uttar badda	1	2	0	0	0	0	03	14
Badda	0	5	0	2	1	1	09	46
Hatir Jheel	0	4	0	0	0	1	05	26
Rampura	4	18	1	0	1	0	24	107
Malibag	1	10	0	0	1	0	12	61
Rajarbag	1	2	0	0	2	0	05	24
Kamalpur	0	11	0	34	30	0	75	295
<b>Total</b>	<b>471</b>	<b>132</b>	<b>21</b>	<b>42</b>	<b>272</b>	<b>181</b>	<b>1,119</b>	<b>4,632</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

Among the Affected Units only 711 are title holders i.e. Owns the land and rest 408 are on government land. Total affected persons are 4,632. The affected households by legal status, type of loss and by location is shown in Table 3.3.2.

**Table – 3.3.2 Number of PAHs by Locations on Private (Title-Holder) and Public Land (Non-Titled PAHs)**

Name of Stations (Locations)	Title-holder PAHs					Non-title holder PAHs					Total PAHs	Total Population
	Residence	Business	Both	Others	Total	Residence	Temporary Shops	Rented in Shops	Others	Total		
Airport	0	0	0	0	0	1	196	18	-	215	215	976
Airport Terminal-3	0	0	0	0	0	0	0	0	-	0	0	00
Khilkhet	0	0	0	0	0	0	1	0	-	1	1	05
Basundhara	0	0	0	0	0	0	0	4	-	4	4	22
POHS	0	0	0	0	0	0	0	0	-	0	0	00
Mastul	0	0	0	0	0	0	0	0	-	0	0	00
Purbachal West	0	0	0	0	0	0	0	0	-	0	0	00
Purbachal Central	0	0	0	0	0	0	16	1	-	17	17	62
Purbachal East	0	0	0	0	0	0	0	0	-	0	0	00
Purbachal Terminal	0	14	0	0	14	0	0	0	-	0	14	69
Depot Area	463	17	20	179	679	4	5	10	-	19	698	2,770
Jamuna Future Park	1	0	0	0	1	1	3	2	-	6	7	30
Nuton Bazar	0	1	0	0	1	0	16	13	-	29	30	125
Uttar Badda	1	0	0	0	1	0	0	2	-	2	3	14
Badda	0	1	0	1	2	2	1	4	-	7	9	46
Hatir Jheel	0	0	0	1	1	0	0	4	-	4	5	26
Rampura	4	3	1	0	8	0	1	15	-	16	24	107
Malibag	1	1	0	0	2	0	1	9	-	10	12	61
Rajarbag	1	0	0	0	1	0	2	2	-	4	5	24
Kamlapur	0	1	0	0	1	34	30	10	-	74	75	295
Total	471	38	21	181	711	42	272	94	-	408	1,119	4,632

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

### 3.4 Asset Inventory and Assessment of Losses

#### 3.4.1 Affected Households & Business Enterprises

Households and businesses structures will be physically displaced by the Project. All the households and shops both titled and non-titled are included in the RAP as impacts that are to be mitigated through compensation and resettlement assistance. The households and business premises (owners) will be encouraged for self-relocation and adequate compensation and other resettlement benefits will be paid to them for losses.

#### 3.4.2 Physical Structures Affected

A total of 1,376 structures of 67,098 sq. m of different categories will be affected of which 26,126 sq. meter pucca, and 18,722 sq. meter semi pucca, 17,270 sq. meter tin shaded, 4,051 sq.



meter katcha, 702.87 sq. meter thatched and 227 sq. meter tarpaulin covered (Table 3.4.1).

**Table 3.4.1 Quantity of all Affected Structure (sq. meter) by Type and by Location**

Station Name	Type of Affected Structure						Total
	Thatched	Katcha	Tin	Semi pucca	Pucca	Tarpaulin	
Airport	0.00	54.45	458.3	736.4	4703	11.15	5,963
Airport Terminal-3	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Khilkhet	0.00	0.00	5.95	0.00	0.00	0.00	5.95
Basundhara	0.00	0.00	0.00	0.00	0.00	0.00	0.00
POHS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mastul	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Purbachal West	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Purbachal Central	0.00	0.00	0.00	0.00	0.00	208	208
Purbachal East	0.00	0.00	0.00	0.00	0.00	0.00	00.00
Purbachal Terminal	0.00	147.6	0.00	0.00	0.00	0.00	147.6
Depot Area	642.48	3,122.06	15,975.6	16,277.9	16,750.3	0.00	52,768.3
Jamuna Future Park	0.00	0.00	0.00	0.00	59.1	0.00	59.1
Notun Bazar	0.00	288	583.9	1,554	2,923	0.00	5,349
Uttar badda	0.00	33.46	29.56	0.00	0	0.00	63.02
Badda	0.00	0.00	6.69	0.00	232.3	0.00	239
Hatir Jheel	0.00	0.00	2.79	41.8	33.5	0.00	78.09
Rampura	0.00	0.00	0	33.5	510	0.00	544
Malibag	0.00	13.94	18.59	51.11	138.5	0.00	221.1
Rajarbag	0.00	0.00	5.95	0.00	51.11	0.00	57.06
Kamalpur	60.39	391.8	182.2	26.96	725.3	7.43	1,394
<b>Total</b>	<b>702.87</b>	<b>4,051.31</b>	<b>17,269.53</b>	<b>18,721.67</b>	<b>26,126.11</b>	<b>226.58</b>	<b>67,097.22</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

### 3.4.3 Trees Affected

The project will also require felling of **125,562** trees of various sizes and categories from the surveyed area, all the trees are from the private land. Both fruit bearing and timber type trees are there. Out of these, **73,830** are large, **8,751** medium, **5,507** small and **37,474** are sapling. Bamboo (35,556) and Banana (12,307) grooves are more in number in the project area.

Details of trees with names and size are shown in the Table 3.4.2.

**Table 3.4.2- Affected Trees by Size and Type under MRT Line-1**

Sl#	Code	Name of Tree	Large	Medium	Small	Chara	Total
1	1	Mango	6,426	2,653	1,609	13,932	24,620
2	2	Jackfruit	3,618	1,475	863	8,624	14,580
3	3	Jam	1,260	267	233	1,225	2,985
4	4	Lichi	730	72	52	306	1,160
5	5	Guava	1,959	339	164	310	2,772
6	6	Tetul	300	34	17	23	374
7	7	Koroi/shilkoroi	1,909	246	360	486	3,001

Sl#	Code	Name of Tree	Large	Medium	Small	Chara	Total
8	8	Segun	161	30	3	375	569
9	9	Mehgony	2,143	554	384	4,300	7,381
10	10	Neem	180	40	72	180	472
11	12	Debdaru	330	0	4	4	338
12	13	Shimul	17	0	0	0	17
13	14	Rain tree	16	8	0	0	24
14	15	Akasmony	30	5	0	555	590
15	16	Bot	79	6	0	0	85
16	17	Coconut	1,391	199	175	572	2,337
17	18	Supari	1,037	176	115	685	2,013
18	19	Banana	9,177	1,205	295	1,630	12,307
19	20	Shishu	124	38	0	185	347
20	21	Ucaliptus	83	15	3	190	291
21	22	Bamboo	35,212	120	80	144	35,556
22	23	Amra	55	23	1	0	79
23	24	Tal	664	69	134	71	938
24	25	Bel	227	47	35	89	398
25	26	Boroi/orboroi	293	65	15	8	381
26	27	Lemon	700	138	74	288	1,200
27	28	Jambura	196	42	29	5	272
28	29	Latkan	193	22	8	7	230
29	30	Bilombo/Belebu	24	0	0	1	25
30	32	Khejur	266	25	39	83	413
31	33	Dewa	163	9	9	4	185
32	34	Kath/wood tree	1,174	348	169	526	2,217
33	35	Sajna	371	9	5	5	390
34	36	Jamrul	125	20	12	18	175
35	37	Titila/Titgila	3	0	0	0	3
36	38	Mithafal	92	7	9	27	135
37	39	Gajari	7	2	0	0	9
38	40	Jalpai	87	36	22	224	369
39	41	Safeda	146	9	0	0	155
40	42	Kadbel	50	4	1	0	55
41	43	Kamranga	135	15	23	103	276
42	44	Arjun	11	0	0	0	11
43	46	Chalta	577	57	23	21	678
44	47	Papaya	519	60	10	72	661
45	48	Ata	149	16	36	108	309
46	50	Malta	45	15	0	0	60
47	52	Gab	45	7	0	1	53
48	53	Krishnachura	19	0	0	0	19
49	54	Kadom	79	33	26	84	222
50	56	Dalim	71	10	1	0	82
51	58	Karamcha	123	21	11	58	213
52	59	Amloki	29	3	2	0	34
53	60	Tejpata	126	0	200	1	327
54	62	Mehedi/kata mehedi	14	1	0	5	20
55	63	Morich/Kamranga Mori	1	0	0	0	1
56	65	Kofila/Kafila	42	0	6	0	48
57	66	Rohina	32	0	0	0	32

Sl#	Code	Name of Tree	Large	Medium	Small	Chara	Total
58	68	Bazna	1	0	0	0	1
59	70	Tula	2	0	0	0	2
60	72	Kamla	10	0	0	12	22
61	83	Ckambal	62	6	25	0	93
62	85	Sewra	3	0	10	0	13
63	92	Anar	2	0	0	0	2
64	97	Lamba gas	10	0	0	0	10
65	100	Rabber	6	3	2	1	12
66	102	Sarufa	40	32	0	0	72
67	103	Hijol	4	0	0	5	9
68	105	Kamalla	2	0	2	0	4
69	106	Akashi	418	110	135	1,889	2,552
70	109	Katbadam	11	5	0	2	18
71	111	Guava	3	0	0	0	3
72	112	Darusini	4	0	0	0	4
73	113	Dumur	1	0	0	0	1
74	114	Habra	16	0	0	0	16
75	116	Kanai	25	0	0	0	25
76	117	Gota	100	0	0	0	100
77	118	Kamila	20	0	0	0	20
78	120	Apple	31	0	4	30	65
79	123	Morchi	14	0	0	0	14
80	124	Annar	3	0	0	0	3
81	126	Plamoil	2	0	0	0	2
82	127	Bedna	1	0	0	0	1
83	128	Alachi	4	0	0	0	4
<b>Total</b>			<b>73,830</b>	<b>8,751</b>	<b>5,507</b>	<b>37,474</b>	<b>125,562</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

### 3.4.4 Common Property Resources

In addition to the project affected units or households 42 Common Property Resources (CRP) are going to be affected. The CPRs include Mosque, Temple, Madrasa, School/College, Graveyard, Offices etc. Among the CPRs office seems to be out numbered 39% (Table 3.4.3).

**Table 3.4.3: Distribution of CPR by Location**

Station Name	Type of Common Property Resources (CRP)						Total
	Mosque	School/College	Madrasa	Temple	Office	Others	
Airport	1	0	0	0	5	1	7
Airport Terminal-3	0	0	0	0	0	0	0
Khilkhet	0	0	0	0	1	0	1
Basundhara	0	0	0	0	0	1	1
POHS	0	0	0	0	0	0	0
Mastul	0	0	0	0	0	0	0
Purbachal West	0	0	0	0	0	0	0

Station Name	Type of Common Property Resources (CRP)						
	Mosque	School/College	Madrasa	Temple	Office	Others	Total
Purbachal Central	0	0	0	0	0	0	0
Purbachal East	0	0	0	0	0	0	0
Purbachal Terminal	0	0	0	0	0	0	0
Depot Area	1	0	1	2	2		6
Jamuna Future Park	0	0	0	0	0	2	2
Notun Bazar	2	0	0	0	5	2	9
Uttar badda	0	0	0	0	1	0	1
Badda	0	0	0	0	2	0	2
Hatir Jheel	0	0	1	0	1	1	3
Rampura	0	0	0	0	0	1	1
Malibag	0	0	0	0	1	0	1
Rajarbag	0	1	0	0	1	0	2
Kamalapur	1	0	0	0	4	1	6
<b>Total</b>	<b>5</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>23</b>	<b>9</b>	<b>42</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

### 3.5 Significance of Impact

In terms of significance of impact, an estimated 1,119 units will be affected. Among them 513 household will have to move out from their own residential unit and three household will have to move out from their rented housing structure. On the other hand 404 household will lose their commercial/business premises because of the displacement and 202 units will lose some other assets like trees and other type of structures. Total 4,632 people will be affected directly from these 1,119 units. List of all the affected PAUs covering (i) list of PAPs, (ii) list of CPRs, (iii) list of Vulnerable HHs and (iv) list of wage losers and (v) land owner list are attached in Annex III.

### 3.6 Special Measures for Vulnerable Groups

Vulnerable groups to be affected by the project include (i) Poor female headed households without elderly support (ii) female EPs who are poor or otherwise disadvantaged; (iii) households living below poverty line (iv) elderly headed households (v) household with disable member; Special assistance will be required to support these vulnerable AHs including additional subsistence and relocation assistance, opportunity for skill training and income restoration, employment opportunity in civil work.

### 3.7 Employment Loss of Wage Earners

The study identified 573 people to be affected by losing their income for displacement of commercial and business premises. They are the principal bread earners of the family. Majority of them (81%) are unskilled workers and rest are skilled ones. Highest number of wage losers is from Airport area. On the other hand no people will be affected by losing their wage income from five station areas namely Airport, Airport Terminal-3, Khilkhet, POHS, Mastul, Purbachal West, Purbachal Central, Purbachal East and Purbachal Terminal (Table 3.7.1).

**Table 3.7.1 Wage Losers by Type and Location**

Station Name	Level of Skill				Total	
	Unskilled		skilled		No	%
	No	%	No	%		
Airport	210	76.64	64	23.36	274	100.00
Airport Terminal-3	00	0.00	00	0.00	00	0.00
Khilkhet	00	0.00	00	0.00	00	0.00
Basundhara	08	0.00	00	0.00	08	100.00
POHS	00	0.00	00	0.00	00	0.00
Mastul	00	0.00	00	0.00	00	0.00
Purbachal West	00	0.00	00	0.00	00	0.00
Purbachal Central	00	0.00	00	0.00	00	0.00
Purbachal East	00	0.00	00	0.00	00	0.00
Purbachal Terminal	00	0.00	00	0.00	00	0.00
Depot Area	53	88.33	7	11.67	60	100.00
Jamuna Future Park	08	100.00	00	0.00	08	100.00
Notun Bazar	76	100.00	00	0.00	76	100.00
Uttar badda	05	41.67	07	58.33	12	100.00
Badda	10	62.50	06	37.50	16	100.00
Hatir Jheel	04	0.00	00	0.00	04	100.00
Rampura	27	84.38	05	15.63	32	100.00
Malibag	14	77.78	04	22.22	18	100.00
Rajarbag	01	100.00	00	0.00	01	100.00
Kamalpur	51	79.69	13	20.31	64	100.00
<b>Total</b>	<b>467</b>	<b>80.94</b>	<b>106</b>	<b>18.37</b>	<b>573</b>	<b>100.00</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

### 3.8 Business Loss of Business Enterprises

The project will affect 446 businesses including one AP who will lose residential structure as well as business and 272 vendors. Among the business losers more than 66.37% are losing small business, 17.71% medium business and rest are losing large business. The category of business has been identified through some criteria. The businesses that have registration and pay income tax regularly are identified as large business. The CBE who has any one of registration or pay income tax are identified as medium business and those who do not have any one of them are identified as small business (Table 3.8.1)

**Table 3.8.1 Type of Business of Project Affected Households by Location**

Station Name	Type of Business						Total	
	Large Business (Pay Income Tax and Registration)		Medium Business (Pay Income Tax or have Registration)		Small Business (Do not pay Income Tax +No Registration)		No	%
	No	%	No	%	No	%		

Station Name	Type of Business						Total	
	Large Business (Pay Income Tax and Registration)		Medium Business (Pay Income Tax or have Registration)		Small Business (Do not pay Income Tax +No Registration)			
Airport	26	12.15	21	9.81	167	78.04	214	100.00
Airport Terminal-3	0	0.00	0	0.00	0	0.00	0	0.00
Khilkhet	0	0.00	0	0.00	1	100.00	1	100.00
Basundhara	2	0.00	0	0.00	2	0.00	4	0.00
POHS	0	0.00	0	0.00	0	0.00	0	0.00
Mastul	0	0.00	0	0.00	0	0.00	0	0.00
Purbachal West	0	0.00	0	0.00	0	0.00	0	0.00
Purbachal Central	0	0.00	17	100.00	0	0.00	17	100.00
Purbachal East	0	0.00	0	0.00	0	0.00	0	0.00
Purbachal Terminal	0	0.00	0	0.00	14	100.00	14	100.00
Depot Area	10	13.89	14	19.44	48	66.67	72	100.00
Jamuna Future Park	3	60.00	0	0.00	2	40.00	5	100.00
Notun Bazar	10	34.48	9	31.03	10	34.48	29	100.00
Uttar badda	2	100.00	0	0.00	0	0.00	2	100.00
Badda	2	0.00	0	0.00	4	0.00	6	100.00
Hatir Jheel	2	0.00	0	0.00	2	0.00	4	100.00
Rampura	6	0.00	5	0.00	9	0.00	20	100.00
Malibag	3	27.27	4	36.36	4	36.36	11	100.00
Rajarbag	1	25.00	1	25.00	2	50.00	4	100.00
Kamalpur	4	9.30	8	18.60	31	72.09	43	100.00
<b>Total</b>	<b>71</b>	<b>15.92</b>	<b>79</b>	<b>17.71</b>	<b>296</b>	<b>66.37</b>	<b>446</b>	<b>100.00</b>

Source: Census & Socioeconomic survey, April 2017, and June 2018 for Depot area

# **CHAPTER-4**

## **LEGAL AND POLICY FRAMEWORK**

## **4. LEGAL AND POLICY FRAMEWORK**

### **4.1 Purposes and Objectives of Land Acquisition and Resettlement**

The project includes construction of Metro Rail Tracks, Stations and Depot needing acquisition of 38.993 hectares of private land and additional 0.23 ha of land in different pocket. It is to be noted here that this private land will be acquired mainly for the Depot area. Rest of the components will be mostly on the government land along the existing road network of the city. The acquisition of land will eventually displace households and commercial premises both titled and non-titled. The Resettlement Action Plan (RAP) covers compensation and assistance for resettlement and rehabilitation of APs. Thus, the RAP approach incorporates (i) land acquisition and resettlement issues; (ii) impact mitigation with special attention to the women and vulnerable groups and (iii) income generating support to the members of the AHs to include them in the poverty reduction and livelihood enhancement program.

The main principles of the RAP are to (i) minimize negative impacts in consultation with the design engineers and the APs; (ii) closely consult the affected persons on RAP policy, needs assessment, poverty and rehabilitation issues; (iii) carry out resettlement activities to improve or at least restore the pre-project living standards of the affected persons; (iv) provide compensation for affected property at market price prior to relocation and mainstream the poor and vulnerable APs with the poverty reduction and social development program for rehabilitation and livelihood regeneration.

### **4.2 Legal Framework for Land Acquisition**

The current legislations governing land acquisition for Bangladesh is the Acquisition and Requisition of Immovable Property Act 2017. The Act requires that compensation be paid for (i) land and assets permanently acquired (including standing crops, fisheries, trees, houses other structures etc.); and (ii) any other damages caused by such acquisition. The Deputy Commissioner (DC) determines the market price of assets based on the approved procedure and in addition to that pays an additional 50 percent (as premium) on the assessed value as the market price established by Land Acquisition Officer (LAO) which remains much below the replacement value. The 1994 amendment made provisions for payment of crop compensation to tenant cultivators. The Act, 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 Acquisition and Requisition of Immovable Property Act 2017 with its subsequent amendments will be applied for this project.

The Deputy Commissioner (DC) processes land acquisition under the Act and pays compensation to the legal owners of the acquired land. The Ministry of Road Transport and Bridges (MORTB) is authorized to deal with land acquisition through the DCs. Khas (government owned) lands should be acquired first when a project acquires both khas and private land. If a project acquires only khas land, the land will be transferred through an inter-ministerial meeting following the preparation of acquisition proposal submitted to DC/MORTB.



The land owner has to establish ownership by producing a record-of-rights in order to be eligible for compensation under the law. The record of rights prepared under Section 143 or 144 of the State Acquisition and Tenancy Act 1950 (revised 1994) are not always updated and as a result legal land owners have to face difficulties in trying to “prove” ownership. The APs must also produce rent receipt or receipt of land development tax, but this does not assist in some situations as a person is exempted from payment of rent if the area of land is less than 25 bighas (3.37 ha).

#### 4.3 JICA’s Guidelines for Environmental and Social Considerations

The resettlement policy of JICA is almost similar to other donor’s policy on involuntary resettlement. The JICA Guidelines for Environmental and Social Considerations (April 2010) on the other hand, recognize & address the R&R impacts of all the affected persons irrespective of their titles and requires for the preparation of RAP in every instance where involuntary resettlement occurs. The JICA policy requirements are:

- i) avoid or minimize impacts where possible;
- ii) consultation with the local stakeholders people or group (including illegal dwellers), local NGOs, etc. who have views about cooperation projects.
- iii) payments of compensation for acquired assets at the replacement value;
- iv) ensure that no one is worse off as a result of resettlement and would maintain their, at least, original standard of living.
- v) resettlement assistance to affected persons, including non-titled persons; and
- vi) special attention to vulnerable people/groups and ethnic minorities.

#### 4.4 Gap and Gap Filling Measures

The land acquisition law of Bangladesh, the Acquisition and Requisition of Immovable Property Act 2017 is followed for acquisition and requisition of properties required for the development project in Bangladesh, which is not consistent with the Government’s commitment to reducing poverty. There are some gaps in the land acquisition law of Bangladesh and the JICA Guidelines for Environmental and Social Considerations (GESG, April 2010). Below is the comparative analysis between the GoB laws (ARIPO) related to land acquisition, compensation and involuntary resettlement and JICA’s requirements as prescribed in the GESG 2010. The Table 4.1 describes the details.

**Table 4.1 Comparison between the Government of Bangladesh and JICA Guidelines for Environment and Social Consideration - Land Acquisition and Resettlement**

Sl. No.	JICA’s GESG (2010)	GOB’s Acquisition and Requisition of Immovable Property Act 2017	Gaps Between ARIPO and JICA’s Policies and Action Taken to Bridge the Gap	Proposed Gap Filling Measures
1	Involuntary resettlement should be avoided wherever possible.	Not specified	The 2017 Act legislated nothing, while the JICA Guidelines require to avoid/minimize resettlement/loss of livelihood	Like other donor funded projects in Bangladesh the approach of avoiding involuntary resettlement has already been taken care during preparing this

Sl. No.	JICA's GESC (2010)	GOB's Acquisition and Requisition of Immovable Property Act 2017	Gaps Between ARIPO and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Filling Measures
				project. This will be further practiced during design and implementation stages.
2	When population displacement is unavoidable, effective measures to minimize impact and to compensate for losses should be taken.	Not specified for non-titled people	There is no provisions for compensation to the non-titled residents in Bangladesh Act, while JICA guidelines acknowledge all affected persons whether legally residing or not, eligible for compensation	Compensations are proposed even if non-titled affected people providing: <ul style="list-style-type: none"> <li>- Compensation for structures, trees</li> <li>- Structure transfer assistance</li> <li>- Structure reconstruction assistance</li> <li>- Moving assistance for residential house owner</li> <li>- Tenant moving allowance</li> </ul>
3	People who must be settled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre0project levels.	Not specific for keeping living standard of affected people same or above pre-project levels.	There is no provisions for maintaining living standard of affected people at same or above pre-project levels in Bangladesh Act, while JICA guidelines require that no one is worse off as a result of resettlement and would maintain their living level at least original levels	Assistances were proposed in the form of: <ul style="list-style-type: none"> <li>- Grant for business loss</li> <li>- Compensation for loss of plant and fish-stock</li> <li>- Grant for loss of wage employment</li> <li>- Rental fee loss for displaced rented house owner</li> <li>- One time moving assistance for tenant business owner</li> <li>- Introduction of micro-credit</li> <li>- Provision of job training</li> <li>- Provision of priority employment etc.</li> </ul>
4	Compensation must be based on the full replacement cost as much as possible	Compensation is made based on the pre-determined government prices as are usually quite cheaper than market price	Compensation is made based on the pre-determined government prices that are usually lower than replacement cost	The resettlement plan addresses all these issues and spells out a mechanism to fix the replacement cost by having an independent evaluator (committee) who will be responsible for deciding the replacement costs.
5	Compensation and other kinds of assistance must be provided prior to displacement	Payment is made on predetermined time, regardless before or after the construction starts	Compensations and other assistances are made regardless before or after construction, while JICA Guidelines requires to make it prior to relocation	The resettlement plan addresses all these issues and spells out a mechanism for all the compensation will be paid prior to possession of the acquired land / prior to displacement
6	For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public.	There is no provision for the formulation of RAP and public hearing. Deputy Commissioner contacts to land owner through land Acquisition Officer (LO), and if landowner has no objection, confirm operation for	There is no provision for preparation of resettlement action plan that describes all features of resettlement requirements and ready to disclose to public.	The Abbreviated Resettlement Plan (RAP) prepared for this project with all features of resettlement requirements and mechanism of disclosure to the public is integral part of RAP. This will be further practiced during design and implementation stages.

Resettlement Action Plan (RAP) for MRT Line-1

Sl. No.	JICA's GESC (2010)	GOB's Acquisition and Requisition of Immovable Property Act 2017	Gaps Between ARIPO and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Filling Measures
		compensation amount etc. will be proceeded.		
7	In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance.	The 2017 Act have provisions to notify only the owners of property to be acquired	There is no provision in the law for consulting the stakeholders but the land allocation committees at district, division and central government level.	The RAP/resettlement plan for the project has been prepared following a consultation process which involves all stakeholders (affected persons, government department/line agencies, local community, NGORP, etc.), and the consultation will be a continuous process at all stages of the project development such as project formulation, feasibility study, design, implementation, and post-implementation, including the monitoring phase.
8	When consultation held, explanation must be given in a form, manner, and language that are understandable to the affected people	There is no provisions	Requirements of JICA Guidelines are not specifically mentioned in the Bangladesh laws and rules	The resettlement plan for the project has been prepared following a consultation process with all stakeholders in local language and by following participatory process with question and explanation on the components of the RAP through participation of all the stakeholders representing different groups and the consultation will be a continuous process at all stages of the project development such as project formulation, feasibility study, design, implementation, and post-implementation, including the monitoring phase.
9	Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans	There is no provision for the monitoring related activities with the participation of affected people	There is no provisions in Bangladesh Acts, while JICA Guidelines recommend a participation of affected people in planning, implementation and monitoring of RAP	The resettlement plan for the project has been prepared following a consultation process with all stakeholders and the consultation will be a continuous process at all stages of the project development such as project formulation, feasibility study, design, implementation, and post-implementation, including the monitoring phase.
10	Appropriate and accessible grievance mechanisms must be established for the affected people and their communities	Increase AP have objection to compensation amount, the AP should protest and entrust the matter to the Arbitrator. If AP has to appeal against	The laws of Bangladesh states appeal to Arbitrator and court case, while JICA guidelines recommend establishing appropriate grievance redress	The resettlement plan prepared for this project has made a provision of setting up of grievance redress mechanism accessible for all the affected people including non-titled affected

Resettlement Action Plan (RAP) for MRT Line-1

Sl. No.	JICA's GESC (2010)	GOB's Acquisition and Requisition of Immovable Property Act 2017	Gaps Between ARIPO and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Filling Measures
		Arbitrator's decision, then AP should file a law suit to the court and wait for the sentence.	mechanism for amicable settlement to minimize legal confrontation.	people.
11	Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socio-economic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advantage of such benefit.	No such an activity required	There is no provision in Bangladesh Acts, while JICA Guidelines recommend identification of affected people there in least possible time preferably at the project identification stage.	This RAP has been prepared based on the data collected through conducting a census, socioeconomic survey for the displaced persons and making inventory of losses. Video filming has also been done for the affected properties.
12	Eligibility of benefits includes, the PAPs who have formal legal rights to land (including customary and traditional land rights recognized under la), the PAPs who do not have formal legal rights to land at the time of census but have a claim to such land or assets and the PAPs who have no recognizable legal right to the land they are occupying	There is no provision.	Requirements of JICA guidelines are not specifically mentioned in the Bangladesh laws and rules.	The resettlement plan ensures the compensation and assistance to all affected persons, whether physically displaced or economically displaced, irrespective of their legal status. The end of the census survey will be considered as the cut-off date, and affected persons listed before the cut-off date will be eligible for assistance.
13	Preference should be given to land –based resettlement strategies for displaced persons whose livelihoods are land-based.	There is no provision.	Requirements of JICA Guidelines are not specifically mentioned in the Bangladesh laws and rules.	Though this option may be a difficult proposition given the lack of government lands and the difficulties associated with the acquisition of private lands, the resettlement plan proposes land-for-land compensation as its priority, if feasible. Attempt will be made to find alternate land for the loss of land, in case it is available and if it is feasible, looking at the concurrence of host community and land value.
14	Provide support for the transition period (between	There is no provision for support for the transition period.	There is no provision in Bangladesh Acts, while JICA Guidelines require	Following are provided in the RAP: - Moving assistance for

Sl. No.	JICA's GESC (2010)	GOB's Acquisition and Requisition of Immovable Property Act 2017	Gaps Between ARIPO and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Filling Measures
	displacement and livelihood restoration)		providing support for the transition period.	residential house owners - Tenant moving allowance
15	Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc.	There is no provision for either acknowledgment of or compensation to vulnerable groups	There is no provision in Bangladesh Acts, while JICA Guidelines require providing special attention to vulnerable people and groups.	Vulnerable allowances were proposed to widowed, old, disabled and poor house head families such as : - Special Assistance for Vulnerable households
16	For project that entails land acquisition or involuntary resettlement of more than 200 people resettlement action plan (RAP) is to be prepared	There is no provision	Requirements of JICA Guidelines are not specifically mentioned in the Bangladesh laws and rules	RAP has been prepared since the displaced people are estimated more than 200.

JICA = Japan International Cooperation Agency, ARIPO = Acquisition and Requisition of Immovable Property Act, 2017, GESC = Guidelines for Environmental and Social Consideration

#### 4.5 Types of Losses and Impact Category

The types of losses due to undertaking of the project include (i) loss of land (homestead, commercial, agricultural and pond); (ii) residential/ commercial and community structures; (iii) loss of trees and crops; (iv) loss of work days/incomes due to dislocation and relocation of households and businesses, (v) loss of access to land and premises for residence, cropping and trading.

The following categories of APs are likely to be impacted during implementation of the project:

**Table 4.2 – Category of APs**

Item No.	Category of APs	Detail of APs
1	APs whose land is affected	APs whose land is being used for agricultural, residential or commercial purposes and is affected either in part or in total and the effects are either temporary or permanent
2	APs whose structures are affected	APs whose structures (including ancillary and secondary structures) are being used for residential, commercial or worship purposes which are affected in part or in total and the effects are either temporary or permanent
3	APs with other assets affected	APs who have other assets, such as crops or trees, affected either temporarily or permanently
4	APs losing access to vested	APs who are enjoying access to vested and non-resident

	and non-resident property	property, both owned and purchased, will be losing their rights to cultivate and use those lands, when acquired
5	APs losing income or livelihoods	APs whose tenancy right, business, source of income or livelihood (including employees of affected businesses) is affected in part or in total, and affected either temporarily or permanently
6	Vulnerable APs	APs included in any of the above categories who are defined as vulnerable

#### **4.6 Principles, Legal and Policy Commitments**

The RAP has the following specific principles based on the government provisions and JICA's Guidelines for Environmental and Social Considerations:

- (a). The land acquisition and resettlement impacts on persons affected by the project would be avoided or minimized as much as possible through alternate design options;
- (b). Where the negative impacts are unavoidable, the persons affected by the project and vulnerable groups will be identified and assisted in improving or regaining their standard of living.
- (c). Information related to the preparation and implementation of resettlement plan will be disclosed to all stakeholders and people's participation will be ensured in planning and implementation. The resettlement plan will be disclosed to the APs in local language;
- (d). Land acquisition for the project would be done as per the Acquisition and Requisition of Immovable Property Act 2017 and subsequent amendments during 1993-1994. Additional support would be extended for meeting the replacement value of the property. The affected persons who does not own land or other properties, but have economic interests or lose their livelihoods will be assisted as per the broad principles described in this document.
- (e). Before taking possession of the acquired lands and properties, compensation and Resettlement and Rehabilitation (R&R) assistance will be paid in accordance with the provisions described in this document;
- (f). An entitlement matrix for different categories of people affected by the project has been prepared. People moving in the project area after the cut-off date will not be entitled to any assistance. In case of land acquisition the date of notification under section 3 for acquisition will be treated as cut-off date. For non-titleholders such as informal settlers / squatters and encroachers the date of census survey or a similar designated date declared by the executing agency will be considered as cut-off date.
- (g). Appropriate grievance redress mechanism will be established to ensure speedy resolution of disputes.
- (h). All activities related to resettlement planning, implementation, and monitoring would ensure the involvement of women and other vulnerable groups.

- (i). Consultations with the APs will continue during the implementation of resettlement and rehabilitation works.
- (j). There should be a clause in the contract agreement that the construction contractor will compensate any loss or damage in connection with collection and transportation of borrow-materials.

In accordance with the resettlement principles suggested for the project, all affected households and persons will be entitled to a combination of compensation packages and resettlement assistance depending on the nature of ownership rights on lost assets, scope of the impacts including socio-economic vulnerability of the affected persons and measures to support livelihood restoration if livelihood impacts are envisaged. The affected persons will be entitled to (i) compensation for the loss of land, crops/ trees at their replacement value; (ii) compensation for structures (residential/ commercial) and other immovable assets at their replacement value; (iii) assistance for loss of business/ wage income; (iv) assistance for shifting and reconstruction of affected structures. This will ensure that persons affected by land acquisition; whether titled or non-titled will be eligible for appropriate compensation/resettlement benefit. Persons having no legal title but using the land under acquisition if vacated for the project purpose would be provided with compensation and resettlement benefit for structures and shifting/reconstruction allowance. Households having customary rights to land and physical property like the owners and users of vested and non-resident property, lessees of homestead, commercial and agricultural land, sharecroppers, renters of land and structure, etc. are also covered under the resettlement action plan. The RAP also includes opportunities for occupational skill development training for income generation activities for the APs, especially for poor households. The people involuntarily displaced from homes, assets, or income sources as well as non-titled people affected by the project will receive priority access to these income restoration measures. The resettlement activities of the project will be carried out in consultation with the APs and all efforts will be made to minimize disruption during project implementation. APs will be encouraged for self-relocation and their preferences will be taken into account in the selection of alternative relocation sites.

## **4.7 Eligibility Policy and Entitlement Matrix**

### **4.7.1 Eligibility Criteria**

All APs will be entitled to compensation and resettlement assistance based on severity (significance) of impacts. Nevertheless, eligibility to receive compensation and other assistance will be limited by the cut-off date. The cut-off date for compensation under law (Act 2017) is considered for those identified on the project right of way land proposed for acquisition at the time of serving notice under Section 3 or joint verification by DC whichever is earlier. The cut-off date of eligibility for resettlement assistance under this RAP is the commencement date of the disclosure of entitlements and consultation meeting with the stakeholders which is the 15 April 2017 for the APs staying on public lands. The absence of legal title will not bar APs from compensation and assistance, as specified in the entitlement matrix (Table 4.2).

Structures located on non-titled land or GOB land, if displaced, will be entitled for compensation under the Project. Vulnerable APs or AHs will qualify for additional assistance to facilitate them in relocation and restoration of their livelihoods.

Non-vulnerable households with structures affected will be entitled to compensation for structures and assistance for shifting and reconstruction of the same. Any structure not directly used by a non-vulnerable household i.e. rented out for income will also not qualify for additional resettlement assistance.

#### 4.7.2 Compensation and Entitlement Policy

An Entitlement Matrix has been prepared on the basis of census and socioeconomic survey conducted in 9<sup>th</sup> March to 4<sup>th</sup> April 2017. It identifies the categories of impact based on the census & SES and shows the entitlements for each type of loss. The matrix describes the units of entitlements for compensating the lost assets, and various resettlement benefits. Cash Compensation under law (CCL) for lost assets (land, tree, structure & other physical establishments) will be accorded to the owners through the DCs as per market value assessed through legal procedure. The resettlement benefit for indirect losses and difference between replacement value and the CCL will be paid by DMTC through RAP Implementing Agency (IA).

The compensation and entitlement matrix is presented in Table 4.2 below:

**Table 4.2 – Compensation and Entitlement Matrix for Metro Rail Line 1**

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
1	Loss of homestead, commercial, Agriculture land, pond, ditches and orchards etc.	Legal owner(s) of land	<p>i. Replacement value (RV) of land (Cash Compensation under Law (CCL) and additional grant to cover the current market price of land and stamp duty &amp; registration cost @ 11.5% of CMP for land) to be determined by PVAC.</p> <p>ii. Compensation for standing crops to actual owners/ cultivators as determined by PVAC.</p>	<p>j. Assessment of quantity and quality of land by Joint Verification Survey</p> <p>k. Assessment of Market Value by Land Market Survey (LMS)</p> <p>l. Assessment of Cash Compensation under Law (CCL)</p> <p>m. Updating of title of the affected persons</p> <p>n. Payment of Cash Compensation under Law (CCL)</p> <p>o. APs will be fully informed of the entitlements and procedures regarding payments</p> <p>p. Additional cash grant to be paid to cover the replacement value of land compensation based on DC's CCL .</p> <p>q. Stamp duty and registration fees will be added with current market price (CMP) for land @</p>



Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
				11.5% of CMP to facilitate the APs in purchasing alternative lands.
2	Loss of access to cultivable land by owner/cultivator/tenant/sharecropper	Tenants/ sharecropper/ Legal owner/ grower/ socially recognized owner/ lessee/ unauthorized occupant of land	<ul style="list-style-type: none"> <li>r. Compensation for standing crops to owner cultivator/ sharecroppers or lessees as determined by PVAC.</li> <li>ii. Owner/grower to take away the crop</li> </ul>	<ul style="list-style-type: none"> <li>f. All the individuals identified by the JVS as tenants or sharecroppers of land</li> <li>g. Grant to be paid after taking possession of land and the legal /socially recognized owner is paid CCL for land and on certification of receipt by legal/socially recognized owner</li> <li>h. Additional cash grant to cover current market value of crop compensation as prescribed by PVAC in case of private owner himself cultivating crop</li> <li>i. Crop compensation and the crop will be shared between owner and sharecropper as per terms of sharecropping in case of privately owned land/socially recognized owner</li> <li>j. In case of dispute over verbal agreement on sharecropping, certification from the elected representative will be considered as legal document</li> </ul>
3	Loss of Trees/ Perennials/ fish stocks	<ul style="list-style-type: none"> <li>1. Person with Legal Ownership of the land</li> <li>3. Socially recognized owner/ Unauthorized occupant</li> </ul>	<ul style="list-style-type: none"> <li>i. Cash compensation at market rates for replacement of trees/ perennials/ fish stocks value</li> <li>v. For fruit bearing trees- compensation for fruits @ 30% of timber value X 1 year</li> <li>vi. Compensation for fish</li> </ul>	<ul style="list-style-type: none"> <li>a. Assessment of loss and market value of affected trees</li> <li>b. Payment of CCL for trees</li> <li>c. Adequate compensation will be paid and the owner will be allowed to fell and take the tree free of cost</li> <li>d. Compensation for fruit will be paid for small, medium</li> </ul>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
		of the trees/ fishes	<p>stocks as determined by PVAC.</p> <p>vii. 5 saplings will be distributed free of cost among each affected household losing trees</p> <p>viii. Owners will be allowed to fell and take away their trees, perennial crops/ fishes etc. free of cost without delaying the project works.</p>	<p>and large categories of trees.</p> <p>e. 5 saplings (2 fruit tree, 2 timber types and 1 medicinal tree) free of cost will be distributed among the tree losing households.</p>
4	Loss of residential /commercial structure by owner(s)/ squatters	Legal Owners or squatters	<p>i. Replacement value of structure at market price determined by PVAC.</p> <p>ii. Structure Transfer Grant (STG) @ Tk.12.50% of the replacement value of main structure</p> <p>iii Structure Reconstruction Grant (SRG) @ Tk.12.50% of the replacement value of main structure.</p> <p>iv. One time Transfer Grant (TG) for portable materials at the rate of (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and BDT 7,000 (seven thousand) for Pucca structures</p> <p>v. Cost of transfer and reinstallation of the utility services like reinstallation of electricity connection, water supply line, telephone line etc. as grant @ 10% of CMP (5% for the structure to be demolished now and another 5% for its reconstruction)</p> <p>vi. For the legal owners Monthly Hiring Allowance (MHA) for the similar type of space in other structures for running their</p>	<p>a. Payment of CCL for the losses</p> <p>b. Verification of Joint Verification Survey (JVS) and other records</p> <p>c. APs will be fully informed about their entitlements and assisted to obtaining it.</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
			<p>activities for a period up to 6 (six) months with the rate would be determined by DMTC through market survey by the IA for various categories of structures like pucca, semi-pucca and katcha.</p> <p>viii. Salvageable materials will be taken away by the owners within the stipulated time notified by DMTC Owners to take away all salvage materials free of cost</p>	
5	Loss of common property resources (CPR) structures with or without title to land	<p>(a) Legal owners (or registered committee) identified by DC in the process of CCL payment.</p> <p>(b) Socially recognized owners of structures built on the RoW as identified by JVC and in census.</p>	<p>i. CCL by DC to legal owners, plus the difference between CCL and RC of structure as determined by PVAC.</p> <p>iv. Cash compensation for CPRs on land without titles to be determined by PVAC to match RV for the structure</p> <p>v. Dismantling and reconstruction cash assistance as per assessed price by PVAC.</p> <p>iv. Owners will be allowed to take all salvageable materials (within DMTC declared deadline) free of cost</p>	a. INGO/IA to conduct community consultations to ensure CPRs are relocated taking into account community concerns.
6	Loss of access to Residential houses/ commercial structures (rented or leased)	Tenants of rented/ leased properties	<p>i. House Transfer Grant (HTG) for shifting of furniture and belongings of residential structure (@ BDT 2,000 (two thousand) for katcha structure, BDT 4,000 (four thousand) for semi-Pucca structure and BDT 6,000 (six thousand) for Pucca structure to each shifting tenant.</p> <p>vi. Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small</p>	<p>c. Verification of JVS and records</p> <p>d. Transfer grants will be paid on relocation from project site</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
			<p>business; BDT 10,000 (ten thousand) for medium business and BDT 15,000 (fifteen thousand) for large business.</p> <p>vii. One time cash grant for facilitating alternative housing/CBEs Tk. 5,000 (Five thousand) per household or entity</p>	
7	Loss of business by CBEs due to dislocation	Owner/operator of the business including vendors as recorded by JVS	<p>i.. CCL for business loss.</p> <p>ii. Businesses without any income tax payment record: Transition allowance (TA) for the permanent loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT6,000 (six thousand) (BDT 2,000X3) for Small business, BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business.</p> <p>iii. Business with records of income tax payment: TA equivalent to 3 (three) months' income calculated on the basis of income tax payment record for the preceding year, not exceeding BDT 20,000 (twenty thousand) for Small business, BDT 50,000 (fifty thousand) for medium business and BDT 75,000 (seventy five thousand) for large business.</p>	<p>a. All persons recorded by the JVS</p> <p>b. cash grant to be paid while taking possession of land</p> <p>c. Small business will be defined as having Investment up to BDT 50,000 (fifty thousand), Medium business with Investment between BDT 50,000 to BDT 250,000 and Large business will have investment above BDT 250,000 (two hundred fifty thousand)</p>
8	Loss of rental income	Owners of rental premises (residential, commercial) as recorded by JVS	<p>ii. Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premises at the rate of (a) BDT 5,000 (five thousand) per month for katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca</p>	<p>a. All persons recorded by the JVS</p> <p>b. cash grant to be paid on relocation from project site</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
			structure (or Pucca structure less than 500 (five hundred) sft. and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft. and above.	
9	Loss of Income and work days due to displacement	Employees identified by the Joint Verification Committee (JVC)	<ul style="list-style-type: none"> <li>iii. Cash grant to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers and @ BDT 600/per day for skilled laborers.</li> <li>iv. Preferential employment in the project construction work, if available.</li> </ul>	<ul style="list-style-type: none"> <li>e. All persons recorded by the JVS</li> <li>f. Cash grant to be paid while taking possession</li> <li>g. Involvement of the incumbents in project civil works</li> <li>h. Training on income generating activities.</li> </ul>
10	Poor and vulnerable households	Poor and vulnerable households as identified by JVC	<ul style="list-style-type: none"> <li>i. Additional cash grant of BDT 10,000 (ten thousand) for affected poor women headed households and other vulnerable households</li> <li>ii. Training on IGA for AP/ nominated by AP.</li> </ul>	<ul style="list-style-type: none"> <li>a. Identification of Vulnerable households</li> <li>b. Income restoration schemes for vulnerable households</li> <li>c. Arrange training on income generating activities</li> </ul>
11	Temporary impact during construction	Community / Individual	<ul style="list-style-type: none"> <li>i. The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of borrow materials.</li> <li>ii. All temporary use of lands outside proposed RoW to be through written approval of the landowner and contractor.</li> <li>iii. Land will be returned to owner rehabilitated to original preferably better standard.</li> </ul>	<ul style="list-style-type: none"> <li>a. Community people should be consulted before starting of construction regarding air pollution, noise pollution and other environmental impact</li> <li>b. The laborers in the camp would be trained about safety measures during construction, aware of health safety, STDs, safe sex etc. The contractor shall ensure first aid box and other safety measures like condoms at construction site.</li> </ul>

#### 4.8 Compensation and Resettlement Assurances

DMTC will ensure that the land and property (structure, tree, crops and non-structure assets) to be acquired for the project interest will be compensated at their full replacement cost determined by a legally constituted body like the Property Valuation Advisory Committee (PVAC) as per the resettlement Plan. The principle for determining valuation and compensation for assets, incomes and livelihoods targets resettlement assistance for

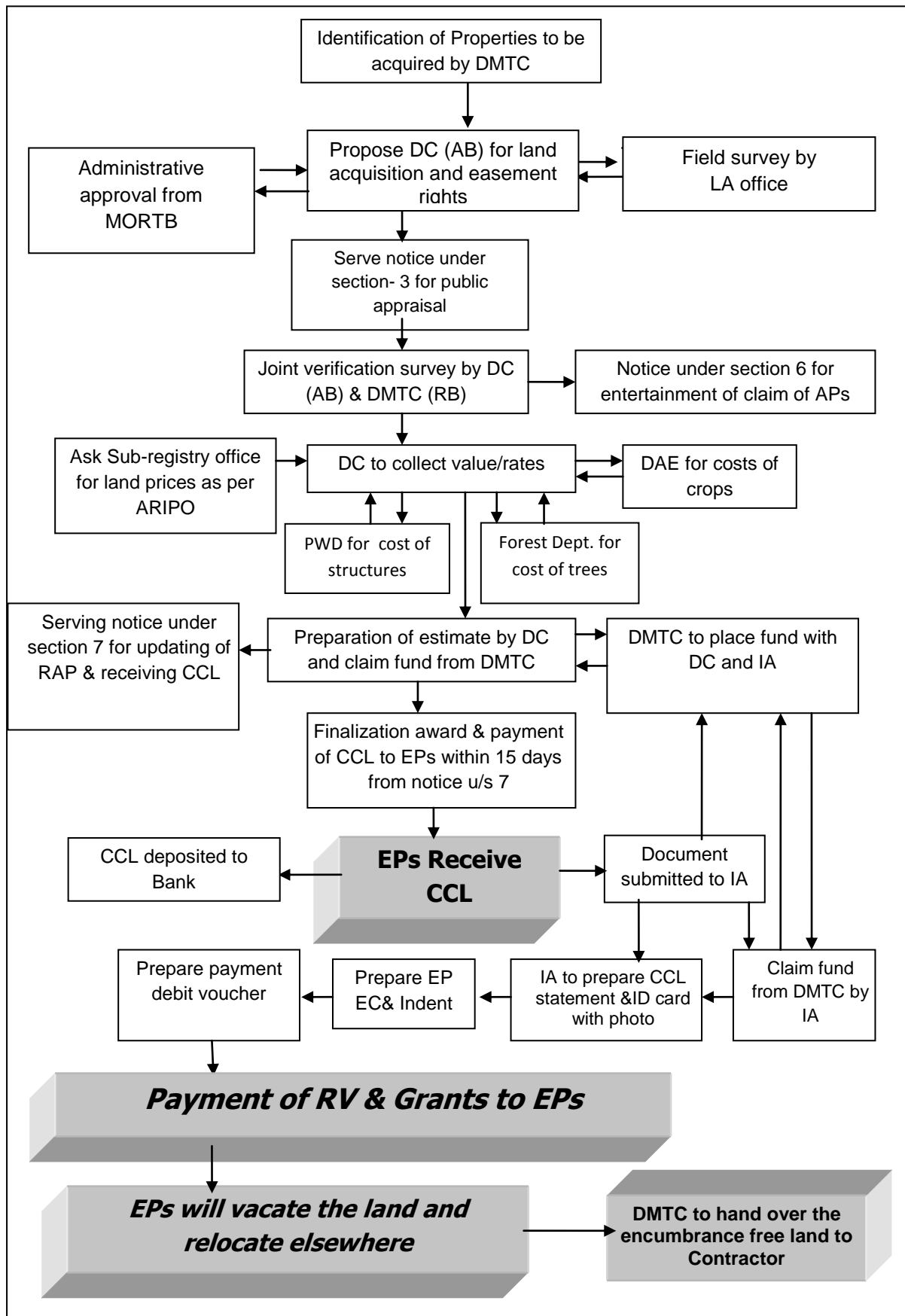
substituting and restoration of loss of income and workdays by the relocated households, especially the vulnerable households.

#### **4.8.1 Compensation Payment Procedure to Title Holder**

- a. Upon obtaining administrative approval of the Land Acquisition Proposal from the Ministry of Road Transport and Bridges (MORTB) the DC serves notice under section 4 of the Acquisition and Requisition of the Immovable Property Act 2017 to the recorded owner of the affected property for public appraisal.
- b. Acquiring Body (DC) and Requiring Body (here DMTC) representatives conduct joint verification of the affected property within 3 days of serving notice under section-4.
- c. After that the DC serves notice under section 7 for entertaining claims (appeals) from the potential affected persons.
- d. On the basis of joint verification survey data DC writes letter to Public Works Department (PWD) with information of affected structures, list of trees to the Forest Department and type of crops to the Agriculture Department for valuation as per government rule.
- e. DC also collects recorded land price of lands of similar description from the concerned Sub-register's office for last 12 months from the date of notice under section 4.
- f. After receiving rates from the PWD, Forest and Agriculture Department the DC prepares estimates and send it to the RB for placement of fund within 60 days.
- g. The DC prepares award for compensation in the name of recorded owner.
- h. Upon placement of fund, the DC serves notice u/s 8 to the APs for receiving cash compensation under law (CCL) within 15 days from the date of issuing notice u/s
- i. The affected people are notified to produce record of rights to the property with updated tax receipt of land, declaration on Tk. 300 non-judicial stamp, photograph etc. before the Land Acquisition section of DC office.
- j. Upon fulfillment of the criteria of the DC office i.e. requisite papers and document, the LA section disburse CCL in the office or field level issuing prior notice to the entitled persons (EPs).
- k. Local Government Institutions representative identifies the affected people during receiving CCL.
- m. As per Land Acquisition Law, DC pays compensation to the legal owners of the properties for land, structure, trees and crops.
- n. After receiving CCL from the LA office and obtaining clearance from the Treasury Section of the DC the entitled person (EP) deposits the CCL to his own bank account.
- o. One copy of the CCL will be submitted to the implementing agency (IA) (NGO or Consulting Firm with experience on social issues) office for additional payment of compensation as per RAP policy
- p. The IA will create ID number for the CCL holder and prepare EP & Entitlement Card (EC) for payment
- s. The IA will prepare ID cards with photograph of the EPs

- q. The ID card will be jointly signed by the DMTC and IA representative and photograph will be attested by the concerned Ward Commissioner.
- r. The IA will disburse Account Payee Cheque in public place or office the Ward Commissioner.

**Figure 4.3.2 Compensation Mechanism for Legal Title Holder**





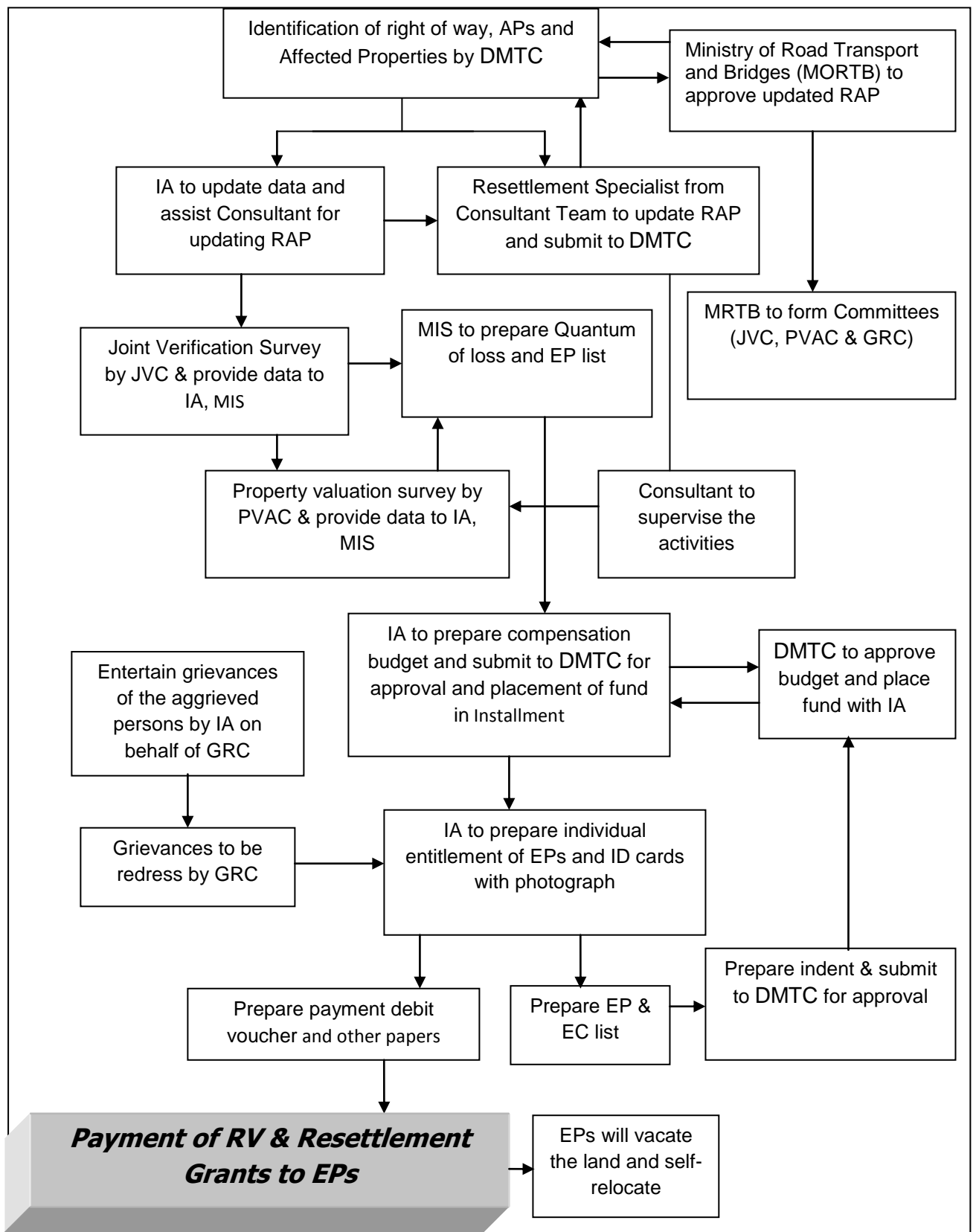
#### **4.8.2 Compensation Payment Procedure to Non-Title Holder**

The non-titled holder means having no legal ownership of the affected property but socially recognized and enlisted during census, SES and/or Joint verification survey of the RoW. The Acquisition and Requisition of Immovable Property Act 2017 has no provision to compensate these types of affected people. The Donors policy of involuntary resettlement prescribes to address these people without having legal title to the property.

As per joint verification survey by the Joint Verification Committee (JVC) the list of affected persons will be prepared by the IA and then the following steps would be taken-

- a. Individual Identity number will be created by IA against the name of all entitled persons (EPs)
- b. Photograph of the affected people for preparation of ID cards
- c. The IA will prepare entitled persons file and entitlement card for each EP.
- d. The IA will assist the EPs opening Bank Account.
- e. The tenants of the house or commercial premises and employees will collect documents in favor of their tenancy or identification from the owner of the structure/employer which will be attested by the concerned Ward Commissioner
- f. The IA will create ID number for each of the EP and ID card with photograph
- g. The IA will prepare Entitled Persons file and Entitlement Card (EP file & EC) based on category and quantity of losses
- g. The IA will prepare indent and submit to DMTC enclosing EP&EC
- h. The ID card will be jointly signed by the DMTC and IA representative and photograph will be attested by the concerned Ward Commissioner.
- i. The IA will arrange disbursement of Cheque (Account payee) in public place or office of the Ward Commissioner and representative from the DMTC will hand over cheque to EPs.

**Figure 4.8.3 Compensation Mechanism for Non-title Holder**



#### **4.8.3 Assistance from Relevant Government Departments**

The District Land Acquisition office takes help of relevant departments for determination of prices of land and other properties. Normally, the Public Works Department, the Forest Department, Sub-Registrar's Office, etc. are consulted. Land price from the Sub-Registrar's Offices for preceding one year from the date of serving notice under section 4 is considered for valuation of land. But in most cases, the price remains far below the market rate. To ensure that the APs can replace the lost property, the transacted price, recorded price, existing price and expected prices are averaged to reach at Replacement Value (RV). For valuation of affected property, a legal body called Property Valuation Advisory Committee (PVAC), with representatives from acquiring body (AB) DC, requiring body (RB) here DMTC, and Implementing Agency will be formed by Ministry of Road Transport and Bridges (MORTB).

PVAC will have representatives from the DMTC as the convener, representative from the implementing agency as the member secretary and representatives from the DC as member. A land and property valuation survey by the implementing agency (IA) based on the price recorded from formal and informal sources will determine the Replacement Value (RV) of land and structure and be recommended by PVAC to MORTB through Project Director. DMTC will pay the difference between RV and CCL. Stamp duty and land registration fees will be paid to the AP, if replacement land is purchased within one year from the date of receiving full compensation for land. Further, the implementing agency will assist in all possible ways, including finding land for purchasing replacement land, etc. After issuance of notice under section 4 by the DC and census cut-off date for non-title holders or a similar designated date declared by DMTC, joint verification of the acquired properties will be carried-out by the requiring and acquiring bodies. The Joint Verification Committee records the quality and quantity of the affected properties and identifies the structure owner on the spot. A representative of the Implementing Agency (IA) will also be present in the JVC as a member of the team. The Implementing Agency will computerize the Joint Verification data to be used for payment of compensation/resettlement benefits. A Terms of Reference for RAP Implementing Agency (IA) (NGO or Consulting Firm with experience on social issues) is enclosed in Annex-V.

After payment of compensation, APs would be allowed to take away the materials salvaged from their dismantled houses, shops or CPRs and no charges will be levied upon them for the same. A notice to that effect will be issued by DMTC intimating that APs can take away the materials. Payment of compensation will be made at least 1 month prior to the actual possession of the acquired lands and removal of the structures from the RoW so that they have sufficient time to dismantle and remove all salvageable material for rebuilding of houses and re-establishment of businesses. Further, all compensation and assistance will be paid to all APs prior to displacement or dispossession of assets or 1 month before commencement of civil works whichever comes first. The possession will be handed over to the contractor after payment of compensation/assistance to the APs is completed.

# **CHAPTER-5**

## **CONSULTATION, PARTICIPATION AND DISCLOSURE**

## **5. CONSULTATION, PARTICIPATION AND DISCLOSURE**

### **5.1 Project Stakeholders**

The primary stakeholders of the project include the Affected household (AHs), CBE owners, employees of the CBEs as well as community people. Other stakeholders include Dhaka Transport Coordination Authority (DTCA) and Dhaka Mass Transit Company (DMTC), under the Ministry of Road Transport and Bridges (MORTB) as the EA and other government agencies such as Dhaka North City Corporation (DNCC), Dhaka South City Corporation (DSCC), RAJUK, Power Development Board (PDB), Rural Electrification Board (REB) etc.

This RAP has been prepared based on the findings of consultation meetings and the participatory census and SES. The Requiring Body, here DMTC will acquire land for the project through the DC offices of Dhaka and Narayanganj districts. The other stakeholders include the businessmen groups like contractors, sub-contractors and suppliers during the construction period. The DNCC and DSCC Mayors and local government representatives will also be benefited in gaining peoples support as a result of local development. The local NGOs working in the area will also find their wider scope for poverty reduction activities. An Implementing NGO (INGO)/ Consulting Firm (IA) will be engaged to implement the RAP by the DMTC during project implementation period.

### **5.2 Disclosure and Public Consultation**

Goals and objectives of the project have been disclosed to the affected people and other stakeholders through community based stakeholders' consultation meetings (SHM) and focus group discussion (FGD). Objective of consultation meetings and focus group discussions were to disclose the information about the project to the stakeholders as well as get feedback and suggestion from the stakeholders through participation. The feedback and suggestions have been incorporated in the project design for improvement of the project and smooth implementation through participation.

1. *Information on disclosure:*
  - a. Dialogue with local people through public meetings and discussed about goals and objective of the project and for the line as whole, station areas and depot area(s).
  - b. Information and consultation meetings (ICM) in the locality about the project as well as planned activities about the RoW of the Metro line
  - c. Disclosure of the project components both above the surface and underground and other related issues, more specifically about the station areas in the locality among stakeholders of all levels through conducting public meeting
  - d. Focus group discussion with local stakeholders particularly women/women group with primary focus with the project affected people (directly or indirectly affected people irrespective of gender and social status).
  - e. Disclosure of the Land Acquisition and Resettlement Issues among the potential affected persons

2. *Consultation:*

- a. Consultation of resettlement and rehabilitation issues, mechanism of compensation payment, participation of the affected households in implementation of RAP with all level stakeholders and gather feedback on potential risks and probable mitigation measures
- b. Encourage all level stakeholders to participate in the consultation by receiving views of representatives from different groups including directly and indirectly affected households, structure owners, agriculture land losers, owners and employees of CBEs, committee members of CPRs, fishermen, local traders, women and vulnerable groups etc.

### **5.3 Stakeholders Meetings**

Stakeholders meetings were conducted in two stages or phases. At the initial stage, in every station area and depot area the consultants disclosed about the goal, objective, different component of the project as a whole and narrated the tentative design of the proposed Metro line with all the components, particularly about the component of the project of that particular location, where stakeholders meetings were conducted. Consultants also narrated the potential land acquisition status in that specific area. Feedback of the consultation meetings were incorporated and considered to finalize the project alignment and finally the RoW. After finalization of the tentative RoW and other components second phase of consultation took place in selected locations of the RoW. The Consultants disclosed the entitlements of the affected households and other stakeholders as designed in the RAP based on GoB policy and JICA guideline. The consultants also declared the cut-off date as the commencement date of second phase SCMs for eligibility of receiving resettlement benefits for the non-titled affected peoples. The consultants also disclosed the procedure of receiving the compensation, mechanism of participation of the stakeholders in the process of compensation as well as grievance redress processes. Details of the community based Stakeholders Consultation Meetings (SCM) in two phases is presented in Annex VI.

#### **5.3.1 Meetings Phase I**

In the initial stage of the project in February 2017 and at depot area in March 2018 the local potential affected persons of different locations along the RoW with local community leaders and other stakeholders like DMTC representatives, local government representatives were consulted through consultation meetings and personal contact. Stakeholders were informed about the meeting time and location ahead of time through personal contact and over telephone and through the local public representatives. Local people were also called by announcing in person and well as instantly through using hand microphone.

The consultants narrated the goal and objective of the project, different components of the project and proposed design of the stations with location were also discussed. Consultants also narrated the potential land acquisition status in that specific area. GoB policy, Donors' policy including JICA on land acquisition and compensation were discussed in the meetings. The opinion of the different levels stakeholders regarding the project was considered during finalization of the RoW and stations both above and under the surface with location for improvement. Detail community level stakeholders consultation meetings were conducted in six locations and opinion of the stakeholders are recorded and incorporated in finalization of the project (detail stakeholder meetings in different location is presented in the Appendix VI.

Stakeholders of the most of the area expressed their positive view regarding the construction of the MRT line provided the affected people get appropriate compensation according to the present market price. However, during the initial level of discussion some stakeholders expressed their concern about the proposed location of construction of depot. Many of them expressed social issues like depot going to be built on private land, they are not in favor of giving up the land as previous experience of compensation receiving from government was not pleasant, some of the community institutions like mosque, school, graveyard, will be affected.

The inputs from the stakeholders meetings have been used to finalize the project, developed measures and principles for mitigation of loss on APs. Summary of consultation meetings with affected people and other stakeholders are described in Table 5.1.

**Table 5.1 Stakeholders Consultation (Issues and out-come) Phase I**

Sl. No.	Dates of holding meetings	Type of Participants & Methodology	Issues Discussed	Outcome of the discussions
1.	During 15 <sup>th</sup> February, 2017 to 4 <sup>th</sup> March, 2017 meetings were held at Airport & Khilkhet, Purbachal and Mastul, Uttar Badda and Badda, Hatirjheel and Rampura, Kamalapur and Depot area.	A total of 06 Stakeholders meeting were held at near the stations and depot's proposed locations. People attended the meeting included businessman, teacher, farmer, housewife, advocate, service holder, engineer, social worker, mason, student, community leader, UP Chairman & Member. People were consulted and exchange of views and opinion in the meeting were reported.	Issue based discussions were held on community people's perception, attitude, needs and aspiration from the MRT Line-1 project. Following issues were discussed along with their raised issues: -Knowledge of people about the MRT Line-1 project -Attitude of the people towards the project. -Major problems relating to the project. -Suggestions to reduce adverse impacts. -Identification of alternative location/alignment of the proposed depot. -Potential benefit of the project for the local people and the city as a whole and overall economic impact on the nation. -Need for the project, especially the proposed depot/entry and exit points for that area. -Relocation of houses and other establishments. -JICA's Guidelines for Environmental and Social considerations and GoB's attitude towards appropriate resettlement efforts.	a. Minor change of design should be made if necessary to save high raise buildings. b. Project Authority should use minimum land from the private owners. d. Payment procedure for compensation should be simple and hassle free. e. Adequate compensation for land, trees, crops, business enterprises and other assets should be paid before the civil work takes off. f. Local people should be employed during civil work of the project as far as possible. g. People should be least affected by the project. h. Project authority should take appropriate measures so that livelihood of affected people is restored is improved or maintain at least to the pre-project condition.

Sl. No.	Dates of holding meetings	Type of Participants & Methodology	Issues Discussed	Outcome of the discussions
			-Gender issues especially local practice /attitude about women working in the project area.	
2.	3 <sup>rd</sup> of March 2018 at Depot 4		All the relevant aspects of the project; impacts, positive or negative on the lands, properties and assets compensation payments and payments procedures were disclosed and opinion sought.	There had been three different sites in addition to the previously studied sites and peoples opinion sought. Initially there had been opinion against the new sites (Depot - 4), but subsequently with efforts of consultants and DMTC differences were minimized.







### 5.3.2 Meetings Phase II

On request from DMTC a SHM was organized & held at the same venue (Pitolganj Dakhil Madrasha Compound) on 22<sup>th</sup> September, 2018. In the meeting all the PAPs (PAH households representatives) were invited and attended.

The PAPs were given the opportunity to ventilate their current thinking on land acquisitions and compensation payment. The PAPs almost unanimously opted in favor of acquisition of their lands and properties if they are compensated properly and at the market price. They also requested that the authority (DMTC) should look into that the compensation are paid without hassle and involvement of intermediary. They pleaded that the compensation should be such that they can remain close to their currently living areas that the lives and livelihoods are not disturbed (instead restored). The authorities agreed with their requests

and promised to assist the PAPs in all respects so that the negative impacts are mitigated to their satisfaction. With this assurance from the authorities PAPs were happy and hoped that their demands were properly understood by the authority and expressed that they will part with their lands, properties and affected resources and will not confront in the interest of the project and the nation.

After finalization of the RoW of the project, community level stakeholders consultations were held in all the earlier locations. A total of 05 stakeholders consultation meetings (Airport, Purbachal, Badda, Kamalapur and Rampura) were held for the period from 15<sup>th</sup> April, 2017 to 27<sup>th</sup> April, 2017 covering affected communities in all the locations. And another consultation meeting at Depot 4 was held on 14<sup>th</sup> of May, 2018. Stakeholders were informed about the meeting time and location ahead of time through personal contact and over telephone as well as through public representative. Local people were also called by announcing in person as well as instantly through using hand microphone.

Process of land acquisition, DC's payment procedure, donor's policy on involuntary resettlement, entitlements of the affected PAUs and vulnerable people, cut-off-date for listing property and probable resettlement benefits, etc. were discussed in the meetings.

The RAP design, compensation, relocation options, benefits and adverse social impacts were discussed with the affected persons and their community. Stakeholders were asked for their views on the project overall as well as more specific discussion about their perception on land acquisition process, compensation payment process, relocation requirements, and views on alternative options. Women and other vulnerable groups were also consulted concerning the specific project impacts and their livelihood aspects. Detail stakeholder meeting in each location is presented in Appendix VI.

The inputs from the stakeholders meetings have been used to develop measures and principles for mitigation of loss on APs. Summary of consultation meetings with affected people and other stakeholders are described in Table 5.2.

**Table 5.2 Stakeholders Meeting (Issues and out-come) Phase II**

<b>Sl. No.</b>	<b>Dates of holding meetings</b>	<b>Type of Participants &amp; Methodology</b>	<b>Issues Discussed</b>	<b>Outcome of the discussion</b>
1.	22 September, 2018 (Pitolganj Dhakhil Madrasha)	Participants included PAPs, officials of DMTC, RAJUK, District Administration, Upazilla Administration and Representatives of the Local Govt Bodies and elites of the area.	The PAPs were allowed to ventilate their opinions and sentiments. The DMTC were free to listen and almost corroborated with the demand of the PAPs and the audience (The PAPs) expressed their satisfaction and almost unanimously opted for the Deport to be built in the proposed areas.	The PAPs expressed their satisfaction to the sitting of the project and assured that the land can be acquired paying proper compensation and a hassle free process of compensation payment. The authorities were also appeared to agreeing to the process. The authorities also agreed to extend all possible assistance in the process of land acquisition unsettled ownership of lands (mutation) saying all the relevant govt officers will be instructed to provide the assistance without delay.

Sl. No.	Dates of holding meetings	Type of Participants & Methodology	Issues Discussed	Outcome of the discussion
2	During 15 <sup>th</sup> April, 2017 to 27 <sup>th</sup> April, 2017 meeting were held at Airport & Khilkhet, Purbachal and Mastul, Uttar Badda and Badda, Hatirjheel and Rampura, Malibag & Kamalapur	A total of 05 Stakeholders meeting were held at near station and depot's proposed locations. People attended the meeting including businessman, teacher, retired person, farmer, housewife, advocate, service holder, engineer, Social worker, mason, Student, community leader. Ashraful Alam Sarker, representative of JICA study team, DTCA, Ward Commissioner/ Ward Commissioner etc. People were consulted through detailed dissemination of information.	<p>Issue based discussion was held on community people's perception, attitude, needs and aspiration from the project. Following issues were discussed along with their raised issues:</p> <ul style="list-style-type: none"> <li>- Impact (positive and negative) of the project &amp; mitigation measures against negative impact,</li> <li>- Policy of compensation and resettlement grants for land, crops, houses and shops on private and public lands,</li> <li>- Disclosure of the compensation packages for different kinds of losses. Additional assistance for the vulnerable people and others,</li> <li>- People's preference on mode of compensation payment</li> <li>- Relocation of houses and other establishments</li> <li>- JICA's Guidelines for Environmental and Social Considerations</li> <li>- Commencement date of 2<sup>nd</sup> phase stakeholder's consultation meeting will be treated as cut-off date for listing affected properties for indirect EPs and notice under section 3 is for land owners.</li> <li>- Training and cash grant for vulnerable households, etc.</li> <li>- Gender issues, especially the scope of work for women in project civil work.</li> </ul>	<ul style="list-style-type: none"> <li>a. Local people suggested establishment of depot in one of the alternative area selected by the project authority (Purbachal Depot) at option-3.</li> <li>b. Entitlements of the affected people and cut-off date for listing of the lost properties are known to them.</li> <li>c. Land price should be fixed at open market rate and compensation should be paid at their door step before civil work takes place.</li> <li>d. Adequate compensation for land, properties, crops and business enterprises and others to be paid.</li> <li>e. People will be encouraged for self-relocation for living with the kin group with mutual support.</li> <li>f. Vulnerable APs will be preferentially employed in the civil construction of the project on the basis of their qualification and eligibility irrespective of gender.</li> <li>g. Training on some income generating activities should be provided to vulnerable groups of people.</li> <li>h. Rights and responsibilities are made known to the affected people at the initial stage of the project.</li> </ul>



Some photographs of consultation meetings.





#### 5.4 Mechanism for Stakeholders' Participation

During the preparation of the RAP, APs and their communities have been informed, closely consulted three times, about the RoW, station areas and depot area identification and selection, during conducting socio-economic survey and during disclosure of RAP entitlements, other options and declaration of cut-off dates and encouraging participating in the discussions and project preparations. This process will be continued during detail design, implementation and monitoring of the RAP. Consultation and communication with APs and other stakeholders during design stage of the project will be an integral part of the process of gathering additional data.

Consultation is a continuous process and will also be carried out during updating of the RAP, as well as during implementation and monitoring. During the implementation stage, ward/union based Resettlement Advisory Committees (RACs) will be formed to seek cooperation from various stakeholders in the decision-making and implementation of the RAP. Through public consultations, the APs will be informed that they have a right to grievance redress from the DMTC. The APs can call upon the support of RAP Implementing Agency (IA) (NGO or Consulting Firm) to assist them in presenting their grievances to the GRCs. The GRCs will review grievances involving all resettlement benefits, relocation and other assistance. Union/Ward based grievance redress committees (GRCs) will be formed and the grievances will be redressed within a month from the date of lodging of the complains. The GRC as well as the JVT and PVAC will be formed by the Ministry of Communications and activated during land acquisition process to allow APs sufficient time to lodge complains and safeguard their recognized interests.



The areas for participation of the primary stakeholders include: (i) identify alternatives to avoid or minimize resettlement; (ii) assist in inventory and assessment of losses; (iii) assist developing alternative options for relocation and income restoration; (iv) identify relocation sites for displaced households and businesses; (v) provide inputs for entitlement provisions; and (vi) identify likely conflict areas with resettlers.

### **5.5 Disclosure of the RAP**

Project design, impact and policies for mitigation of adverse social and environmental impacts have already been disclosed to the affected community through consultation meetings. This information will be disclosed to the Right of Way (RoW) area people particularly the affected persons in other different forms. An information booklet will be designed in *Bengali* and after getting approval of the government, will be distributed among the affected persons during RAP implementation as the primary tool for disclosure. Disclosures will also be continued using the following other instruments:

- Advertisement in newspapers;
- Advertisement in radio and television;
- Billboards and posters;
- Community workshops;
- Information brochures;
- Information in focal points at union/ward levels;
- Information pamphlets;
- Personal contact; and
- Union/ward level meetings.

In case of change in Project design thereby entailing change in resettlement impacts, this RAP will be updated. The updated RAP will be disclosed to the APs, endorsed by the EA. The updated RAP will be submitted to financiers for approval prior to award of civil works contracts for the Project.

### **5.6 Strategy for Community Consultation and Participation during Implementation**

DMTC will continue the consultation process during the implementation of the RAP. Resettlement-related brochures, leaflets and other communications materials in the local language (*Bangla*) will be published for distribution among the affected households. Further steps will be taken to (i) keep the affected people informed about additional land acquisition plan if necessary, compensation policies and payments, resettlement plan, schedules and processes, and (ii) ensure that project-affected persons are involved in making decisions concerning their relocation and implementation of the RAP. The consultation and participation will be instrumented through individual contacts, FGDs, open meetings and workshops. The larger goal of this plan is to ensure that adequate and timely information is made available to the project affected people and communities and sufficient opportunities

are provided to them to voice their opinions and concerns and participate in influencing upcoming project decisions.

In sum, consultation will remain a hallmark in the project implementation process. The consultation meetings, issues discussed and outcomes and subsequent follow-up actions will be recorded for future verification.

The main themes and scope of the RAP will be disclosed in detail to the affected community, after it has been approved and translated into Bangla. The RAP's provisions will be further explained to APs in group discussions, personal contact and community level meetings during implementation of the RAP. An English version will be uploaded to DMTC's website.

This RAP will be summarized in an information booklet in local language (Bangla) and disclosed to APs during implementation of the RAP after it has been reviewed and approved/endorsed.

The Implementing Agency (IA) (NGO or Consulting Firm) engaged to assist DMTC in the implementation of this RAP; they will update, publish and distribute the booklet explaining the impact of the project, compensation policies for APs, resettlement options/strategies for households and shops, and tentative implementation schedule of the project. Further steps will be taken to (i) keep the affected persons informed about land acquisition plan, compensation policy and payments, and (ii) ensure that APs will be involved in making decisions concerning relocation and implementation of the RAP.

### **5.7 Eligibility and Cut-off Date**

Serving of notice under Section 4 of the Acquisition and Requisition of Immovable Property Act 2017 will follow as the cut-off date for legal owners of property to be acquired. First round consultation meeting, the census & socio-economic survey has been conducted in February 24 to April 07, 2017. Second round consultation meetings were held from April 15 to April 27, 2017. During the second round consultation meeting disclosures of the entitlements have been done and cut-off dates for eligibility of compensation have been declared during these meetings for establishing eligibility for resettlement assistance by all the APs staying on others/public lands (non-title holders/Squatters) of the project. Furthermore the cut-off date at Depot area was on 14<sup>th</sup> of May, 2018.

During implementation of the project, the DMTC will issue ID card to the entitled persons after joint verification done by JVT with all details of their entitlements as per RAP.



**CHAPTER-6**

**RELOCATION, RESETTLEMENT AND INCOME  
RESTORATION**

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## **6. RELOCATION, RESETTLEMENT AND INCOME RESTORATION**

### **6.1 Scope of Displacement and Relocation**

According to the census & SES data, implementation of the project will require displacement of 513 households living on government or their own land. Besides, 404 commercial/business premises and vendors and 42 common property resources will need to be relocated for the proposed Right of Way (RoW) of the MRT line 1. About 4,632 people will be displaced due to loss of housing structure and CBEs. The affected households and other entities are encouraged for self-relocation. The project may provide some civic amenities to the EPs if they relocate in cluster manner. It is mentionable that there are about 125,562 trees standing on the government and private land of different species and sizes are listed within the RoW, About 1,376 structures are going to be affected with total structure (built up) quantity of 67,098 sq. meter. Among the affected structures most of them are pucca (26,126 sq. meter) followed by semi pucca 18,722 sq. meter), tin made (17,270 sq. meter), katcha (4,051 sq. meter), thatched (702.87 sq. meter) and tarpaulin made (227 sq. meter).

### **6.2 Relocation of Housing and Other Establishments**

The project is taking land for construction of the MRT line 1 including the track, stations and depot for facilitating easy mass communication and reduction of traffic congestion in Dhaka city. A total of 1,119 PAUs /households will need to be relocated due to the project with total built up area of 67,098 sq. meter. The project will therefore encourage "self-relocation" by affected households selecting replacement homestead land in the vicinity of their own. The objective is to minimize social disruption in the resettlement process and allow people to remain together within kin groups for mutual support.

#### **6.2.1 Changing School and Madrasa**

It is understood from the socio-economic survey and consultation meetings that the affected households will move within the vicinity of their earlier location. They prefer to remain with the kin group and continue their earlier occupation. As these APs are not moving very far but within vicinity, it is understood that the children can continue their education in the same schools. Project will not trigger any situation which might need to change their schools.

### **6.3 AP Preference for Relocation**

During the census survey as well as in stakeholder consultation meetings (SCM) and FGDs, the relocation choices of the affected persons were asked. The households to be relocated are homestead loser prefer to remain in the adjoining area of the project location to continue their present occupation. Almost all are demanding assistance from the project during relocation. Therefore the APs are encouraged for self-relocation to get mutual support of the kin groups.

More than 99.91% of the affected PAUs preferred assistance as cash grant so that they can buy/shift their structure in new location and continue their livelihood, which means the APs of depot area are not willing to get for DMTC's relocation sites. However, they are in favor of

land acquisition at depot area. Rest of them wanted similar space for continuing their business. Details are shown in the Table 6.3.1.

**Table 6.3.1 Preference of CBEs for Relocation by Location in Percentage**

Station Name	Preferred Compensation		Total
	Cash Compensation	Kind for Kind	
Airport	100.00	00	100.00
Airport Terminal-3	00	00	0.00
Khilkhet	100.00	00	100.00
Basundhara	100.00	00	100.00
POHS	00	00	0.00
Mastul	00	00	0.00
Purbachal West	00	00	0.00
Purbachal Central	100.00	00	100.00
Purbachal East	00	00	0.00
Purbachal Terminal	100.00	00	100.00
Depot Area	100.00	00	100.00
Jamuna Future Park	100.00	00	100.00
Notun Bazar	100.00	00	100.00
Uttar badda	100.00	00	100.00
Badda	100.00	00	100.00
Hatir Jheel	100.00	00	100.00
Rampura	95.83	4.17	100.00
Malibag	100.00	00	100.00
Rajarbag	100.00	00	100.00
Kamalpur	100.00	00	100.00
<b>Total</b>	<b>99.91</b>	<b>0.09</b>	<b>100.00</b>

Source: Census & Socioeconomic Survey June 2018

#### 6.4 Replacement of Agricultural Land

In the depot area private lands are going to be affected which are both agricultural and non-agricultural. None of the owners are living there. So, none of the owners will be displaced for the intervention of this project. The project will not arrange any alternate land for loss of land but will encourage the losers to buy alternate land. The land loser will not get any replacement land but will be paid cash compensation at replacement cost at current market value of the land. The stamp duty and registration cost for purchasing replacement land will be paid along with the replacement cost of the land. In case of agriculture land DC will compensate for lost crops and trees at the rate estimated by the Department of Agriculture Extension (DAE) and the Department of Forest (DOF) and confirmed through consultation and market appraisal.

## 6.5 Income and Livelihood Restoration Strategy

Mitigation of loss of assets and livelihood is the main focus of the resettlement plan. Additional measures will be taken to provide appropriate support to the livelihood restoration aspects of AHs. According to the known impacts, AHs will be relocated and will lose income from wages and business operation during the re-establishment period. Other AHs will lose access to agricultural and commercial land; adequate compensation will be awarded to these AHs before relocation. In addition, vulnerable APs will receive other support and also get preference for employment in civil construction works.

In compliance with the RAP, the updated RAP will identify resources, in addition to compensation, for income restoration assistance. This will be through linking resettlement activities with a Livelihood and Income Restoration Program (LIRP).

The RAP includes the following categories of AHs for income restoration and livelihood support:

- Vulnerable households to be relocated from the project right of way. Eligible members of such family will be identified during planning the LIRP.
- Vulnerable households having no adult male members to shoulder household responsibility (women headed households in particular). The women heading the household will preferably be the eligible member.
- Vulnerable households of the employees and daily wage earners of the affected businesses or their nominated representatives.
- Vulnerable households losing access to agriculture land including sharecropper, and leaseholders.
- Vulnerable households losing access to commercial land including business proprietorship.
- Vulnerable households losing more than 10% of their agricultural income due to acquisition of agricultural land.

For additional support to usual income restoration assistance as mentioned above, the RAP Implementing NGO (INGO)/IA will specifically undertake assessment of needs and skill base of vulnerable APs of ages between 15 to 60 years. The IA (NGO or Consulting Firm) will recommend the eligible members of affected vulnerable households with their relevant profile to the LIRP implementing organization through DMTC. The short-term livelihood regeneration assistance under the RAP and long-term income generation program under the LIRP will be organized as follows:

**Table 6.4.1 – Livelihood Restoration Options**

<ul style="list-style-type: none"> <li>▪ 1. Eligible members of poor households to be relocated from the project right of way.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 1.1 Short-term: Compensation for structure, shifting allowance, reconstruction assistance, cash assistance for loss of workdays due to relocation, and priority in employment in construction.</li> <li>▪ 1.2 Long-term: Needs and capacity identification, human development and skill training, institutional support under the LIRP.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 2. Eligible members from poor female headed households having no adult male members to shoulder household responsibility.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Similar to 1.1 and 1.2.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 3. Poor and vulnerable employees of affected businesses.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 3.1 Short-term: Subsistence for loss of income and employment.</li> <li>▪ 3.2 Long-term: As 1.2 above.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 4. Eligible members of poor households losing access to agriculture land including sharecroppers, and leaseholders.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 4.1 Short-term: Compensation for crops.</li> <li>▪ 4.2 Long-term: As 1.2 above.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 5. Eligible members of poor households losing access to commercial land including business proprietorship.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 5.1 Short-term: Compensation for loss of business income, shifting and reconstruction assistance.</li> <li>▪ 5.2 Long-term: As per need, livelihood and income generating training and employment in project construction.</li> </ul>
<ul style="list-style-type: none"> <li>▪ 6. Eligible members of poor households losing more than 10% of their agricultural land.</li> </ul>	<ul style="list-style-type: none"> <li>▪ 6.1 Short-term: Compensation for crops, replacement value of land, assistance for land purchase, and employment in construction.</li> <li>▪ 6.2 Long-term: As 1.2 above.</li> </ul>

**6.6 Capital Support**

Funds for income restoration programs become a major constraint to the project affected people utilizing their skill obtained/enhanced through IGA training. Capital support for

potential income generation activities to the trained and efficient target group people will therefore be provided from any source i.e. local level NGO, banks, etc. arranged by the development project in the form of grant/credit.

#### **6.7 Employment in Construction**

Local people whose livelihood is impacted by the project will get preference in jobs associated with the project construction. Female affected people will be provided preferential employment related to project. Affected persons will get preferential employment in project civil works based on their eligibility. The jobs, in the semi-skilled and unskilled category, shall be offered to the APs in preference to the others. A clause should be incorporated in the contract documents requiring contractors to give employment, if available, to project affected people having EP ID cards in preference to other persons.

#### **6.8 Re-Establishment of Common Property Resources**

Different kinds of common property resources like mosque, school, madrasa, graveyards, clubs, local samities/offices are going to be affected by this project. Many of them will be affected partially or fully. For repairing or re-establishment of these CPRs the community people will be consulted. The management committee of these CPRs will be consulted to identify the mechanism of repair or re-establishment of the affected CPRs. The management committee can be given a financial support to re-establish the CPR in their desired location under their own management or project can re-establish the CPR with the help of the community in their preferred location.

# **CHAPTER-7**

## **IMPLEMENTATION ARRANGEMENTS**

## **7. IMPLEMENTATION ARRANGEMENTS**

### **7.1 Dhaka Transport Coordination Authority (DTCA) during Planning and Design/Dhaka Mass Transit Company (DMTC) during Implementation**

Dhaka Mass Transit Company (DMTC) will establish for the Project, a Project Implementation Unit (PIU) headed by a Project Director (PD), at the project office that will be responsible for the overall execution of the Project. The PIU will consist of three units namely Engineering Service Unit (ESU), Environmental Management Unit (EMU) and Resettlement Unit (RU) for total implementation of the project. The PD will work on deputation from DMTC at the level of Superintending Engineer or Additional Chief Engineer. The project will be overseen by the PD, DMTC. One implementation committee will be formed to provide overall guidelines and cooperation for project implementation and keep liaison with various stakeholders including the Donor, different government organizations and other relevant agencies.

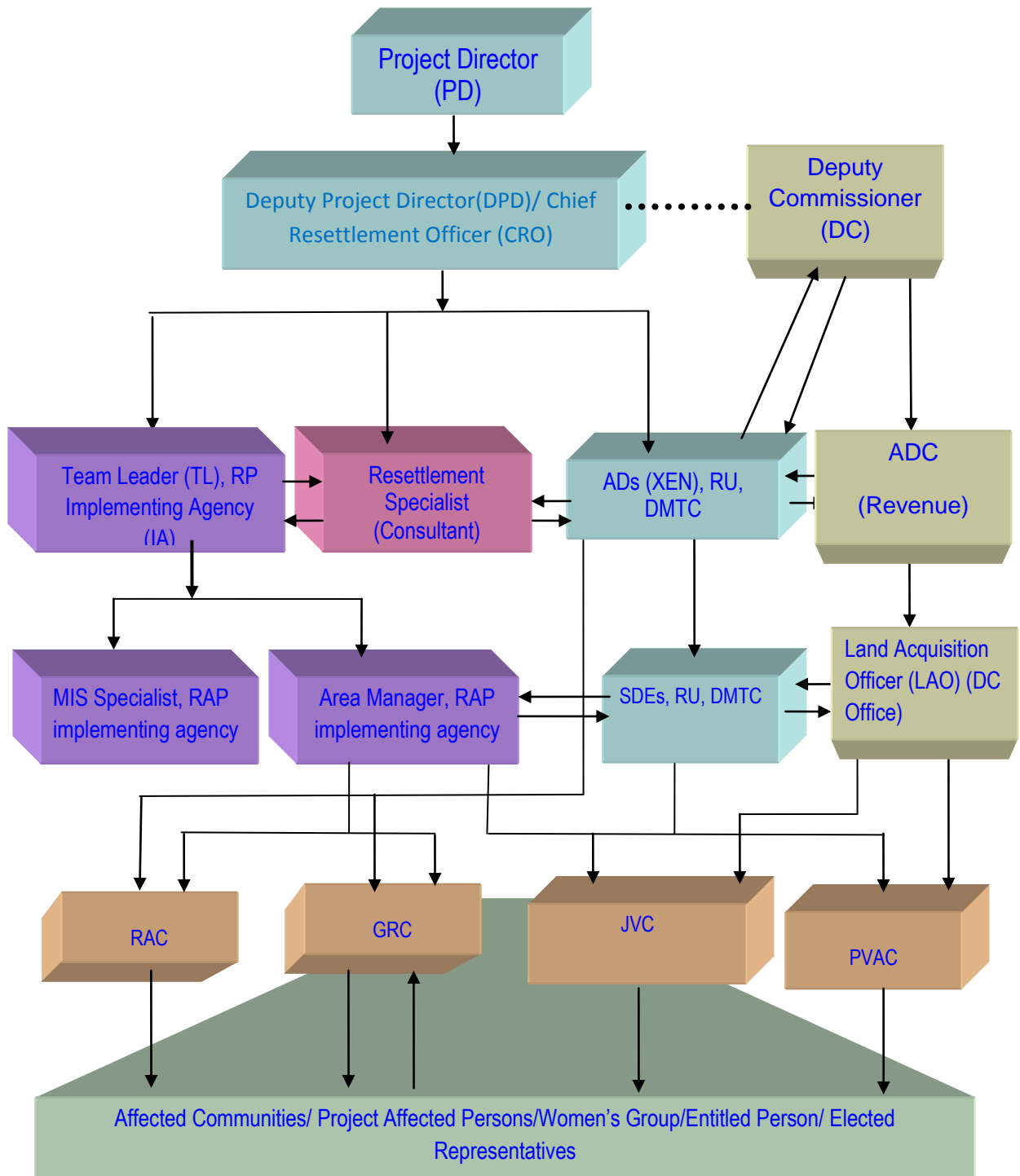
The PD will recruit and appoint an experienced NGO or Consulting Firm with experience on social issues, which will be named as Implementing Agency (IA) as required for implementation of resettlement activities. DMTC will implement the RAP through setting a Resettlement Unit (RU) within the PIU. The RU, under the overall responsibility of the Deputy Project Director (DPD) / Chief Resettlement Officer (CRO), will undertake day-to-day activities with the appointed Implementing Agency (IA) and Resettlement Specialist/ Supervision Consultants.

The appointed Implementing Agency (IA) will open field offices, carry out information campaign and involve affected persons including women in the implementation process from the very beginning. The Implementing Agency (IA) will collect, collate, computerize and process data for identification of eligible persons correctly for disbursement of resettlement benefits and assess their entitlements as per RAP policy. However, the RU will affect the payments after necessary scrutiny. The Deputy Project Director (DPD)/Chief Resettlement Officer (CRO) in charge of the land acquisition and resettlement management will report to the Project Director. He/she will work in close coordination with the respective field-based offices and Implementing Agency (IA) on the day-to-day activities of the resettlement implementation.

The DPD/CRO through the field officials and staffs, LA Office and the Implementing Agency (IA) will execute and monitor the progress of the LA and RAP implementation work. He/she will ensure coordination between the relevant departments, Implementing Agency (IA), the GRC, RAC, PVAC and the Project affected people (APs). Apart from the GRC, Joint Verification Committee (JVC) for quantification of affected properties and Property Valuation Advisory Committee (PVAC) will be formed by the Ministry of Road Transport and Bridges (MORTB) for valuation of affected property and resolution of disputes. The composition and formation of committees and mechanisms for quantification and valuation of properties and grievance resolution will be constituted through government gazette. People's participation will be ensured through recruiting their representatives in these committees. The mechanism of implementation and organization/position involved in the implementation process is shown in Figure 7.1.



Figure: 7.1: RAP Implementation Organogram



## **7.2 Responsibilities of Resettlement Unit Officials**

CRO will be the head of RU and coordinate all land acquisition and resettlement issues with Assistant Director (AD) RU, IA, Consultant, DC office, Contractors and all stakeholders with assistance from other RU officials and staffs including Sub Divisional Engineer (SDE). CRO will come from DMTC on deputation to the position and of at the level of Superintendent Engineer/Additional Chief Engineer.

AD will be responsible for all land related issues and all kinds of resettlement issues (compensation, relocation, and rehabilitation etc.) for all the EPs for their respective regions of the project. AD will keep close liaison with DC office, will be the chairperson of GRC and RAC to be formed for this assigned area. AD will maintain close liaison with CRO, IA, Consultant, Contractor and other stake holders of the project. AD will come from DMTC on deputation of the position of Executive Engineer.

AD will make compensation; approve indents made by IA for payment to EPs with consultation with the CRO. The payment will be done through SDE. Cheques for the EPs will be signed by AD. IA will assist SDE in preparation of payment Debit Voucher and other required papers. SDE will keep close liaison with the Area Managers of the IA and the EPs in the field level and assist AD in all relevant issues for smooth implementation of the Land Acquisition and Resettlement program. SDE will be the convener of JVC and PVAC to be formed for this assigned area. SDE will come from DMTC on deputation of the Sub Divisional Engineer level.

Institutional Responsibilities in Resettlement Process is shown in Table 7.1.

## **7.3 Functional Description**

### **7.3.1 Role of Deputy Project Director (DPD)/Chief Resettlement Officer (CRO)**

The DPD/CRO for land acquisition, resettlement and rehabilitation will perform the following activities (Table 7.1).

- Implement the resettlement program according to and in agreements with the Donor.
- Formulate necessary policy, administrative and financial decisions and actions necessary for the successful implementation of the program in consultation with GoB authorities.
- Timely release of funds to the DC and the Resettlement Unit (RU) necessary to implement the Land Acquisition and Resettlement program according to the approved implementation schedule.
- Delegate responsibility and powers to the other resettlement officers as required for smooth implementation of the RAP.
- Prepare Terms of Reference for a “Post-Resettlement Survey”, select and appoint an appropriate agency to execute these survey(s).
- Propose DMTC any remedial action based on the Post-Resettlement Survey.
- Pay additional grant for replacement land purchase, house/business establishment construction grant, and dismantling and removal assistance and all other assistances in cash or kind stipulated under the resettlement policy to all the eligible PAPs.
- Update Land Market Survey to determine the replacement cost of land in and around the project area and accordingly recommends Replacement Value (RV) for replacement land purchases.
- Negotiate with Contractors for arranging employment for PAPs in project construction works.

- Study and monitor unforeseen adverse affects during and after construction and take necessary mitigation measures.
- Liaise with other government and non-government agencies in the country on matters of mutual interest related to resettlement, etc.

### 7.3.2 Role of Assistant Director (AD): Resettlement

The AD of RU will basically be the field level implementing officers of the Resettlement Unit. He/She will be responsible for the overall implementation of all field level activities related to resettlement (Table 7.1). This would include:

- Keep liaison with LAO for timely compensation of CCL.
- Issue ID Cards to all eligible Entitled Persons (EPs).
- Will attend and chair the meetings of GRC /RAC in different zones of respective regions of the project area.
- Arrange and provide all necessary assistance to EPs for purchase of replacement land.
- Ensure that all structure-losing HHs are evacuated and relocated on time and are provided with transportation assistance in cash.
- Ensure timely entries of the losses identified and benefit accrued into the Entitlement Cards manifesting the benefits given to PAPs.
- In consultation with DC and local leaders, organize meetings in host area villages to persuade and encourage the host population to provide replacement lands to PAPs.
- Provide various cash grants planned under the RAP to entitled persons, and ensure that transfer of these grants are made according to the system described in RAP.
- Liaise with the IA for the implementation of information campaign, IGA Training, and other activities delegated to them.
- Keep close contact and liaison with CRO, DC, IA and Consultants and submission of monthly/quarterly field progress report.
- Perform effective management and timely implementation of the directives.
- Participate in all the activities and meetings of the Resettlement Committees.
- Issue the Cheque to EPs.
- Keep all records in electronic data base.

**Table 7.1 - Institutional Responsibilities in Resettlement Process**

Related Activities and Responsibilities	Responsibility
<b>A. Preparation of Updated RAP</b>	
Preparation of land acquisition plans	DMTC/Eng Firm
LA process and land acquisition	DC/DMTC
Recruitment of National Resettlement Specialist (NRS)	DMTC/Donor
Recruitment of Implementing Agency	DMTC
Design and reproduction of RAP Information Brochures	DMTC/NRS
Disclosure and public consultations	DMTC/IA
Selection of members for resettlement advisory bodies	DMTC/IA
Carry out joint verification survey	JVC
Market survey on prices of lands, structure, crops and trees.	PVAC
Establishment of unit prices	PVAC/DMTC
Assessing AHs to be relocated and any vulnerable APs	IA/DMTC/NRS
Determination of entitlements and consultations with individual APs	DMTC/IA
Consultation of RAP to EA, APs and stakeholders	NRS/DMTC
Concurrence on RAP	DONOR
Approval of RAP	DMTC

<b>Related Activities and Responsibilities</b>	<b>Responsibility</b>
<b>B. RAP Implementation</b>	
Mobilization of GRC	DMTC/IA
Establishment of internal monitoring	MORTB/DC/DMTC
Budget approval for compensation and resettlement	DMTC
Release of funds for compensation	DMTC
Filing and resolution of complaints of APs,	DMTC/GRCs/IA
Assess needs,	DMTC/IA/APs
Consultation with APs on schedule of clearing the lands	DMTC/IA
Clearing of lands	APs
Confirmation of “No Objection” for the award of civil works contract	DONOR
Relocation and livelihood restoration assistance	IA/DMTC/LIRP
<b>C. Monitoring and Evaluation</b>	
Internal monitoring	DMTC/NRS/IA
Independent external monitoring and evaluation	DONOR

## **7.4 Other Agencies Involved in the Process**

### **7.4.1 Deputy Commissioner**

The DC has the power to acquire land and to assess compensation of property thus acquired. The 2017 Act provides the power to the DC, who conducts the acquisition through the Land Acquisition Officer (LAO) of concerned districts. The LAO (or his/her officers) along with RU/DMTC and IA staff will conduct joint physical verification of property on the land in accordance with the Land Acquisition Proposal (LAP) to be submitted by RU/DMTC as soon as the detailed design and alignments for the project interventions will be available.

The DC office is responsible for the entire acquisition process from notification to affected households to award of compensation to owners of property and payments of compensation. Upon fulfillment of criteria of the LA office (i.e. necessary documents to make payment) the LA officials will prepare cheque and disburse to the EPs in the concerned Ward office or other secured place in presence of the Ward Commissioner/Councilor/Chairman issuing prior notice to the concerned EPs. DMTC and IA officials shall liaise with concerned DC offices to complete the land acquisition process in a timely fashion. However, the LAO will prepare estimates of land acquisition and request placement of fund from the DMTC. DMTC will place fund with DC within 60 days time limit from the date of claiming fund from DC.

### **7.4.2 Project Supervision Consultant**

There will be provision for National Resettlement Specialist (NRS) as part of the Consultants supervising the implementation of the Project. He/She will be involved for full period of RAP implementation and will ensure that sound methodologies and practices are followed in the implementation of the RAP. The consultant will advise on any changes in the modalities of the implementation work, participate in meetings with the IA and DMTC and monitor the work of the implementing NGO/agency in the field. The resettlement specialist will provide technical support to RU and supervise & review the field activities of the RAP Implementing Agency in collaboration with the Resettlement Unit of DMTC.

### **7.4.3 Implementing Agencies**

DMTC will engage an experienced Implementing Agency (IA) for implementation of the RAP in the field level in coordination with the DC, DMTC and consultants. The Implementing Agency (IA) will be engaged to assist the consultant for updating of RAP during detailed design phase and will be continuing for implementation of the RAP. DMTC, the EA will contract out clearly defined tasks of the RAP implementing agency with detailed Terms of Reference such as consultation /public information campaign for rapport building, issuance of ID cards to EPs, payment of eligible benefits to affected households/ individuals, institutional development, skill training/management training, community awareness and empowerment, etc. The IA will initially create ID number for each affected person as identified during Joint Verification survey by JVC for both title and non-title holder. If the entitled person (EP) is not included in joint survey report but awarded newly based on ownership documents of the property by DC during CCL payment, the IA will create new ID for them. The ID card will be prepared for EPs as identified by the DC and/or Joint Verification Survey (JVS) by the implementing agency and issued with joint signature of the SDE of RU and Area Manager of the Implementing Agency. Photograph of the EPs will be attested by the concerned Ward Commissioner/UP Chairman and pasted on the ID card or digital photo will be attached in the ID card and concerned Commissioner/Chairman will sign on it. The ID card will comprise information on name, father's/husband's name, mother's name, age, education, identifiable marks, detail address, details of quantity of losses etc. The sample of ID card will be prepared by IA and approved by EA.

The Implementing Agency (IA) will assist the APs in preparing record of rights to the property and receive compensation under law (CCL) from DC office. They will form focus group with the affected people based on homogeneity and/or nearness and hold meetings on regular basis to let them know their right and entitlements as prescribed in the RAP, updating of record of rights (RoR), opening of bank account, process of receiving cash compensation under law (CCL) from DC office and additional payments/ grants from DMTC through IA etc.

The implementing agency will form Ward based resettlement advisory committee (RAC) to involve the local communities and APs in the implementation process.

Implementing Agency will have to establish an MIS section in their central office for record keeping of the APs, creating individual ID number of the entitled persons, preparing entitled person's (EP) file based on quantity of losses and entitlement card (EC) based of loss type and budget.

Upon fulfillment of criteria i.e. necessary documents to make additional payment/grants to the EPs the IA will prepare payment debit voucher & other documents and disburse account payee cheque to the EPs. The payment debit voucher will be jointly signed by the concerned SDE, IA representative and UP Chairman. Prior notice will be issued to the concerned EPs on relevant issues. The consultants updating the RAP during detail design stage will also prepare and attach detailed Terms of Reference for RAP implementing Agency.

### **7.4.4 Ministry of Road Transport and Bridges (MORTB)**

The Ministry of Road Transport and Bridges (MORTB), through a gazette notification, will form various committees/teams for implementation of the RAP at the field level. The implementing Agency will work as member secretary of all the committees/teams involving representatives from DC, DMTC, Local Government Institutes (LGI) and APs. These committees/teams will ensure stakeholders' participation and uphold the interest of the vulnerable APs. The powers and jurisdictions of the committees will be clearly defined in the gazette notification.

#### **7.4.5 Joint Verification Committee**

The MORTB will form a Joint Verification Committee (JVC), for the project through a gazette notification to compare and review the physical verification data conducted by Implementing Agency with the DCs' assessment of loss of physical assets and their owners. The scope and responsibility of the JVC will be clearly defined in the gazette. The implementing Agency will process the entitlements of the project-affected persons using the JVC data as one of the determinants. The JVC will be a three-member body and be comprised as:

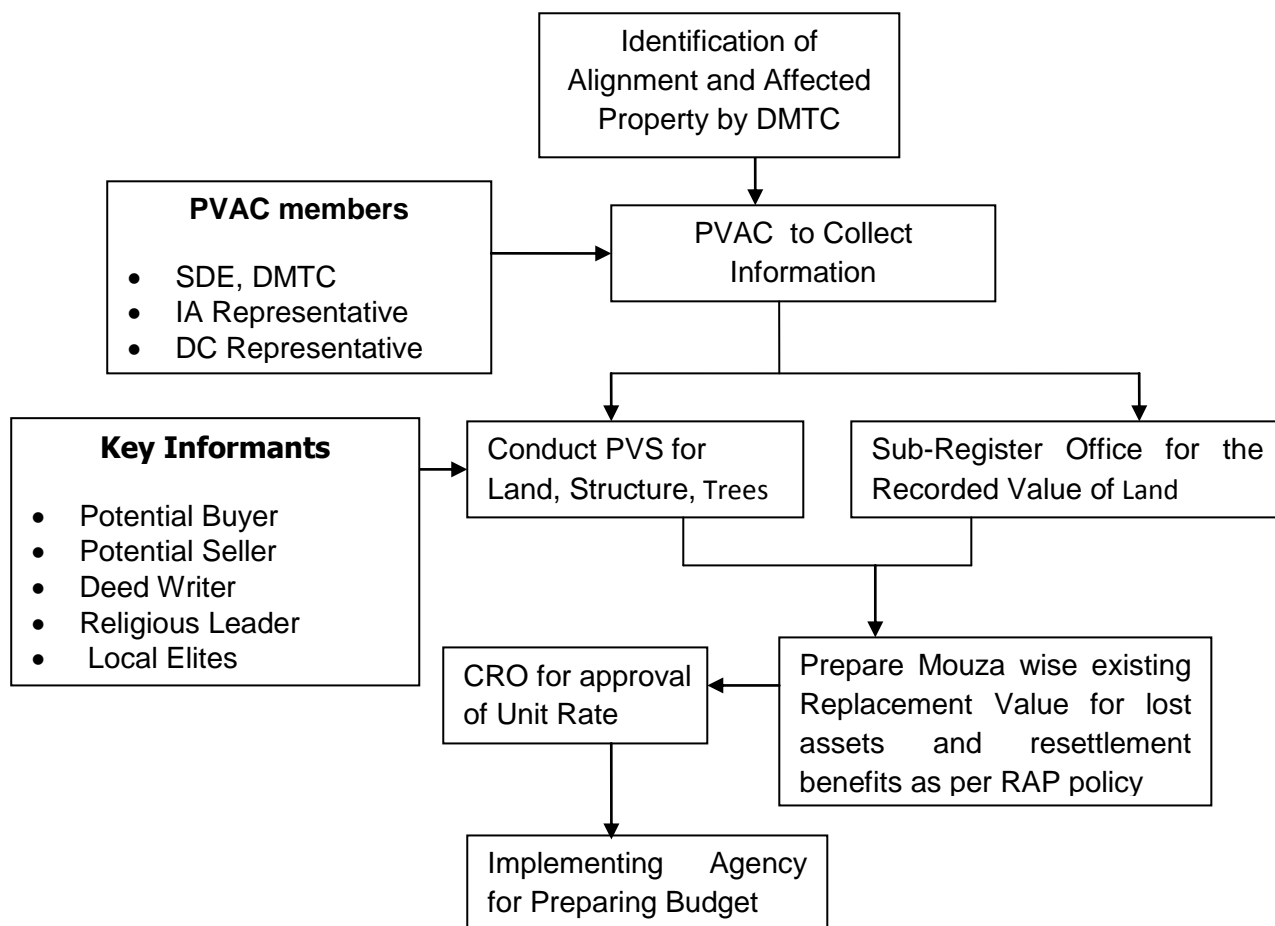
Sub-Divisional Engineer or equivalent, DMTC - Convener  
LAO or his/her designated representative of concerned Ward Commissioner Member;  
Area Manager, RAP Implementing Agency – Member secretary;

#### **7.4.6 Property Valuation Advisory Committee**

A Property Valuation Advisory Committee (PVAC) will be formed by the MORTB through a gazette notification for the project. The PVAC will review the assessment of the implementing agency on the market price of land and other property affected by the project at their replacement cost. The scope and responsibility of the PVAC will clearly be defined in the gazette. The Implementing agency will process the entitlements of the project-affected persons using the PVAC data as one of the determinants. Key informants consisted of Potential Buyer, Potential Seller, Deed Writer, Religious Leader, Local Elites will join as specified in following Figure. The PVAC will be comprised of:

Sub-Divisional Engineer or equivalent, DMTC - Convener  
LAO or his/her designated representative – Member  
Area Manager, RAP Implementing Agency – Member secretary;

### Procedure of Determining Valuation of Property



#### 7.4.7 Grievance Redress Committees

GRCs will be formed at Ward level for any grievances involving resettlement benefits, relocation, and other assistance. A gazette notification on the formation and scope of the GRCs will be required from the MORTB. The GRC for each Ward will comprised of

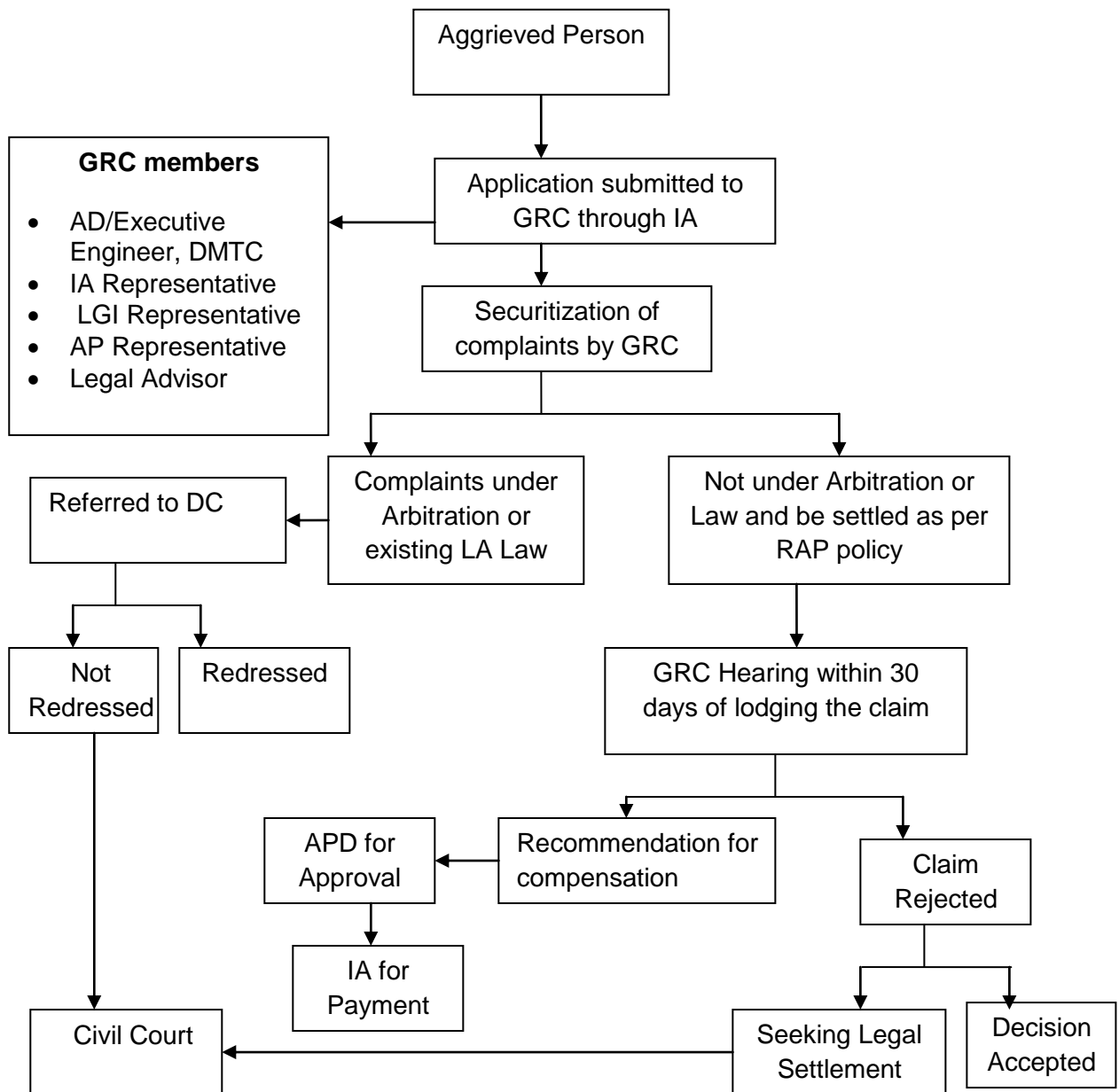
- Executive Engineer, DMTC - Convener
- Area Manager, RAP Implementing Agency, Member Secretary.
- UP Chairman/Ward Commissioner - member.
- One representative of APs – member
- One UP member (female)- Member

**Table 7.2: Grievance Redress Procedures**

Step 1	The Implementing Agency informs DPs/APs about their losses and entitlements If satisfied, the DPs/APs claims of resettlement payments forwarded to the EA. If confused,
Step 2	The DPs/APs approach the IA field level officials for clarification. The IA will clarify the DPs/APs about their losses & entitlements as per RAP.  If resolved, the DPs/APs claim resettlement payments to the EA. If not resolved,
Step 3	The DPs/APs approaches to the GRC. IA staff assists the DPs/APs producing the complaints and organize hearing in 15-21 days of receiving the complaints.
Step 4	GRC to scrutinize applications, cases referred to DC through EA if beyond their mandate as per scope of work
Step 5	If within the mandate, GRC sessions held with aggrieved DPs/APs, minutes recorded.  If resolved, the Project Director approves. If not resolved,
Step 6	The DP/AP may accept GRC decision, if not, he/she may file a case to the court of law for settlement.
Step 7	The GRC minutes, approved by the Project Director, received at Conveners' office back. The approved verdict is communicated to the complainant DP/AP in writing. The DP/AP then claims resettlement payments to EA



**Grievance Redress Mechanism**



**7.4.8 Resettlement Advisory Committee (RAC)**

The implementing Agency will form Ward based RAC at project level to involve the local communities and APs in the implementation process. The RACs will be comprised of XEN, DMTC as the convener/chair, Area Manager, implementing agency as member secretary, Ward Commissioner, Female Ward Councilor and APs representatives two (2) including at least one female AP in the respective area as selected by Implementing Agency in consultation with the concerned Ward Commissioner. The committees will seek local inputs from the affected people and communities in the implementation process and assist the implementing agency in all matters related to resettlement. The RACs will ensure local participation in the implementation of the resettlement plan.

#### **7.4.9 Women Groups in Resettlement Process**

The RAP implementation will ensure a gender sensitive approach in planning, management and operations of land acquisition and resettlement. Separate groups of women affected persons will be formed and operated by the implementing agency. Feedback from the female APs and female headed AHs will be obtained through these female focused groups for planning relocation and resettlement. The female members of the households will get special considerations in getting job opportunities in civil construction.

The female staff engaged by implementing agency will identify needs of female APs for income restoration approaches and implementation of the income restoration component of the RAP. Women were consulted during social appraisal and will be further consulted during the review of the RAP after the detailed design and in the process of implementation.

#### **7.5 Appointment of Implementing Agency (Non - Government Organization (NGO) or Social Consulting Firm)**

DMTC will appoint an experienced Implementing Agency (IA) through standard procurement system. The IA can be a Non-Government Organization (NGO) or Consulting Firm with experience on social issues. This IA will be appointed for implementation of the RAP in the field level in coordination with DC, DMTC and National Resettlement Consultant (NRS). The EA will contract out clearly defined tasks of the RAP with details Terms of Reference. A TOR is attached in Annex V of this document for the implementing agency.

#### **7.6 Community (Stakeholders) Participation in RAP Implementation**

During the implementation of the RAP, APs and their communities will be informed, closely consulted, and encouraged to participate in the process. This process will be continued until completion of the implementation of RAP as well as in monitoring stage.

During the implementation stage, Ward based Resettlement Advisory Committees (RACs) will be formed to seek cooperation from various stakeholders in the decision-making and implementation of the RAP. Through public consultations, the APs will be informed that they have a right to grievance redress from the DMTC. The APs can call upon the support of RAP Implementing Agency (IA) to assist them in presenting their grievances to the GRCs. The GRCs will review grievances involving all resettlement benefits, relocation and other assistance. Ward based grievance redress committees (GRCs) will be formed and the grievances will be redressed within a month from the date of lodging the complaints. The GRC as well as the JVC and PVAC will be formed by the Ministry of Road Transport and Bridges (MORTB) and activated during land acquisition process to allow APs sufficient time to lodge complaints and safeguard their recognized interests. Host area dwellers/villagers will be the part of RAP implementation by joining the meetings organized the ADs in consultation with the DC to persuade and encourage the host population to provide replacement lands to PAPs.

The areas for participation of the primary stakeholders include: (i) identify alternatives to avoid or minimize resettlement; (ii) assist in inventory and cross check in assessment of losses; (iii) assist developing alternative options for relocation and income restoration; (iv) provide inputs for entitlement provisions; and (v) identify likely conflict areas with resettlers; (vi) Identify livelihood restoration options and participate in the concern training.

# **CHAPTER-8**

## **RESETTLEMENT AND COMPENSATION COSTS AND BUDGET**

## 8. RESETTLEMENT AND COMPENSATION COSTS AND BUDGET

### 8.1 Budgeting and Financial Planning

All resettlement funds will be provided by the EA based on the financing plan agreed by the Government of Bangladesh and Donor. Land acquisition, compensation, relocation and rehabilitation of income and livelihood will be considered as an integral component of project costs. The rehabilitation and training to the potential affected persons will be provided under the LIRP based on vulnerability and needs assessed through a special census and consultation exercise.

The estimate for land acquisition by the DC will be prepared by his/her LA section and placed to the DMTC for transfer of the fund to the account of the DC. The additional benefits as per the policy will be paid by the EA through Implementing Agency (IA). However, the Implementing Agency (IA) will assess the quantity of losses and the eligible persons for resettlement benefits and produce a resettlement budget to DMTC for approval and periodic release.

The RU of DMTC will ensure that the land acquisition and resettlement budgets are delivered on time to the DC and the Implementing Agency (IA) account, for payment of resettlement grant. The RU will also ensure that the RAP should be submitted to Donor for approval, and that fund for compensation and entitlement under the RAP are fully provided to APs prior to the award of the civil work contract.

The RAP budgets for compensation for land, structures, other assets, crops and trees, and special assistance will be calculated using the market rates reflecting replacement cost at the time of dispossession. The costs for relocation and special assistance will be consistent with the resettlement policy. Other costs involving project disclosure, public consultations and focus group discussions, training on IGA have been included in the RAP budget under 'Operation cost for IA' head. There is also a budget allocation for 05% as contingency.

The budget also includes operational cost of the Implementing Agency (IA) and capacity building training cost of the Executing Agency (EA). The total estimated cost for implementation of the RAP is BDT- **19,476,844,278** including CCL amount to be determined by the DC for land and other physical assets. These estimates and the budget must be regarded as provisional, given the need for updating the RAP (if required) during implementation. Final rates per unit for land, structures, trees and other affected properties will be determined by the PVAC. Based on the rate and RAP policy a final resettlement budget would be prepared and approved by the EA. All resettlement funds will be provided by the EA (DMTC) based on the financing plan agreed by the GoB and the Donor. The total estimate is shown in the Table 8.1.

**Table 8.1 – Summary and Indicative Budget of Land Acquisition and Resettlement of MRT Line 1**

Sl. No.	Category of loss	Unit	Quantity	Rate in Tk.	Amount in Tk.
<b>A.</b>	<b>Land with Types</b>				
1	Agriculture/vita	hectare	<b>38.993</b>	374,480,000	14,602,098,640
3	Others	hectare	0.2344	2,712,108,362	635,718,200
	<b>Sub Total Land Acquisition,</b>		<b>39.23</b>		<b>15,237,816,840</b>
<b>B.</b>	Stamp duty and Registration fees (@11.5%				1,752,348,937
<b>C.</b>	<b>Main Structure (Residential and Commercial)</b>				
1	Thatched	Sm	702.87	1,398.80	983,175
2	Katcha	Sm	4,051	2,399.48	9,721,061
3	Semipucca	Sm	18,722	8,575.00	160,537,463
4	Pucca	Sm	26,126	19,798.40	517,245,673
5	Tin	Sm	17,270	2,872.92	49,614,179
6	Tirpal	Sm	227	946.88	214,677
	<b>Sub-total of Main Structure</b>		<b>67,098</b>		<b>738,316,227</b>
<b>D.</b>	<b>Secondary Structure</b>				
1	Latrine (Pucca)	Nos	97	45,846	4,447,062
2	Latrine (Slab)	Nos	1	5,591	5,591
3	Latrine (Katcha)	Nos	3	3,332	9,996
4	Tube well	Nos	56	30,244	1,693,664
5	Boundary wall (Pucca and Tin)	RM	1,065	1,696	1,806,766
	<b>Sub Total of Secondary Structure</b>				<b>7,963,079</b>
<b>E.</b>	<b>Trees (Calculation made on average rate)</b>				
1	Large	Nos	29,441	2,982	87,793,062
2	Medium	Nos	7,426	716	5,317,016
3	Small	Nos	5,132	633	3,248,556
4	Sapling	Nos	35,700	509	18,171,300
5	Bamboo	Nos	35,556	360	12,800,160
6	Banana	Nos	12,307	467	5,747,369
	<b>Sub Total of Trees</b>		<b>125,562</b>		<b>133,077,463</b>
<b>F.</b>	<b>Resettlement Benefit</b>				
1	Crop compensation (80% of Agriculture/Others @ 400/dec or 98,800/ha)	hectare	31.19	98,800.00	3,082,007
2	Fruit compensation (30% of timber value for fruit bearing trees, big and medium)				1,419,690
3	Sapling Cost for each affected households losing trees, 5 trees@cost 250=1250 taka	Nos	471.00	1,250.00	588,750
4	Structure Transfer Grant (STG) @12.5% of the replacement value of main structure.				92,289,528
5	Structure Reconstruction Grant (SRG) @12.5% of the replacement value of main structure.				92,289,528

Resettlement Action Plan (RAP) for MRT Line-1

Sl. No.	Category of loss	Unit	Quantity	Rate in Tk.	Amount in Tk.
6	One time Transfer Grant (TG) for portable materials at the rate of (a) Nos 120 @ BDT 3,000 (three thousand) for katcha structure and (b) Nos 321 @ BDT 5,000 (five thousand) for semi Pucca structure and Nos 197 @ BDT 7,000 (seven thousand) for Pucca structures	Nos			3,344,000
7	Cost of transfer and reinstallation of the utility services like reinstallation of electricity connection, water supply line, telephone line etc. as grant @ 10% of CMP of structure				73,831,623
8	Monthly Hiring Allowance (MHA) for the similar type of space in other structures for running their activities for a period up to 6 (six) months, per month @1,500/=	Nos	938	9,000	8,442,000
9	Dismantling and reconstruction cash assistance of CPRs	Nos	42	300,000	12,600,000
10	House Transfer Grant (HTG) for shifting of furniture and belongings of residential structure to each shifting tenant.	Nos	42	4,000	168,000
11	Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small business (Nos-296); BDT 10,000 (ten thousand) for medium business (Nos-79) and BDT 15,000 (fifteen thousand) for large business (Nos-71).	Nos	446		3,335,000
12	One time cash grant for facilitating alternative housing/CBEs Tk. 5000 (Five thousand) per household or entity	Nos	530	5,000	2,650,000
13	Loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT 6,000 (six thousand) (BDT 2,000X3) for Small business (Nos-296), BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business (Nos-79) and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business (Nos-71).	Nos	446		4,002,000
14	Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premise	Nos	136	30,000	4,080,000
15	Cash grant to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers (Nos-467) and @ BDT 600/per day for skilled laborers (Nos-106).	Nos	573		11,268,000
16	Additional cash grant of BDT 10,000 (ten thousand) for affected poor women headed households and other vulnerable households	Nos	395	10,000	3,950,000
17	Training on IGA for AP/ nominated by AP.	Nos	395	20,000	7,900,000
	<b>Sub Total-F</b>				<b>325,240,126</b>
	<b>Sub-Total of (A-F)</b>				<b>18,194,762,672</b>
<b>G.</b>	<b>Others</b>				
1	Operation Cost for RAP implementing NGO (INGO)			LS	40,000,000
2	External monitoring Cost			LS	10,000,000
3	Contingency for unforeseen issues @ 5% of total budget (Item A-F)			LS	909,738,134
4	Administration cost of DC on compensation (Item A, C,D and E) @ 2%			LS	322,343,472
	<b>Grant Total Taka</b>				<b>19,476,844,278</b>

## 8.2 Assessment of Unit Value for Compensation

For preparation of an indicative budget as integral part of the Resettlement Action Plan (RAP), the methodologies followed for assessing unit compensation values and grants of different items by following the Entitlement Matrix presented in chapter 4. Some of the main features are as follows:

- Land has been valued at replacement cost based on current market price determined by collection of data from interviewing land owners and mouza rates collected from Sub-register office.
- Houses/buildings have been valued at replacement cost based on cost of materials, type of construction, labor, and transport and other construction costs. Experience and best practices from other development projects have been applied in this regard.
- Trees have been valued based on age and girth category (a. large b medium c. small and d. sapling) separately for timber and fruit bearing trees. Experience and best practices from other development project have been applied in this regard.
- Banana groves have been valued as one time crop of each grown up tree (large and medium) and small or plant at the market rates.
- Fruits will be valued for grown up trees (large and medium) as 30% of the timber value (onetime payment).
- 5 saplings to be distributed has been valued based on type of saplings
- Transfer grant for structures has been calculated @ 12.50% of the structure value.
- Reconstruction grant for structures has been calculated @ 12.50% of the structure value.
- Cost of transfer and reinstallation of the utility services has been calculated @ 10% of CMP
- Monthly Hiring Allowance (MHA) for the similar type of space for a period of six months for the legal owners has been calculated based on the CMP.
- Cash compensation for CPRs to match RV for the structure and Dismantling and reconstruction has been assessed through the survey.
- One time Transfer Grant (TG) will be paid for portable materials at the rate of (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and BDT 7,000 (seven thousand) for Pucca structures for loss of properties by owners.
- House Transfer Grant (HTG) will be paid for shifting of furniture and belongings of residential structure (@ BDT 2,000 (two thousand) for katcha structure, BDT 4,000 (four thousand for semi-Pucca structure and BDT 6,000 (six thousand) for Pucca structure to each shifting tenant for loss of access to rented or leased house.
- Stock Transfer Cost (STC) will be paid for commercial entities @BDT 5,000 (five thousand) for small business; BDT 10,000 (ten thousand) for medium business and BDT 15,000 (fifteen thousand) for large business for loss of access to rented or leased CBE premise.
- One time cash grant will be paid for facilitating alternative housing/CBEs Tk. 5,000 (Five thousand) per household or entity for loss of access to rented or leased house/CBE.
- Transition allowance (TA) will be paid for the permanent loss of business/income without any income tax payment record equivalent to 03 (three) months' income subsistence at the rate of BDT6,000 (six thousand) (BDT 2,000X3) for Small business, BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business.
- TA will be paid for the permanent loss of business/income equivalent to 3(three) months' income calculated on the basis of income tax payment record for the preceding year, not exceeding BDT 20,000 (twenty thousand) for Small business,

BDT 50,000 (fifty thousand) for medium business and BDT 75,000 (seventy five thousand) for large business.

- Transition allowance (TA) will be paid for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premises at the rate of (a) BDT 5,000 (five thousand) per month for katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca structure (or Pucca structure less than 500 (five hundred) sft. and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft. and above.
- Cash grant will be paid to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers and @ BDT 600/per day for skilled laborers.
- Crop value has been determined on the basis of current market price of paddy per mound (about 40 Kg) and gross production.
- Additional cash grant for poor female headed EPs and vulnerable household's particularly very poor will be paid @ BDT 10,000/per persons
- EPs will be allowed to take salvage materials free of cost

The valuation survey registered recent current crop and tree sales at markets and was based on AP and community consultation (including relevant local government agencies). The conclusion of the survey is that in most cases the actual transaction values are higher than the values officially documented and registered.

### **8.3 Approval of the Resettlement Budget**

Land acquisition and resettlement budget included in the RAP will need to be approved by the Ministry of Road Transport and Bridges. Upon approval of land acquisition by Ministry of Land, the DC will prepare estimates for compensation including service charge and produce that to the DMTC for placement of fund within 60 days.

The rates for compensation and cash entitlements for rehabilitation as well as allowances payable to AHs will be adjusted annually, based on the actual annual inflation rate. DMTC will determine the annual inflation rates to be applied to all cash entitlements in each year.

The RAP implementing Agency (AI) will assist RU, (DMTC) to prepare resettlement budgets covering all eligible loss and entitlements confirmed through joint verification and determination of replacement market price of land and property by PVAC.

### **8.4 Management of Compensation and Flow of Awards**

The DMTC does not have any set codified rules for payment of grants to APs for resettlement. Under the circumstances, a detail administrative guideline (payment modality) will be required to implement the RAP at the field level. Both the DMTC and the RAP implementing NGO will follow the administrative guideline after its approval from the Project Director. The consultants (resettlement specialists) will prepare the guidelines and the DPD/CRO at RU (DMTC) will concur it for adopting. The modality should include definition of various resettlement terms, the entitlements, detail procedure for identification of eligible persons for resettlement entitlements of the RAP, and assess loss and entitlement of individual APs, process of payments, effecting their disbursement and documentation.

The RU with requisition of payments under annual assessment from the DPD/CRO, will place fund with the IA account in installment as per requisition made by the IA. The administrative guidelines will contain details of the management aspects and monitoring mechanism. The SDE, DMTC and authorized representative from IA will sign the vouchers. Payment will be made and records maintained as per approved RAP administrative



guidelines.

Compensation under law for land acquisition will be paid to the legal owners of land and property by the concerned Deputy Commissioner's LA section. DC will prepare individual cheques accompanied with receiving copies of payment and undertaking note.

The IA will collect CCL copy from the DC office and prepare statement, entitled person's file, entitlement card, indent and other necessary documents for making payment of resettlement benefit. In case of non-titled holder the IA will prepare all necessary documents based on the joint verification survey data and arrange payment of resettlement benefit to the EPs. For both the cases resettlement benefits will be paid by DMTC through the IA.

**CHAPTER-9**  
**RAP IMPLEMENTATION SCHEDULE**

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## **9. RAP IMPLEMENTATION SCHEDULE**

A time-bound implementation schedule for the RAP has been prepared in accordance with the project construction schedule. The overall schedule of implementation is based on the principle that people affected by the project are paid their due resettlement benefits prior to displacement. The Implementing Agency (IA) will assist the APs in the process of relocation and resettlement. Individual entitlements on household basis will be processed by the IA. Each EP will receive an ID card and an entitlement card. The ID card will be issued to the EPs as identified by the DC and/or Joint Verification Survey (JVS) with joint signature of the DMTC and IA representatives. Photograph of the EPs will be attested by the concerned UP Chairman/Ward Commissioner and pasted on the ID card.

The Implementing Agency (IA) will need to be awarded before notice under section 3 is served by DC so that they can participate in the tripartite joint verification survey. Implementation of RAP will be started before starting of the construction works and will continue up to one year after completion of the construction work for entertaining claims /grievances of the EPs regarding additional payment of compensation and other resettlement grants. However, some of the activities for RAP implementation may extend further. The preliminary time bound implementation schedule from May 2019 to June 2021 is devised below.

The implementation schedule will be finalized considering possible changes of events during the project implementation period of the project. The APs will be paid their resettlement cash payments independent of legal compensation before their relocation and payments related to award of compensation by DC.



# **CHAPTER-10**

## **MONITORING AND EVALUATION**

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## **10 MONITORING AND EVALUATION**

### **10.1 Monitoring and Evaluation**

Dhaka Mass Transit Company (DMTC), as the EA, through the RU, will establish a monitoring system involving the DPD/CRO, consultants and the RAP Implementing Agency (IA) for collection, analysis, reporting and use of information about the progress of resettlement, based on the RAP for Line 1. These stakeholders will be made responsible to monitor the progress of all aspects of land acquisition/ resettlement and income generation. The EA will report to the Donor on land acquisition, resettlement and income regeneration by APs in the quarterly reports, including identification of significant issues. Besides, an annual report stipulating all efforts and outcome will be sought by the Donor from the DMTC. A RAP implementation monitoring format is enclosed in Annex VII.

The RAP implementation monitoring will be done both internally and externally to provide feedback to RU (DMTC) and to assess the effectiveness. Mid-term reviews of the resettlement activities drawing upon monitoring and evaluation reports and other relevant data to identify any action needed to improve resettlement performance or respond to the changing circumstances. Evaluation of the resettlement activities will be resorted to during and after implementation of the RAP to assess whether the resettlement objectives were appropriate and whether they were met, specifically, whether livelihoods and living standards have been restored or enhanced. The evaluation will also assess resettlement efficiency, effectiveness, impact and sustainability, drawing lessons as a guide to future resettlement planning.

### **10.2 Internal Monitoring**

Internal monitoring will be undertaken by the RU through SDE with assistance from the NRS and IA. The IA will gather information on RAP implementation covering relevant activities as per schedule. All activities listed will be illustrated in Gantt Charts showing the target dates for completing resettlement activities. Internal monitoring reports on RAP implementation will be included in the quarterly Project Progress Report (PPR) to be prepared by RU, DMTC. The report of RU will contain: (i) accomplishment to-date, (ii) objectives attained and not attained during the period, (iii) challenges encountered, and (iv) targets for the next quarter. The internal monitoring report will then be integrated by the RU with the overall PPR submitted to Donor. The NRS will assist PMU preparing the overall PPR for Donor. However, the NRS will monitor the activities of IA and report to DPD/CRO, RU on a monthly basis. Table 10.2.1 shows the potential monitoring indicators that will be reported.

**Table 10.2.1 Potential Monitoring Indicators**

Monitoring Issues	Monitoring Indicators
Budget and Timeframe	<ul style="list-style-type: none"> <li>• Have all land acquisition and resettlement staff been appointed and mobilized for field and office work on schedule?</li> <li>• Have capacity building and training activities been completed on schedule?</li> <li>• Are resettlement implementation activities being achieved against agreed implementation plan?</li> <li>• Are funds for resettlement being allocated to resettlement agencies on time?</li> <li>• Have resettlement offices received the scheduled funds?</li> <li>• Have funds been disbursed according to RAP?</li> <li>• Has all land been acquired and occupied in time for project implementation?</li> </ul>
Delivery of AP Entitlements	<ul style="list-style-type: none"> <li>• Have all APs received entitlements according to numbers and categories of loss set out in the entitlement matrix?</li> <li>• How many affected households have received land titles?</li> <li>• How many affected households relocated and built their new structure at new location?</li> <li>• Are income and livelihood restoration activities being implemented as planned?</li> <li>• Have affected businesses received entitlements?</li> <li>• Have the APs losing their eroded land received proper compensation?</li> <li>• Have the squatters, encroachers of DMTC or government land, displaced due to the project, been compensated?</li> <li>• Have the community structures are compensated and rebuilt at new site?</li> </ul>
Consultation, Grievances and Special Issues	<ul style="list-style-type: none"> <li>• Have resettlement information brochures/leaflets been prepared and distributed?</li> <li>• Have consultations taken place as scheduled including meetings, groups, community activities?</li> <li>• Have any APs used the grievance redress procedures? What were the outcomes?</li> <li>• Have conflicts been resolved?</li> </ul>
Benefit Monitoring	<ul style="list-style-type: none"> <li>• What changes have occurred in patterns of occupation compared to the pre-project situation?</li> <li>• What changes have occurred in income and expenditure patterns compared to pre-project situation?</li> <li>• Have APs income kept pace with these changes?</li> <li>• What changes have occurred for vulnerable groups?</li> </ul>

### 10.3 External Monitoring and Evaluation

DMTC will monitor the project activities through an external monitor. The NRS will assist RU for preparation of quarterly report for DMTC. DMTC will as per their set guideline monitor land acquisition/resettlement activities in timely manner. External monitoring will be in two phases: compliance monitoring and social impact evaluation.

### **10.3.1 Compliance Monitoring**

Compliance monitoring of RAP implementation will cover (i) Project compensation and entitlement policies, (ii) adequacy of organizational mechanism for implementing the RAP, (iii) restoration of APs incomes, (iv) settling complaints and grievances, and (v) provisions for adequate budgetary support by DMTC for implementing the RAP. The Donor will assess if the APs: (i) have reestablished their houses in new location; (ii) have reestablished their business; and (iii) were extended assistance to restore their incomes from pre-project levels. It will also appraise the accounting documents used in recording the payments of compensation to APs by the EA.

### **10.3.2 Social Impact Evaluation**

DMTC will engage individual/firm to conduct a one-time social impact evaluation, at least six months following the completion of resettlement. It will use appropriate investigative and analytical techniques in assessing the post-project socio-economic conditions of the APs in relation to the baseline socio-economic data generated before undertaking of the resettlement implementation.

The evaluation will describe any outstanding future issues that are required to bring the resettlement into compliance with JICA's Guidelines for Environmental and Social Considerations and Government policies, and further mitigation measures needed to meet the needs of any APs or families perceiving themselves to be worse off as the result of resettlement. It will include lessons learned from the evaluation that may be useful in developing future policies on involuntary resettlement of APs in Bangladesh.

The Resettlement Specialist within the project consultants will conduct periodic review and supervision mission during the implementation stage. In addition to regular review missions, DMTC will undertake a comprehensive mid-term review of the RAP implementation. A post-evaluation of RAP activities will be carried out by DMTC to assess the resettlement impact in terms of adequacy and deficiency in planning and R&R operations following the social impact evaluation. Terms of Reference (TOR) of the External Monitoring Agency (EMA) is attached as Annex VIII.

### **10.4 Reporting Requirements**

During the implementation phase, the Project Director will prepare quarterly report on the progress of resettlement activities and forward copies to the GoB and the donors. A format for resettlement implementation monitoring will be devised for quarterly monitoring and data collection by the field officials (sample at chart 10.4.1). The Resettlement Specialist of the Project Supervision Consultants and Supervision Missions every six months during the implementation stage will conduct review and report to DMTC and the donors on the progress of all aspects of land acquisition and resettlement activities. A post-resettlement impact evaluation will be carried out by the donor to assess whether adverse impacts of the projects have been mitigated adequately and APs have been able to restore and/or improve their pre-project standard of living as a result of resettlement and development.



**Table 10.4.1: A model format for RAP implementation Monitoring – Quarterly Report**

Component	Unit Total	Completed %	Cumulative Achievement Total	Completed %	Progress During Reporting Month			Status & Remarks
					Target	Achievement	%	
<b>Resettlement Preparation</b>								
Distribution of Brochures								
Identification of AHs/CBEs								
Issuance of ID cards								
Consultation Meetings								
Formation of PVAT/RAC/GRC								
<b>Payment of Compensation</b>								
Compensation for land								
Compensation for tree/crop/fish								
Res/Commercial structure								
Payment for rent/leaseholder								
Shifting/relocation costs								
<b>Social Development Activities</b>								
Grant for loss of wages								
Loss of business grant								
Business restoration grant								
Payment for indirect impact								
LIRP activities								

## **10.5 Conclusion and Recommendations:**

The project will require a total of 39.223 hectare of private land of which mostly agriculture and a small quantity is vita/ homestead category–In total the Project will displace 1,119 Project Affected Units (PAUs) of which 513 residential households, 404 Commercial & Business enterprises (CBEs), 21 residential cum CBEs and 42 common Property Resources (CPRs) with a total population of 4,632. The project area extends in both Dhaka North City Corporation (DNCC) and Dhaka South City Corporation (DSCC), starting from Dhaka Airport, extended towards south and ended at Kamalapur. One branch has extended towards west and ended in East Purbachal. Total length of the MRT line 1 is 31.2 Km with one depot in Purbachal. There are 19 stations and seven of them will be on the elevated surface and rest will be underground.

Compensation budget for land has been prepared based on the average rate collected from the local people. The project affected persons will get compensation for lost assets at replacement cost and other resettlement benefit. Policy matrix of RAP has kept provision for livelihood and income restoration grant for vulnerable households along with preferential employment in civil construction and distribution of 5 saplings among the displaced households for ensuring social afforestation. The resettlement plan will be implemented in 60months time period starting from January 2020. Roles of different government and local bodies in proper implementation of the project are described in the RAP. Grievance redress committee will resolve claims of the aggrieved persons related to resettlement.

### **Recommendations:**

For smooth execution of the project following steps are recommended

1. The RAP implementing agency is to be deployed before serving notice under section 3 by DC, so that they can jointly verify the affected properties in time.
2. A clause should be incorporated in the bid documents with the civil contractors that the vulnerable entitled persons will get preferential employment in civil work, where possible.
3. The other local agencies such as Union Parishad, Upazila and District administration should be initially informed about their roles and responsibilities in implementation of the RAP. For this a seminar may be arranged with local government bodies in the initial stage of RAP implementation.
4. The vulnerable EPs should get special attention under livelihood and income restoration program.
5. The affected households may be encouraged for self-relocation. If possible, the project authority may request concern authority for allocation of khash land for relocation of the affected households in cluster manner.