

Japan International Cooperation Agency (JICA)

Earthquake Reconstruction and Rehabilitation Authority (ERRA)

Urgent Rehabilitation Project: West Bank Bypass Design

Under the Urgent Development Study on

Rehabilitation and Reconstruction in Muzaffarabad City

In the Islamic Republic of Pakistan

FINAL REPORT

APPENDIX J

REPORT ON RESETTLEMENT ACTION PLAN

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ABBREVIATIONS

ADB	Asian Development Bank
APs	Affected Persons
AC	Assistant Collector
APC	Affected Persons Committee
CAS	Compulsory Acquisition Surcharge
COI	Corridor of Impact
CDO	Central Design Office
CWDP	Central Working Development Party
DG	Director General
DMS	Detailed Measurement Survey
DRAC	District Reconstruction Advisory Committee
DRU	District Reconstruction Unit
EMA	External Monitoring Agency
EPA	Environmental Protection Agency
ERRA	Earthquake Reconstruction and Rehabilitation Authority
GRC	Grievance Redress Committee
IDSP	Institute of Development and Social Practice
IFC	International Finance Corporation
JICA	Japan International Cooperation Agency
km	kilometers
LAC	Land Acquisition Collector
LAA	Land Acquisition Act 1894
LAR	Land Acquisition and Resettlement
LARP	Land Acquisition and Resettlement Plan
m	meters
NHA	National Highway Authority
NOC	No-Objection Certificate
NGO	Non Government Organization
PAVHNA	Pakistan Voluntary Health and Nutrition Association
PC-1	Planning Commission Performa -1
PIU	Project Implementation Unit
PWD	Public Works Department
Rft.	running feet
ROW	Right of Way
PWD	Public Works Department
SCOM	Special Communication Organization

Sft.	square feet
SSC	State Steering Committee
SERRA	State Earthquake Reconstruction and Rehabilitation Authority
TVO	Trust for Voluntary Organization

GLOSSARY

Affected Person/People	Any person affected by Project-related changes in use of land, water, natural resources, or income losses.
Affected Household	All members of a household residing under one roof and operating as a single economic unit adversely affected by the Project or it may consist of a single nuclear family or an extended family group.
Compensation	Payment in cash or in kind of the replacement cost of the acquired assets.
Cut-off-date	Cut-off-date shall conform to the date of commencement of the AP census in the specified area.
Entitlement	Range of measures comprising compensation, income, transfer assistance, income substitution, and relocation, which are due to affected people, depending on the nature of their losses, to restore their economic and social base.
Household	All persons living and eating together as a single social unit. The census used this definition and the data generated by the census forms the basis for identifying the household unit.
Involuntary Resettlement	Any resettlement, which does not involve willingness of the persons being adversely affected, but are forced through an instrument of law.
Indigenous People	People refers to “ethnic minorities”, “cultural minorities”, “tribal”, “natives”, “indigenous cultural minorities”, and “aboriginals” whose social or cultural beliefs and practices are distinct from the mainstream society and are therefore at greater risk of being disadvantaged in the development process.
Relocation	Physical relocation of an AP from her/his pre-project place of residence.
Replacement Cost	The value needed to replace an affected asset as new. In the case of land replacement value corresponds to the market value of a plot calculated on the basis of survey of land sales in a project area at the time of taking free of transaction costs. As per houses and structures the current fair market price of building materials plus labor and transport without depreciation or deductions for salvaged material and transaction costs.
Shops	Shops are commercial structures, like groceries, tailoring shops, or, market stalls, hotels, and similar establishments.
Vulnerable APs	Distinct people who might face the risk of marginalization and suffer disproportionately from resettlement affects, including women, children, destitute persons, squatters. Generally, people who are below poverty line are considered as the vulnerable people/family.

1. PROJECT BACKGROUND

1.1 Introduction

The West Bank Bypass Road Construction Project under the Urgent Development Study on Rehabilitation and Reconstruction in Muzaffarabad City (hereinafter referred to the Project) is situated in Muzaffarabad City, the State capital of the Azad State of Jammu and Kashmir (AJK). The proposed Bypass running along the west bank in parallel with Neelum Valley road is aimed to connect the existing Kohala – Muzaffarabad road through the construction of a new Naluchi Bridge on the Neelum River and Neelum Valley road at the intersection on the north side of Chela Bandi Bridge. The proposed alignment is expected to facilitate urgent rehabilitation and reconstruction of settlements located at further north of Muzaffarabad City and to provide an important communication link to meet the growing traffic demand of the Muzaffarabad City.

This Land Acquisition and Resettlement Plan (LARP) has been prepared for the Project to guide the preparation and implementation of the Project on land acquisition and resettlement issues in compliance with the requirements of the Islamic Republic of Pakistan, the Japan International Cooperation Agency (JICA) Guidelines for Environmental and Social Considerations and international best practices.

The LARP sets out the strategy and guidelines for resettlement and the policy, principles, eligibility criteria for Affected Persons (APs), legal and institutional framework, participation and consultation procedures and grievance redress mechanisms that will be employed to compensate, resettle and rehabilitate the living standards of the APs. More specifically, the LARP is based on a comprehensive diagnosis of the socio-economic context within which the AP operates and it focuses on entitlement provisions, modes of compensation and conflict resolution, which are essential for the effective implementation of the LARP before the construction of the West Bank Bypass Road.

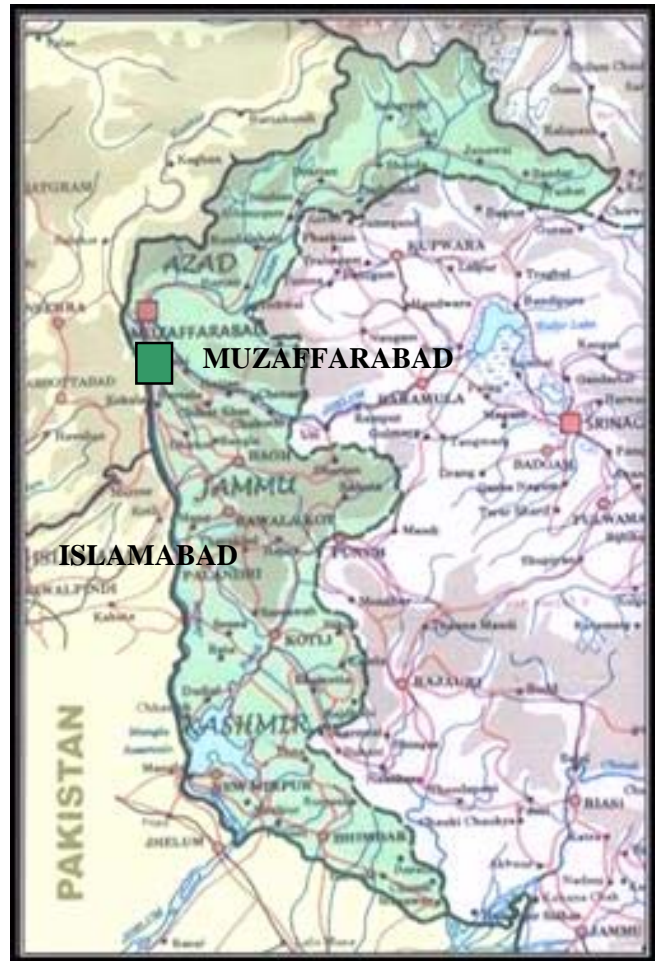


Figure 1.1 Location Map – West Bank Bypass

1.2 Project Description

The proposed Bypass runs along the west bank of the Jhelum River and Neelum River, starting from intersection in front of the Supreme Court on Kohala Muzaffarabad Road and ending at the intersection on the northern side of Chela Bandi Bridge in Neelum Valley Road. The road design includes intersection, pavement, drainage, slope and road safety facility designs.

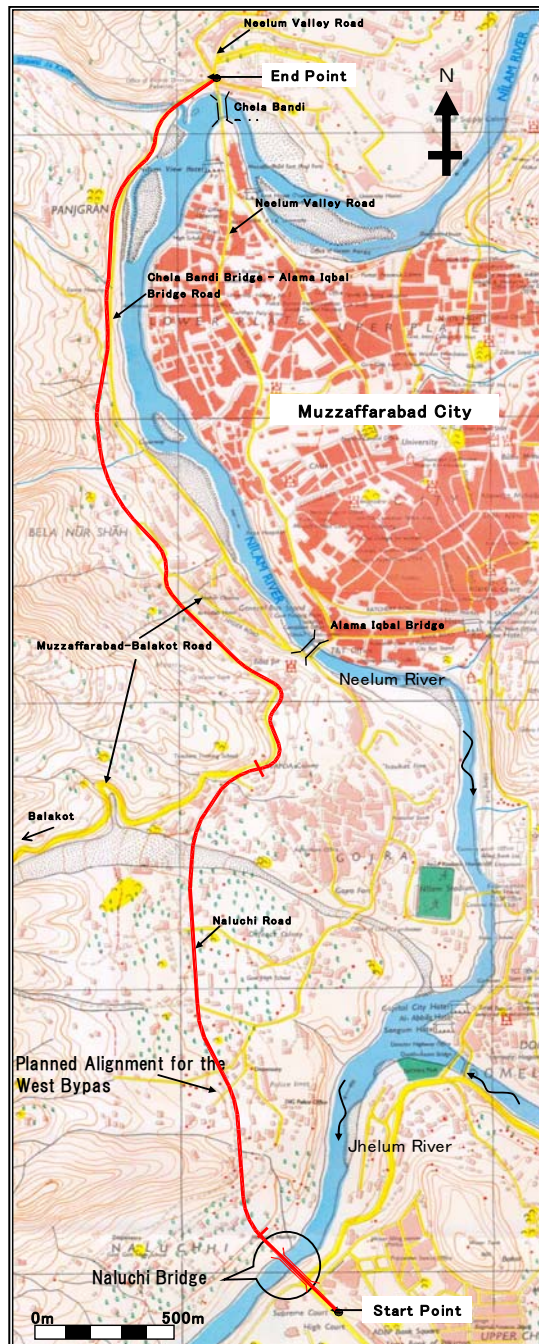


Figure 1.2 Layout Map – West Bank Bypass

The existing road facility, approximately 34 feet wide¹ is deficient in capacity even for the current traffic volume not to speak of future demands when the rehabilitation and reconstruction of Muzaffarabad City take place in accordance with the Master Plan by the JICA, February 2007.

The Project will rehabilitate, improve and construct an existing 5 kilometers (km) road from Naluchi to Chela Bandi in Muzaffarabad City. Construction and rehabilitation will comprise: (i) widening and improvement of 3.79 km of the existing road section; (ii) construction of new alignment section 700 meters (m) (iii) construction of viaduct section and Naluchi Bridge and a viaduct over the Jhelum River of 470 m; (iv) rehabilitation and construction of small size bridges at three (3) locations (v) counter measures for land slide sections (vi) slope stability measure at climbing sections (vii) intersection improvement at four (4) locations.

Naluchi to Chela Bandi is a two lane with 11.3 m total width of carriageway including 1.5 m shoulders and side walk 1.5 m each side. The ROW varies from 10 to 12 m at plain and on slopes ranging from 16.9 to 42.98 m depending on the topographic conditions. The width variation is due to cutting and filling; construction of retaining wall and storm water drainage to ensure slope stabilization measures respectively.

1.2.1 Project Packaging

The contract award for project implementation will include two contract packages as proposed by the JICA Study Team. This has been further vouched by ERRA in consultation and agreement with

¹ The existing RoW of PWD. Source: Approved PC- 1 of the Project, Construction of Right Bank Road from Proposed Naluchi Bridge to Existing Neelum Bridge and Construction of Link Road from Naluchi Bridge to Electricity Colony Bala Pir, Muzaffarabad.

AJK Government, Planning Commission and other stakeholders. The details of packages are as follows.

Package – 1 (0+000 to 0+925): The first package will cover the Approach Viaduct, Naluchi Bridge, Naluchi Viaduct and a small section of the road alignment. The total length of the section will be about 925 m.

Package – 2 (0+925 to 4+950): The Package -2 will consist of improvement of the existing road section with a total length of 3.22 km that will include widening and construction of new road alignment of 0.7 km length of 11.3 m formation width. The scope of work will entail all cross drainage structures, i.e., culverts and bridges; river bank protection work; improvement of two major at-grade intersections and other ancillary works.

The land acquisition and resettlement impacts have been enumerated and documented under each package to facilitate the process of separate contract awards and onward compensation to the APs for the Project.

1.3 Objectives of the Land Acquisition and Resettlement Plan

The primary objectives of the LARP are to identify impacts and to plan measures to mitigate all unavoidable negative social and resettlement impacts caused by the Project. The plan provides an analysis of the impacts, identifies the nature and types of losses, and establishes an entitlement matrix as a guide to payments of compensation and resettlement benefits. Particularly it is aimed to restore the income and living standards of the APs and various losses incurred due to the Project intervention within a short period of time without any disruptions as possible in their own economic and social environment.

The LARP is based on the general findings of the resettlement census survey, field visits, and meetings with various stakeholders and the APs in the Project Area. The issues/aspects identified and addressed in this LARP are:

- Type and extent of loss of land, structures and other assets, loss of livelihoods or income opportunities and collective losses such as social infrastructure;
- Impacts on Indigenous people, vulnerable groups specifically women;
- Consultation with stakeholders and scope of peoples participation in the project;
- Existing legal and administrative framework; and
- Entitlement matrix with provisions for relocation assistance and restoration of businesses/income.

1.4 Project Categorization

According to the Draft National Resettlement Policy of Pakistan, if 200 or more persons are anticipated to experience adverse impacts, the project from a resettlement perspective will be categorized as ‘A’ to denote significant resettlement impact.² The project will need to prepare a full LARP. Major or significant resettlement impacts imply physical displacement from housing and/or more than 10 percent of the household’s productive assets (income generating) will be lost. If less than 200 people are expected to be displaced from housing, or will lose less than 10 percent of their productive assets, category ‘B’ will apply to the project, and will

² JICA Guidelines do not quantify the impact or specify the number of affected persons, only categories the impact as significant, less significant and in-significant.

require the preparation of a short LARP. If the project has no anticipated resettlement impacts, category 'C' will apply and the project can proceed without the preparation of a LARP.

1.5 Measures to Minimize Impact

There is no substantial relocation of communities, but scattered and localized replacement and relocation of housing, generally, of those houses which are falling within the corridors of impact (COI) of the proposed widening of the road. All appropriate design options were considered to minimize the project impacts in terms of land acquisition and to reduce disruption of livelihoods to the maximum possible extent. The key efforts undertaken to minimize the impacts are enumerated below:³

- During the follow up site visits, options were explored to minimize the impact on the Project;
- Land acquisition has been kept to the minimum level, consistent with the technical requirements of the Project;
- All possible efforts have been made during the project design to avoid mosques, graveyards and schools without entailing any severe impact on these structures located along the road; and
- New alignment was selected from Grid Station to Sama Bandi to avoid existing congested road section in order to minimize involuntary resettlement.

1.6 Baseline and Impact Survey and Studies

The field surveys were carried out in two stages started initially in February 2007 during the Basic Design Phase and completed in August 2007 during the Detailed Design Phase. The socio-economic impacts survey/AP census was carried out in March and updated with a detailed measurement study in August 2007. This detailed measurement survey that specifies the impacts at the Detailed Design Phase and clearly defines eligibility and entitlement of the APs was concluded on 16 August 2007. This date has been adopted as the eligibility and entitlements cut-off date.

Surveys and studies during the Detailed Design Phase involved a well-trained and experienced team of investigators inclusive of 2 sociologists (1 male & 1 female), 1 civil engineer from the Central Design Office (CDO) AJK, 2 economists, 2 surveyors from PWD and 1 data analyst⁴. The survey team was led by a senior Social and Resettlement Specialist.

Before initiating the field survey, orientation training was conducted. The training focused on briefing about the Project, detailed discussions on the socio-economic baseline questionnaires and census formats. The training also includes practical demonstration/pre-testing of questionnaire, role-plays for conducting interviews and using participatory resource appraisal techniques for data collection.

1.6.1 Field survey methodology

In view of the nature and scope of work, various tools were employed to collect quality and representative data mostly from primary sources to accomplish the objectives of conducting social assessment and preparing the LARP. In this regard, following survey tools were used in the field to carry out for conducting the study.

³ The policy to "avoid, minimize and compensate" has been followed for the preparation of this LARP.

⁴ The involvement of CDO and Public Works Department staff was aimed to build their capacities to conduct LARP surveys and to seek their ownership to carry out LARP for implementation before the construction.

- Socio-economic baseline survey
- Census and detailed measurement survey

To conduct socio-economic baseline survey and asset inventory the methods/techniques applied are given below:

- Marking and numbering of affected structures falling within the ROW as per the engineering design;
- Interviews – individual household interviews were conducted on random sampling basis;
- Census survey – A complete census/ enumeration of assets was done for 100 % APs. The assessment of the project impact and provides a full coverage of affected people and structures along the proposed alignment of the Bypass. This constituted 100 % of the affected households/businesses on the road alignments.
- Asset inventory – Detailed measurement survey (DMS) was carried out to measure the size of affected structures/ assets for the preparation of the asset inventory.
- Consultations/ Focus group discussions – Focus group discussions and scoping sessions were conducted with the APs to views in terms of concerns, worries, suggestions and options of rehabilitation and resettlement views on the project and on various options of resettlement and rehabilitation available to them. Small group consultations, key informant interviews and focus group discussions were also undertaken with the APs including women and vulnerable groups, shopkeepers, revenue officials and property dealers during the survey.

In order to accomplish the desired objectives of resettlement planning, a database was developed in Microsoft ACCESS for the socio-economic baseline and census/asset survey of the APs. The database include the key variables on location, demography, ethnicity, religion, social stratification, loss of assets, present usage of structures, education, occupation, income, expenditure patterns, tenure/ownership, access to public amenities, preference for compensation. The data provides a detailed picture of the social and economic conditions and the likely impact that the people may have to sustain due to the Project. A selected set of socio-economic information is presented in the following sections to establish a profile of the affected people and communities.

2. POLICY AND LEGAL FRAMEWORK

The policy and legal framework include the key national, state and project-specific resettlement policies and legal issues involved in land acquisition and compensation to be followed in minimizing and mitigating negative social and economic impacts by the Project.

2.1 Laws and Regulations on Land Acquisition and Resettlement

The LARP for the West Bank Bypass has been prepared in compliance with applicable national and state laws, legislation, rules, and procedures on land acquisition and will be in accordance with the Land Acquisition Act 1894 (LAA), Government of Pakistan, as amended and the AJK Land Acquisition Rules 1994, the JICA Guidelines for Environmental and Social Considerations 2004 and international best practices such as International Finance Corporation (IFC), Asian Development Bank (ADB) and similar international organizations.

The LAA with its successive amendments provides a framework for facilitating land acquisition and enables the State government to acquire private land for public purposes. The LAA is the most commonly used law for acquisition of land and other properties for development projects. It comprises of 55 sections pertaining to preliminary area notifications and surveys, acquisition, compensation and apportionment awards and disputes resolution, penalties and exemptions. A few relevant sections synthesized from the LAA are summarized in **Table 2.1** below.

Table 2.1 Salient Features of the LAA

Key Sections	Salient Features of the LAA
Section 4	Publication of preliminary notification and power for conducting survey.
Section 6	The Government makes a more formal declaration of intent to acquire land.
Section 7	The Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order the acquisition of the land.
Section 8	The LAC has then to direct the land to be marked out, measured and planned.
Section 9	The LAC gives notice to all APs that the Govt. intends to take possession of the land and if they have any claims for compensation that should to be made to him at an appointed time.
Section 10	Delegates power to the LAC to record statements of the APs in the land or any part thereof as co-proprietor, sub-proprietor, mortgagee, and tenant or otherwise.
Section 11	Enables the Collector to make enquiry into measurements, value and claim and issue the final "award". Included is the land's marked area and valuation of compensation.
Section 16	When the LAC has made an award under Section 11, he will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances.
Section 18	In case of AP's dissatisfaction with the award who may request the LAC to refer the case onward to the court for decision. This does not affect the taking possession of the land.
Section 23	The award of compensation for the owners for acquired land is determined at its market value plus 15% in view of compulsory nature of the acquisition for public purposes.
Section 28	Relates with determining compensation values and interest premium for land acquisition
Section 31	The Section 31 provides that the LAC can, instead of awarding cash compensation in respect of any land, make any arrangement with a person having an interest in such land, including the grant of other lands in exchange.

There is no specific policy on resettlement in the state of AJK or in Pakistan. As mentioned above, the LAA deals with all aspects of land acquisition while the resettlement issues are addressed on project-by-project basis under special provisions made by the concerned government departments. The LAA mainly prescribes provisions for fair and adequate compensation to land for legal title holders whose lands have been acquired involuntarily and its Implementation Rules require that following an impacts assessment/valuation, land and crops are compensated in cash at market rate to titled landowners and registered land tenants/users, respectively. However, the LAA does not provide resettlement assistance for the APs particularly those without titles or ownership records such as encroachers nor requires minimizing project impacts through alternative options.

The LAA mandates that land valuation is to be based on the latest 3 years average registered land sale rates, though, in several recent cases the median rate over the past 1 year, or even the current rates, have been applied. Due to widespread land under-valuation by the Revenue Department, current market rates are now frequently applied with an added 15% Compulsory Acquisition Surcharge (CAS) as provided in the LAA.

It is also noted that the LAA does not by default mandate for specific rehabilitation/assistance provisions benefiting the poor, vulnerable groups, or severely affected APs, nor it provides for rehabilitation of income/livelihood losses or resettlement costs. This however is often done in many projects in form of ad hoc arrangements based on negotiations between project officials and the APs.

The government has also developed a document entitled “Project Implementation and Resettlement of the Affected Persons Ordinance, 2002” for enactment by state and local governments, after incorporating local requirements. This ordinance is a comprehensive legislation that provides detailed procedures and definitions for land acquisition and resettlement of the APs.

The ordinance, being a new law, is still in a draft stage subject to the ratification of the Parliament, shall be supplementary to the LAA as well as other Laws of Pakistan, and wherever applicable under this policy. However, if necessary, appropriate amendments to the LAA will also be proposed to facilitate the application of the ordinance. The Ordinance aims to compensate for the loss of income to those who suffer including non-title holders to land as well as loss of communal property including common assets, productive assets, structures, other fixed assets, income and employment, loss of community networks and services, pasture, water rights, public infrastructure like mosques, shrines, schools and graveyards. The ordinance is in the consultative process with the provincial and state governments and other stakeholders.

The policy on involuntary resettlement in the ordinance is based on the following principles:

- Involuntary resettlement is to be avoided whenever feasible;
- Where population displacement and loss of assets are unavoidable, it should be minimized;
- Compensation must ensure the maintenance of the APs’ pre-project living standards;
- The APs should be fully informed and consulted on land acquisition and resettlement (LAR) compensation options;
- Compensation will be carried out with equal consideration of women and men;
- Lack of formal legal land title should not be a hindrance to rehabilitation;

- Particular attention should be paid to households headed by women and other vulnerable groups, such as indigenous people and the elderly or disabled people. Appropriate assistance should be provided to help them improve their status;
- LAR should be conceived and executed as part of the project, and the full costs of compensation should be included in project costs and benefits;
- Compensation/rehabilitation assistance will be paid prior to ground leveling, demolition, and in any case, before an impact occurs;
- Payment of compensation for lost land, housing, assets and resettlement allowances in full prior to the contractor taking physical acquisition of the land and prior to the commencement of any construction activities; and
- The full resettlement costs will be included in the presentation of project costs and benefits.

Compensation eligibility has been limited by a cut-off date to be set on the end date of the AP census and impact assessment during the Detailed Design Phase. The APs who settle in the affected areas after the cut-off date will not be eligible for compensation. They, however will be given sufficient advance notice, requested to vacate premises and dismantle affected structures prior to the project implementation. Their dismantled structures will not be confiscated and they will not pay any fine or sanction. Forced eviction will only be considered after all other efforts are exhausted.

2.2 Entitlements and Compensation

2.2.1 Detailed Entitlement and Compensation Matrix

Various compensation measures and entitlements have been determined for all categories of impact generated by the Project. The APs eligible for compensation or at least rehabilitation provisions under the Project are:

- All APs losing land either with legal title/traditional land rights or without legal status;
- Tenants whether registered or not;
- Owners of buildings, crops, plants, or other objects attached to the land; and
- The APs losing business, income, and salaries.

A detailed description of each compensation measures and assistance is provided in **Table 2.2**, Entitlement and Compensation Matrix. The APs will be entitled to a combination of compensation measures and resettlement assistance, depending on the nature of ownership rights of lost assets and scope of the impact, including social and economic vulnerability of the APs. Land, houses and other structures and other fixed assets, including trees, and community structures will be compensated on the basis of survey agreed with the APs and according to a compensation eligibility and entitlement framework in line with Pakistan's law/regulations.

Where unanticipated LAR impacts become apparent during the project implementation, an agency which has an authority for LAR will be responsible to assess the significance of the impact, evaluate the options and update the exiting LARP.

Entitlement provisions for the APs losing land, houses, and income losses and rehabilitation subsidies will include provisions for permanent and temporary land losses, house and buildings losses, crops and trees losses, a relocation subsidy, and a business losses allowance based on tax declarations and/or lump sums. These entitlements are detailed below:

- Agricultural land: It will be compensated at replacement value in cash at current market rates plus 15% CAS and will be established by the Revenue Department.
- Residential/commercial land: It will be compensated at replacement value either (i) in form of land against land (see the details in 2.3.3 “Land for Land Compensation”) or, (ii) cash at current market rates free of deductions for transaction costs. The compensation will include the 15 % CAS.
- Houses, buildings, structures: They will be compensated in cash at replacement cost free of depreciation and transaction costs deductions. The compensation for houses/buildings will include the 15 % CAS and 10 % to cover the cost of electrification.
- Trees: Cash compensation to cultivator’s household shall reflect income replacement considering both wood and fruit trees.
- Businesses: An allowance equal to Rs. 9,000 for compensation for permanent business losses will be provided in cash.
- Business workers and employees: Compensation for lost wages for the period of business interruption up to a maximum Rs. 9,000 will be provided in cash.
- Relocation subsidy: the APs forced to relocate will receive a relocation subsidy sufficient to cover transport costs that is equal to Rs. 10,000 per household.
- Community structures and public utilities: These will be fully replaced or rehabilitated so as to satisfy their pre-project functions.
- Vulnerable people livelihood: Vulnerable people (the APs below the poverty line and or widow, orphans, women household heads, landless) will be given either a lump sum allowance or priority in employment in project-related jobs.

Table 2.2 Entitlement Matrix

Asset	Specification	APs	Compensation Entitlements
Permanent impact on arable land	All land losses independently from impact severity	Farmer/titleholder	<ul style="list-style-type: none"> Cash compensation for affected land at replacement cost based on market value plus a 15% CAS and free of taxes, registration, and transfer costs.
		Leaseholder/ tenant (registered or not)	<ul style="list-style-type: none"> Cash equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years).
Residential/commercial land		Titleholder	<ul style="list-style-type: none"> Cash compensation for affected land at replacement cost based on market value plus a 15% CAS and free of taxes, registration, and transfer costs.
		Renter/ leaseholder	<ul style="list-style-type: none"> Equivalent to one month allowance.
		Squatters	<ul style="list-style-type: none"> Cost of residential structure based on market rates.
Houses and structures		All APs (including squatters)	<ul style="list-style-type: none"> Cash compensation at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. 15% CAS will be added. In case of partial impacts full cash assistance to restore remaining structure.
Crops	Crops affected	Affected extended family/ households	<ul style="list-style-type: none"> Cash compensation at full market rates.
Trees	Trees affected	Affected extended family/households	<ul style="list-style-type: none"> Cash for loss of wood trees at current market value. Compensation for loss of fruit trees to cover income losses.
Business/employment	Temporary or permanent loss of business or employment	All APs (including squatters)	<ul style="list-style-type: none"> Cash compensation equal to Rs. 9,000 for business interruption for business owner and employees.
Relocation	Transport and transitional livelihood costs	All APs affected by relocation (including squatters)	<ul style="list-style-type: none"> Provision of Rs. 10,000 allowance to cover transport expenses and livelihood expenses for one month.
Community assets			<ul style="list-style-type: none"> Rehabilitation/substitution of the affected structures/utilities.
Vulnerable AP livelihood		AP below poverty line ⁵	<ul style="list-style-type: none"> Rs. 4,000 one time allowance. Employment priority in project-related jobs.

2.2.2 Land for Land Compensation

In cases where a land for land compensation scheme is ensured from the state government and selected, replacement plots and the required associated technical features will be mapped and listed in project LARP. These features include roads, drainage, sanitation, water supply and electricity, depending on the type of land (residential, commercial). The approximate site preparation cost will be indicated. In managing the relocation, the socio-cultural characteristics of APs and host communities will be taken into consideration and the distance between the old and new locations should be minimized as much as possible.

In case of the Project, however, “land for land” option will not be applied due to non-availability of the government land in the close proximity, absence of a firm commitment from state and the APs’ unwillingness to be relocated away from their current localities.

⁵ Rs. 1500 or less per capita per month income.

3. SOCIO-ECONOMIC PROFILE OF THE APs

This section deals with the information related to the socio-economic information of the APs falling within the corridor of impact. A concerted effort was made to collect the desired socio-economic information/ data that include size of households, gender composition, and literacy status, occupation, income and expenditure and stats of poverty and vulnerable people of the sample population in the Project Area.

3.1 Demographic Profile

In total, the socio-economic census inventory identified 180 affected households comprised of 993 APs on the COI. The APs included those who lost either their physical assets or incurred impacts on their livelihoods.

During the socio-economic survey and consultation with the stakeholders, it was known that in the Project Area there is no indigenous population as defined by the UN organizations or other international organization such as IFC and ADB.

3.1.1 Family Size

In the affected households, 50 % are living as an extended and 40 % as a joint family system in the same compound while only 10 % are living as nuclear family. This explains the predominance of extended families in the Project Area. The extended and joint families include all the family members consisting children, wife, mother, father, brothers, sisters and grand parents are living under the same compound. The elder of the house is responsible to look after all the social matters and other activities of the house including income and expenditure. As depicted in **Table 3.1**, the average size of a household is to the extent of 5.7.

3.1.2 Gender Composition

In the survey, the proportion of male and female population noted as 52.2 % and 47.3 % respectively as shown in **Table 3.1**. The female population is slightly lower than men.

Table 3.1 Average Size of HH and Gender Composition in the Project Area

Average Size of Household (persons)	Gender Composition	
	Male (%)	Female (%)
5.7	52.2	47.8

3.2 Educational Levels of the APs

Literate respondents had different education levels. The overall literacy rate among the sample population was 82.5 %, which is almost two times higher to the national average. 17.5 % of the APs are illiterate. The literacy rate for male and female computed to be 83.7 and 80.0 % respectively in the Project Area. Out of those who receive education, 51 % had obtained education up to matric, while only 33.38 % population had above secondary level schooling as shown in **Table 3.2**.

Table 3.2 Education Level of the Sample Population in the Project Area

Education level	Literacy Rate (%)		
	Overall	Male	Female
Illiterate	17.5	16.3	20.0
Primary	7.9	6.9	10.0
Matric	23.8	25.6	20.0
Intermediate	17.5	14.0	25.0
Graduate and above	33.4	37.3	25.0

The highest literacy among local population is partly due to availability of education facilities schools and partly being due to the location of the Project Area falling within the municipality limits. During the field survey some of the sample population has expressed that after the earthquake female population has been facing difficulties to be enrolled in the schools.

3.3 Occupational Background

Most of the APs, are serving in various government departments followed by the small businesses dominate the Project Area as shown in **Table 3.3**. 65 % of the APs are involved in government services followed by 15 % are working as small traders and vendors engaged in small scale business activities such as shops, stores, auto workshops, restaurants/hotel. 5 % of the APs were found to be vehicle drivers (operating especially trucks & buses), followed by the wage labor constitutes the other important income earning source in the Project Area. A significant percentage of the population (65 %) is engaged in government services.

Table 3.3 Major Occupations of the APs in the Project Area

Major Occupations (%)				
Business (shops, general stores, auto workshops)	Drivers (trucks, buses)	Labor (skilled & unskilled)	Government service	Agriculture
15	5	10	65	5

3.4 Household Well-being/ Livelihood

During the socio-economic survey, respondents were inquired about their total monthly income from all sources to determine the livelihood/well-being of a household. It was observed that the major sources of income in the Project Area are generated from wage salaries from government jobs and working as a laborer, business (shops, stores, and auto workshops), services (trucks and bus drivers). Only 5 % of the APs are engaged in the agriculture activities. **Table 3.4** shows that the average monthly household income is calculated to be Rs. 19,975.

Table 3.4 Average Annual Household Income of the APs

Average HH Income (Rs.)	
Annual	Monthly
239,700	19,975

3.5 Household Expenditure

The annual expenditure and pattern of expenditure provides an indication for assessing standard of living of a household. The expenditure on food items such as cereals, pulses, flour, sugar, cooking oil/ghee and milk, while the non-food items consisting of expenditure on

education, medical treatment, clothes, shoes, cosmetics. On the whole, the average annual household expenditure on food computed to be Rs. 151,800 (54.4%) and Rs. 127,080 (45.6%). The comparison between food and non-food expenditures in the Project Area is given in the **Table 3.5**.

Table 3.5 Average Annual Food and Non-Food Expenditure of the APs

Food Expenditure (Rs.)	% of Food Expenditure	Non-food Expenditure (Rs.)	% of Expenditure on Non-food Items	Total Expenditure (Rs.)
151,800	54.4	127,080	45.6	278,880

3.6 Housing Conditions

Housing condition is also another indicator for assessing of living standard/ household well-being. All APs had their own houses. As far as the housing conditions are concerned, it was assessed during the census survey that most of the houses are made of cement, bricks and cemented blocks.

3.7 Poverty Impacts

Lack of secure and consistent income is aggravated by the lack of access to diverse sources of income is the main reason for the poverty in the Project Area. Negligible off-farm economic activities restrict job opportunities for daily wage labor. A number of the APs are living below the poverty line.

On the whole, 17 APs were found to be are “vulnerable,” and the Project may provide some alternative income sources to provide some relief from poverty in order to sustain their livelihood. Under the Project, this category of the APs will be preferred in the Project related jobs. In addition, this Project will be (i) beneficial as it will generate employment opportunities for the people, (ii) improve their access to social services such as health and education, marketing, (iii) reduce transportation costs (iv) improve their income level due to access to market facilities.

During the socio-economic survey, 14 families of tent dwellers were found living along the river near Sama Bandi before the Intersection No. 4. Following discussion with them, it was ascertained that these people are seasonal migrants and will move to the warmer places of the country before the start of the winter season. They move from places to places wherever they can find labor works. It was also confirmed that they were not interested in compensation.

3.8 Gender Impact

The direct access to Upper Chatter particularly access to social services will have positive impacts on women and their lives. While talking about the anticipated impacts of the Project, women participants felt that the Project would benefit them by providing them with greater access to social services. One of the key benefits recognized by them was reduced travel time as a result of proposed Naluchi Bridge.

The following gender provisions were stipulated to guarantee a clear understanding and due consideration of the specific needs and problems of female APs and to safeguard their livelihoods during the project implementation.

- Female heads of households have been registered as the recipients of compensation and rehabilitation measures due to their households. In principle, land titles for and use rights

of replacement land will be registered in the name of women, if land lost to the project was legally owned by women.

- Women were included in the participation process through women meetings and in consultation meetings alongside male APs. During the consultation process, particular attention has been paid, among others, to development needs and priorities voiced by women respondents.
- Due consideration is to be given to complaints and grievances lodged by female APs.

4. LAND ACQUISITION AND RESETTLEMENT IMPACTS

4.1 Scope of Land Acquisition and Resettlement Impacts

The proposed alignment mostly traverses through congested urban areas, therefore, improvement and widening will involve land acquisition along the proposed route. Other adverse impacts include loss of residential, commercial structures and empty plot with trees falling within the ROW are inevitable. Most of the adverse impacts on the land and structures are resulting to maintain geometry and gradient as well as slope stabilization which will involve substantial cutting and filling in view of the given topographic conditions.

During the preparation of this LARP, a detailed quantification of affected assets including land and structures has been made for the Project. The census survey and DMS have been undertaken to document the losses for compensation associated with the land acquisition and impacts on their houses and businesses. The compensation package and the resettlement measures are designed to ensure that the APs will have better standard of living or at least the same after the Project intervention. The details regarding scope of the Project impacts are given below.

4.1.1 Affected Households/Persons

The road section will adversely impact on 180 households consisting of 993 individuals (APs). Out of above-mentioned 180 households, 61 will experience impact on their residential structures situated along the road, followed by 20 households incurring impact on their commercial assets. The census identified some households in the Project Area were operated shops on the ground floor or in the front and were using the first floor or back of the same structure for residential purposes. These structures have been classified under the category of residential cum commercial structures. A total of 32 such households will be adversely affected as a result of the Project. Six empty plots sparsely occupied by privately owned trees were also enumerated as affected assets. In addition, 61 households will have impacts on their livelihoods as they will lose their businesses due to the Project. **Table 4.1** summarizes the number of those affected households.

Table 4.1 Number of Affected households

Type of Loss	Package 1 Affected households	Package 2 Affected households	Total
Residential Structure	10	51	61
Commercial Structure	4	16	20
Residential cum Commercial	5	27	32
Empty Plots with Private Trees	2	4	6
Livelihoods Impacts	10	51	61
Total	31	149	180

4.1.2 Affected Land

The proposed road alignment will require 6.81 hectares of lands excluding PWD owned ROW⁶. Most of the lands are privately owned and presently being used for residential and commercial purposes. The land will be acquired through the Revenue Department AJK following payment of compensation to the APs at the current market rate prevailing in the Project Area. **Table 4.2** shows the extent of the affected land.

⁶ 1 hectare is equal to 0.050 Kanal, which is the local unit for land measurement.

Table 4.2 Extent of Affected Land

Package	Area Affected (ha)	Unit Rate (Rs. Million)	Total Cost (Rs. in Million)
Package 1	1.41	34.50	48.65
Package 2	5.40	34.50	186.30
Total	6.81		234.95

4.1.3 Affected Buildings and Structures

Based on the surveys, it is estimated that a total 65 main structures of the residential buildings, 171 commercial shops located within the corridors of impact will be fully or partially affected. The details of affected residential and commercial structures are presented as Annex 1 and Annex 2.

Table 4.3 Loss of Portion of Residential and Commercial Structures

Structure Type	Package 1	Package 2	Total
Main structure	10	55	65
Open Space	5	61	66
Shops*	31	140	171
Boundary Walls	8	26	34

* In some structures, there is more than one shop in one structure.

As shown in the **Table 4.3**, the portion of residential asset getting affected as a result of the Project. The majority will experience impact on the main structure of the asset. The affected main structure of the residential units also include front yard, garden, open area in front of the structure getting affected under the Project. Buildings incurring impact on the main structure will be significantly affected thereby becoming non-livable. The construction material used for main structures includes bricks with cement and or some are made of cemented blocks. Most of the houses were found to be *pacca* houses.

The extent of land loss as detailed is shown in the **Table 4.4**. Majority of the land loss will be incurred on the main structure followed by the open courtyard.

Table 4.4 Extent of Land Loss from Type of Residential and Commercial Structures

Type of Structure	Measurement Unit	Package 1	Package 2	Total
Main structure	Sft.	19,385	93,636	113,021
Open Space	Sft.	6,263	44,720	50,983
Shops	Sft.	7,689	39,532	47,221
Boundary Wall	Rft.	780	1,688	2,468

Costs for compensation of residential and commercial buildings were calculated according to the type of construction are given in the **Table 4.5**.

Table 4.5 Cost for Compensation of Buildings and Structures Located in the ROW

Package	Structure Type	No.	Total area (Sft.)	Total Cost (Million)
1	Main Structure	10	19,385	12.262
	Boundary Wall (Rft.)	8	780	0.052
	Commercial/ Shops	31	7,689	4.746
	Others*	4	4,323	1.651
	Sub Total			18.711
2	Main Structure	55	93,636	24.417
	Boundary Wall (Rft.)	26	1,688	0.161
	Commercial/ Shops	140	39,532	24.711
	Other	7	2,222	0.342
	Sub Total			49.631
Grand Total				68.342

* "Others" include building foundation and shed.

4.1.4 Affected Trees

Data regarding fruit bearing and fuel wood trees have been collected through physical verification of its specification by type of trees. Trees have been classified as small, young and mature. The fruit bearing trees included Apple *Malus pumila*, Mango *Mangifera indica*, Orange *Citrus sinensis*, Peaches *Prunus persica*, Grape Fruit *Citrus maxima*, Guava *Psidium guajava*, Pear *Pyrus communis*, Apricot *Prunus armeniaca*. Tree species include Shisham *Dalbergia sissoo*, Eucalypts *Eucalyptus camaldulensis*, Bakain/Dharek *Melia azedara*, Mulberry *Morus alba*, Beri *Ziziphus mauritiana*, Pine *Pinus wallichina*, common broad-leaved species, Fig *Ficus palmate*, *Grewia oppositifolia*, Walnut *Junglans regia*, Poplar *Populus alba*, Daru *Ponica granatum* and Amlok *Diospyrus lotus*.

The total number of trees is 198 individuals within the ROW. There are 127 forest fuel trees and 71 fruit bearing trees. The trees were classified into sapling, young and mature according to the age of the tree. The cost of each category of the trees have been developed by keeping in view the volume of (average) wood produced, quality of wood along with partial usage as fuel wood. This will be further verified by the Agriculture and Forest Departments in the compensation payment stage. **Table 4.6** shows the summary of the affected fruit and forest trees.

Table 4.6 Summary of the Affected Fruit and Forest Trees

Packages	Distance		Fruit and Forest Trees Cost				Total Cost (Rs.)
			No. of Fruit Trees	Cost of Fruit Trees	No. of Forest Trees	Cost of Fuel wood Trees	
	From	To					
1	0+000	0+925	31	114,200	23	20,370	134,570
2	0+925	4+950	40	130,325	104	119,116	249,441
Total			71	244,525	127	139,486	384,011

A total of 198 privately owned trees will therefore be affected as a result of the Project thereby affecting a total of 30 households in the Project Area. Mostly the forest plantation is existing in the ROW is on private lands. For these trees the respective private owners will be compensated. All these trees are local and its total value is amounting to Rs. 384,011.

The APs receiving compensation for trees will be allowed to take away timber of their acquired trees for their domestic use.

4.1.5 Livelihoods Impact on Small Businesses

A total of 61 employees and tenants using/working in the affected commercial structures will experience temporary losses till they find their next jobs or new rental premises and will need to be assisted under the Project.

4.1.6 Affected Public and Community Structures

The major affected public infrastructure includes 97 electric poles/transmission lines, 33 telephone poles, 3 water supply lines, one community water tank and one sewerage lines located within the ROW. Accordingly, cost of relocation/ re-building of public infrastructure has been taken into account in estimating the resettlement budget. The data on buildings and structures, community structures and public infrastructures are summarized in **Table 4.7**.

Table 4.7 Affected Community and Public Structures

Type of Affected Assets	Package 1		Package 2		Total Cost (Million Rs.)
	No	Cost	No	Cost	
Electricity Poles	11	0.110	86	0.680	0.790
Telephone Poles	8	0.056	25	0.180	0.236
Water Supply Line	1	0.300	2	0.600	0.900
Water Tank	1	0.100			0.100
Sewerage Line			1	0.300	0.300
Total	21	0.566	114	1.760	2.326

For all the utility services/structures or fixtures; the compensation is to be paid to the concerned department(s).

4.2 Basis of Price Valuation and Compensation

The valuation method presented here includes for both land, land based assets and private building, structures and public infrastructure. For proper asset valuation of the acquired land will be dealt in compliance with LAA and the mechanism for making valuation and applying measures will be based on the principle of compensating the APs. The compensation packages will reflect replacement costs for all losses to both titled and non-titled landowners and resettlement assistances.

The market value of the land to be acquired and cost of structure will be increased by 15% (CAS) as the land acquisition is involuntary and compulsory as per provisions of the law. The basis for the valuation of affected land and other assets will be governed by the following process.

4.2.1 Valuation of Land

Land surveys for determining the payment of compensation of individual AP will be conducted on the basis of updated official records by the Revenue Department, Muzaffarabad. The land records containing information like legal title, and classification of land will be updated expeditiously for ensuring adequate cost compensation to the APs. Records as they are on the cut-off date will be taken into consideration while determining the current use of land. For land acquisition the District Collector (DC) will decide the compensation for acquired land as per the legal provisions. PWD will determine the possible replacement cost of land and assets to be acquired on the market rate.

PWD will determine whether the rates established for the Project are sufficient or not to purchase the same quality and quantity of land based on compilation of appraised rates. The

market rates will be established through the appraisal of recent sales and transfer of title deeds, informal sale and purchase of land among people in the Project Area. Registration certificates for land in Muzaffarabad City and consultation with local property dealers, District administration and the APs will also help in determining market rates.

The price for the land strip is required for the Bypass has been calculated Rs. 34.50 million per hectare including 15 % CAS. The market rates for affected land have been derived through land market surveys, consultation with the APs and from independent sources.

4.2.2 Valuation of Residential and Commercial Structures

The value of houses, buildings and other immovable properties has been determined on the basis of relevant Schedule of Rates as on date without depreciation. While considering the rates, PWD will ensure that it uses the latest rates for the residential and commercial structures in Muzaffarabad City. The compensation amount will enable the APs to rebuild or replace their affected structures.

Following the payment of compensation, the APs will be allowed to take away the materials salvaged from their dismantled houses and shops. A prior notice for demolishing structures will be issued intimating that the APs can take away the materials so salvaged within one week of their demolition.

All the structures affected by the Project have been applied the relevant rates, as the basis of compensation. Besides the above, the APs will also be allowed to take the salvaged material of their buildings.

For the Project affected residential and commercial structures following costs per square feet shown in **Table 4.8** have been developed and applied for costing purposes, which are based on the current market rates.

Table 4.8 Unit Rates for Residential and Commercial Buildings⁷

Structure Type	Construction Type	Description	Unit	Rate (Rs.)
Main Structure	<i>Pacca</i> structure	<i>Pacca</i> brick masonry work with RCC Slab & PCC Floor etc.	Sft.	648
	<i>Semi pacca</i>	Stone masonry walls with wooden trusses CGI Sheets roof and common flooring etc.	Sft.	463
	<i>Katcha</i>	Stone and mud masonry walls within wooden batten simple roof & common flooring etc.	Sft.	339
Boundary Wall	Brick/concrete block	1:6 C/S Brick Masonry wall	Rft.	67
	Stone/masonry wall	1:6 C/S Stone Masonry wall	Rft.	36

4.2.3 Valuation of Trees

Compensation for trees will be based on their market value. Loss of fuel wood, timber, fruit bearing trees will be compensated at their replacement cost. The cost of each category of the trees have been developed by keeping in view the volume of (average) wood produced, quality of wood along with partial usage as fuel wood. This will be further verified by the Agriculture

⁷ Rates adopted from Islamabad Muzaffarabad Dual Carriageway Project, originally drawn from the Composite Schedule of Rate 1998, Vol. III, Part II of Government of Punjab. These rates were brought at par to year 2007 using Inflation Rates based on Consumer Price Index, Federal Bureau of Statistics, Islamabad, Pakistan.

and Forest Departments, AJK, in the compensation payment stage. Mostly the forest plantation is existing in the ROW is on private lands.

The owner of the fruit trees in the ROW will also be compensated based on the type and productive age of the fruits trees and market value of the products for the remaining period of its average life. The cost of younger plants is based on expenditure made on its brought up to this stage.

4.2.4 Compensation for Public Infrastructure

In the selection of the route alignment, community structures and public infrastructure such as school, health centers were avoided to the extent as possible. However, in inevitable circumstances compensation for properties belonging to the community or public infrastructure will be provided to enable installation or relocation of the same at new places. The rates used for relocation were drawn using benchmarks for similar projects elsewhere in Pakistan. The compensation budget will be used in consultation with the concerned departments in accordance with the modalities determined by such departments to ensure correct use of the amount of compensation.

4.2.5 Shifting Charges

For shifting moveable assets, Rs. 10,000 are allocated as shifting charges for every commercial and household unit on the basis of market rate taken from the local goods transporters.

4.2.6 Loss of Business and Employment

Those APs losing their businesses and employment will be provided cash compensation for business interruption. As a short-term strategy to cater the immediate needs of the household members among the APs who lose their income, income restoration assistance equal to Rs. 9,000 will be provided to restore their economic status to support livelihood and sustenance.

4.2.7 Assistance to Vulnerable People

The vulnerable people including widows, handicapped and elderly without any income source will be provide Rs.1,000 for one time allowance. It is imperative that special consideration in the Project provision be made for the rehabilitation of vulnerable groups.

In addition to compensation, the APs living below the poverty line will be given priority for employment opportunities in the construction works to compensate the partial loss of livelihood.

4.2.8 Contingency Arrangements

For the preparation of the resettlement budget, a contingency amount of 5% will be added to cover unanticipated resettlement impacts and additional amounts that may be needed to resolve disputes. A budget line will be allocated for the contingency, but funds will only be released on approval of a relevant authority and accompanied by a proper justification for the additional expenditure.

5. PARTICIPATION AND CONSULTATIONS

The LARP will have a mechanism to ensure that the benefits are effectively transferred to the beneficiaries and will ensure proper disclosure and public consultation with the APs.

5.1 Stakeholders Consultations

During the field survey, significant efforts were made to identify the possible categories of stakeholders and their stakes. Consultation with stakeholders during the preparation of the LARP involved the APs, government officials, i.e. Muzaffarabad Development Authority, Assistant Collector, Muzaffarabad District, Central Design Office (CDO), all senior officials of PWD, Officials of Forest and Agriculture Departments, Director General and Director Environment Protection Agency (EPA) and Director General and Environmental Expert, State Earthquake Reconstruction and Rehabilitation Authority (SERRA). In addition, consultations were also carried out with roadside dwellers, shopkeepers, drivers, transport operators, potential beneficiaries, and available public representatives, NGOs and general public. All those stakeholders had different types of stakes according to their professions, roles and functions.

In general, most of the major stakeholders displayed a positive attitude toward the Project. The general consensus was that the Project would augment the frequency and quality of transport services, thereby improving access and avoid congestion in the city centre and expressed the need and urgency for the road construction. However, some of the APs expressed their concerns on the Project. See Annex 4 and Annex 5.

5.1.1 Scoping Sessions

A series of scoping sessions and focus group discussions were carried out with local communities and particularly with individual affected households close to each intersection of the Bypass. The meetings were held at various locations at Naluchi, Gojra, Mori Gojra, Bala Pir, Neelum Park, Sama Bandi and Chela Bandi which is the last intersection. Small group discussions and interactions were undertaken with each of stakeholders during the socio-economic survey as well as the census survey and DMS. The consultative and the scoping sessions were designed specifically to provide the information on the Project to the communities and the APs. These sessions were designed to be informal, in an effort to encourage a free atmosphere in which participants were comfortable raising questions as well as to express their opinions and concerns relating to the Project and seek clarification on issues that concerned these individuals.

These consultations were used to elicit required information (their views and opinions) from different set of primary and secondary stakeholders in order to:

- establish an understanding of the overall development goal and benefits of the Project;
- identify and assess the major socio-economic characteristics of the affected households;
- ascertain the views of the APs, with reference to land acquisition and the Project impacts; and
- understand the APs' concerns and suggestions on the types of mitigation measures to be addressed.

In order to ensure the active participation of women, focus group discussions were also held with female APs in separate sessions close to the most important intersections, conducted by a female member of the survey team to incorporate their concerns and opinions.

5.2 Stakeholders' Concerns and Suggestions

During the social assessment and the consultations undertaken in the Project Area under the Detailed Design Phase, it was known that the majority of the households were aware of the construction of the Naluchi Bridge and Bypass Road as the JICA Study Team had already shared information regarding the proposed project with the communities in the past. In terms of project benefits, most of the people were of the opinion that the bridge construction and road improvement would ensure easy access and the Project would benefit the entire Muzaffarabad City. However, ensuing impacts on land and structures, the APs were very apprehensive regarding the compensation of the lost assets through the government arrangements.

The community pointed out the following issues and concerns associated with the Project:

- The compensation payment will not be at par with the current market value;
- The poor, shopkeepers and tenants may be adversely affected and may lose their homes/source of living;
- Jobs will not be provided to local people during the construction stage;
- Local residents may face severe inconvenience during the construction stage;
- Land records being maintained by the Revenue Department are usually not updated regularly. This results at times as outdated information and not truly reflecting the current ground realities. Consequently the real value of land remains low and undervalued in the Revenue Department records;
- A few people indicated a matter of privacy for the houses those had already been constructed at low elevation than the proposed road;
- General mobility of the people for carrying out routine works will be restricted as a result of the implementation of the Project;
- There would be delayed in compensation disbursement. Consequently, livelihood of the local community will be affected; and
- Involvement of outside labor for the construction activities should be kept minimal to avoid an adverse impact on existing labor force/ employment.

In general, local community members had already understood the benefits of the shortest proposed route and fully agreed for the implementation of the Project.

Local community also indicated some other issues/ concerns relating to the Project, which are:

- It should be avoided to shift graveyards (if any in the ROW) at the best possible extent;
- It should be avoided to relocate or dismantle mosque and permanent structures, if possible;
- It should be considered to pay proper compensation, in case of demolishing of structures prior to the Project implementation; and
- It should be provided alternative arrangements for traffic during the construction stage particularly at places where proposed alignment will pass through the existing road.

LAR related issues are the followings:

- Compensation should be according to the market prices and JICA should be involved. Some of the APs were concerned about the payment if PWD is involved in the process;
- Disbursement of compensation and relocation of the APs should be made prior to execution of the Project;
- In addition to compensation for the structures removed, additional financial assistance will be required to rebuild their structures at new locations; and
- Consultation with the community/leader should be an integral part of the land acquisition process.

Some suggestions given during the meetings are listed herewith:

- Interchanges should be provided at appropriate places so that residents of the Project Area in order to have easy access;
- People of Naluchi should be provided with an access through a link road crossing to the overhead bridges;
- Drain outlets should be provided to help drain away run-off from the road, particularly in areas where road level is higher than that of surrounding settlements;
- Proper diversion for the traffic should be provided during the construction stage to avoid traffic congestion and related hazards;
- Privacy of the Naluchi people should be considered as the bridge will be constructed at a higher elevation as compared to their houses; and
- Mitigation measures should be taken to minimize the noise level.

The summary of the APs and other road users' consultation is given as Annex 4 and Annex 5.

5.3 Addressing Stakeholders Concerns

The concerns raised by stakeholders have been incorporated into the Project design as much as possible. The following measures will be carried out in order to protect surrounding communities from the expected impacts of construction:

- Sensitivity towards local customs and traditions will be encouraged to minimize social friction; good relations with local communities will be promoted by encouraging contractors to provide opportunities for skilled and unskilled employment to locals;
- The project should incorporate stakeholder consultations as part of the resettlement plan;
- The loss of privately owned land or built-up property will be compensated on a replacement-cost basis;
- The contractor will be required to ensure that the construction works do not hinder local people's access to the local route and their ability to cross it safely. Constructing temporary ramps and diversion routes will facilitate pedestrians while crossing the Bypass.

5.4 Overall Conclusion

A majority of the people in the Project Area was of the view that the project would improve access and mobility, which leads their socio-economic development. The local community members indicated that the construction of this road would increase and improve their accessibility to schools, health outlets, banks, and fuel stations and would improve their business and employment opportunities in the area and to rest of Pakistan. However, the APs expressed repeatedly and stressed on the need for adequate and fair compensation for the affected assets by the government for their losses so that they can reconstruct their residential and commercial structures and reestablish their incomes and livelihoods.

5.5 LARP Disclosure

During the DMS, each household was personally informed about the Project, entitlements and procedures. The APs were thoroughly informed on the results of the census and inventory of impacts and their preferences on compensation and/or other resettlement assistance including opinions on compensation rates.

Further, the consultations and discussions with the APs will be a continuing activity throughout the implementation of the Project with adequate field staff from PWD. The field staff involved in the implementation activities will keep the APs informed about the impacts, the compensation and assistances proposed for them and facilitate addressing any grievances.

PWD will be responsible for dissemination of the key information and entitlement matrix to affected communities for the duration of the Project through the state, district and Municipal Corporation Muzaffarabad (MCM). PWD will deploy an NGO or other agency, which will help PWD in disseminating disclosure plan and subsequent consultations with the local communities. The updated resettlement plan and the entitlement matrix based on detailed technical design will be translated into Urdu by PWD and will be disclosed to the APs.

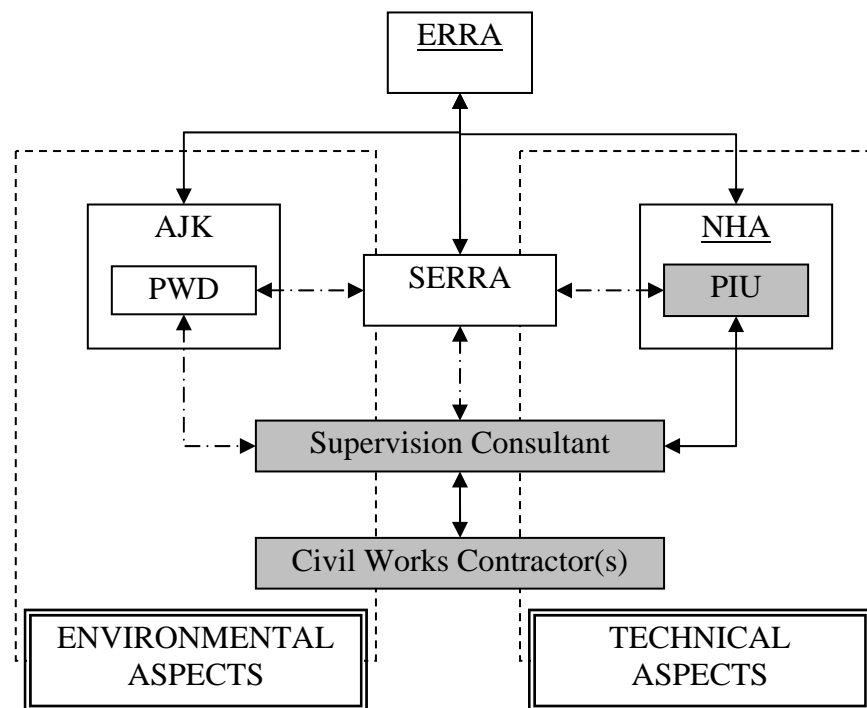
6. INSTITUTIONAL ARRANGEMENT

6.1 Institutional Setup

A major issue in land requisition and resettlement implementation and management is establishment of the appropriate institutional arrangement. The implementation of LARP will require involvement of a set of institutions at various levels. Hence, it is important to ensure adequate institutional arrangements, timely establishment and effective functioning of appropriate organizations to be mandated to implement the LARP.

6.1.1 Institutional Framework for the Project Implementation

Considering the present institutional frameworks for rehabilitation and reconstruction of the earthquake damages and the memorandum from ERRA, overall institutional framework of the Project implementation is depicted in **Figure 6.1**.



LEGEND:

- Agency Established (name with under bar is a federal government agency)
- Unit/group to be newly established or procured
- Direct chain of command
- Indirect chain of command

Figure 6.1 Institutional Framework of Project Implementation

The government agencies involved in the Project implementation are ERRA, SERRA, AJK and NHA. The role and tasks of the agencies are tentatively drafted as the following:

Earthquake Reconstruction and Rehabilitation Authority (ERRA) is a sponsoring agency in the Project and responsible for overseeing the Project implementation and coordinating various issues if any among agencies concerned including Ministry of Economic Affairs and Statistics and Ministry of Finance.

State Earthquake Reconstruction and Rehabilitation Agency (SERRA) represents ERRA through delegated powers at the state level for the Project implementation.

Public Works Department (PWD) in AJK is responsible for undertaking all environmental matters of the project including finalization and implementation of EIA and LARP and coordination of interests at field level if any among between local communities and government agencies.

National Highway Authority (NHA) is a project implementation agency and responsible for implementation of the civil works including procurement of supervision consultant and civil works contractor(s). NHA shall provide technical supervision and ensure compliance and oversee the construction works. In this regard, it is proposed that Project. Project Implementation Unit (PIU) shall be established at the state level to closely oversee and monitor the Project implement on the ground.

6.1.2 PWD and Environmental Matters related to the Project

PWD will review and approve LARP under the Project.

All LAR related tasks, including the preparation of LARP, will be handled by a Social and Land/ Resettlement Specialist under the Director (Environment, Social and Land/ Resettlement), PWD. The Social and Land/ Resettlement Specialist will provide technical assistance in resettlement planning, LARP implementing and internal monitoring and evaluation. The Social and Land/ Resettlement Specialist will have to undertake the LAR related tasks including updating the LARP. The responsibilities of the Social and Land/ Resettlement Specialist with respect to resettlement issues are to:

- meet the APs formally and informally as often as may be necessary to hear the views of local people and communities regarding implementation of the project;
- monitor the project progress and implementation of the work, check the validity of complaints, and gain an informed view of particular issues;
- check and validate elements of the LARP where requested by PWD;
- ensure provision of checks to the APs;
- meet as a committee at least monthly to discuss project progress, complaints and issues raised by the APs, etc, and report on these matters to PWD; and
- assist the APs in resolving complaints by discussion with the Director (Environment, Social and Land/ Resettlement) and the contractor on site where possible, and if this cannot be achieved, assist the APs in presenting the case to the Grievance Redress Committee (GRC) if requested, providing the committee understands that the complaint is justified.

6.2 Coordination with other Agencies

The land acquisition and compensation activities described in this LARP involve distinct processes and different agencies. To ensure effective coordination and timely approval, planning, consultation, and implementation of compensation, resettlement and rehabilitation measures, the organization and agencies involved at different levels and their roles and

responsibilities are discussed below. PWD will use the services of the following institutions in implementation of the project including resettlement actions.

6.2.1 Revenue Department

The PWD will ensure compliance with all government legislation on land acquisition within framework of the LAA. The Revenue Department has jurisdiction and functions for land administration, valuation, acquisition and compensation, which are carried out at in the Project Area by the Revenue Department as defined in the LAA.

The Revenue Department is formally responsible for acquiring the identified land strips falling within the ROW from the respective landowners and paying the due compensation money to the affected landowners and tenants (if any), according to procedures laid down in LAA. Once acquired, the possession of the land will be handed over to PWD for their utilization in road construction.

The Revenue Department will be responsible for finalizing the values of the affected assets taking into account the prevalent replacement value on the basis of market prices. The prices for land and other assets established and approved by the Revenue Department will be used for compensation for the Project.

PWD will also ensure compliance with the Draft National Policy on Involuntary Resettlement, which requires compensation offered for the lost assets should be equivalent to the replacement value.

PWD will further seek assistance from relevant departments for various specialized input required for LARP implementation as given below.

- For buildings/houses PWD will be involved in assessment;
- For forest plantation(s), the Forest Department will be required to prepare a detailed inventory of the plants existing on the ROW.
- For fruit trees and crops, the Agricultural Department will be associated in preparing the assessment and compensation package.
- For utilities, all the relevant agencies such as Special Communication Organization, Electricity Department and Public Health Engineering, would be required to send their claims for compensation and relocation of the utilities/assets/ infrastructure being affected.
- The information will be forwarded to the Revenue Department, and it should be considered that physical verification and fixation of the prices should be based on the current year market rates.

6.2.2 State Steering Committee (SSC)

The Planning and Development (P&D) Department of AJK will take overall responsibility for project management and execution. A State Steering Committee (SSC) chaired by the Chief Secretary or Additional Chief Secretary of Planning and Development, AJK, has been constituted to provide policy guidance and overall coordination in the implementation of the Project.

The SSC will provide broad oversight of the Project and ensure implementation of all reconstruction and rehabilitation projects in accordance with the standards set by ERRA; overview the SERRA and will ensure full cooperation and support from all concerned departments in the planning and implementation of projects; and should also act to resolve any inter-departmental/agency or other issues that need to be addressed at the state level. The SSC

will meet at least quarterly thereafter, to coordinate and resolve any issues in LARP implementation.

6.2.3 District Reconstruction Advisory Committee (DRAC)

A District Reconstruction Advisory Committee (DRAC) was created in Muzaffarabad. The Committee chaired by the Deputy Commissioner has been entrusted the responsibility to approve, scrutinize reconstruction and rehabilitation projects and ensure full cooperation and support from all concerned departments in the planning and implementation of projects. The membership will include a representative of Planning Wing of ERRA; a representative of the State Finance Department; a representative of the State Planning Department, District Officer of the concerned line department to under take the project; Executive Engineer of the concerned engineering department and Program Manager DRU Secretary. The DRAC may include additional members, if required.

6.2.4 Environmental Protection Agency

AJK Environmental Protection Agency (EPA), headed by the Director General (DG) is primarily responsible for environmental aspects of development interventions. Issuance of No Objection Certificate (NOC) for environmental clearance and ratifications of PWD's reports and environmental monitoring fall within the jurisdiction of AJKEPA.

6.3 Fund Flow and Compensation Process

PWD will make necessary financial provisions for payment of compensation of the land and land based assets owned privately through the Revenue Department. Estimates of the cost of the various compensation measures contained in this LARP will be checked and approved by PWD. If there are any queries or amendments, these will be referred to The Social and Land/Resettlement Specialist will be resolved by discussion if necessary. This process will not involve changes in the nature of compensation actions, or entitlements determined in the LARP. Discussions and amendments will deal only with amendments in budgetary costs, which will need to be properly documented in order to justify a change in the LARP. See Figure 6.1 for further details and clarifications.

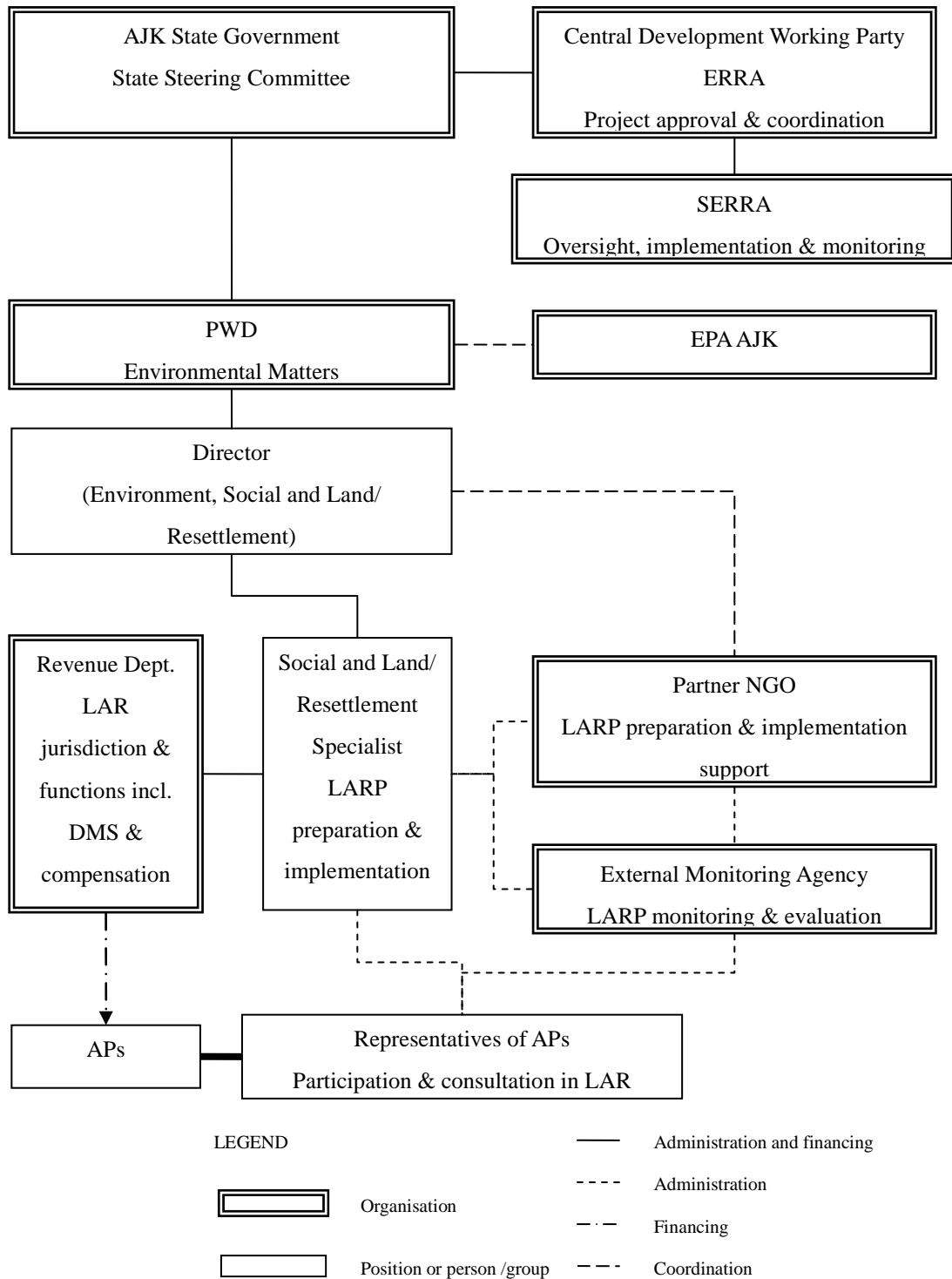


Figure 6.2 Institutional Framework LARP Implementation

The Revenue Department will prepare details of all the land and land based assets to be acquired along with the ownership details upon verification. A detailed assessment, acquisition and compensation proceeding will be taken up by the Revenue Department. PWD will deposit the estimated amounts required for compensation payment as per rules, regulations laid out for such purposes under the LAA. Announcement of the awards will be made accordingly as part of the above proceedings. After the award, the compensation is disbursed under a procedure through the banks.

The cost of land acquisition and resettlement will be financed by the federal government. Those eligible for compensation will be given advance notice of the date, time and place of payment through public announcements. All payment will be made in a transparent manner in public. Receipts should be signed by all those receiving compensation payments and checks will be retained for auditing purposes. The payment of compensation will be monitored and verified by a NGO as well as representatives of the affected families.

7. COMPLAINT AND GRIEVANCE REDRESS

The main objectives of this section is to provide a mechanism to ensure that the compensation and resettlement aspects have been implemented accurately and fairly, alleviating any adverse effects on the APs, to mediate conflict and to avoid lengthy litigation that is unfair to the APs and could delay the Project. It also provides people who have objections or concerns about their compensation or other assistance with an accessible and known procedure through which to raise their objections and have them resolved.

7.1 Grievance Redress Mechanism

The LAA provides for aggrieved persons at different stages of land acquisition to present their grievances to the Director (Environment, Social and Land/ Resettlement) or a court of law for redress. To enable an AP to appeal against any disagreeable LAR related decision, practice or activity the following grievance redress mechanism will be instituted.

7.1.1 Grievance Redress Committee (GRC)

As per the Resettlement of Affected Persons Ordinance 2002, in case a dispute cannot be settled locally or in association with the Social and Land/ Resettlement Specialist, an additional formal grievance resolution mechanism is present in the form of the Grievance Redress Committee (GRC). Therefore, formation of GRC will be most important for grievance redress and it is anticipated that most, if not all grievances, would be settled by the GRC.

The GRC's task is to reach a solution to any problems on account of land acquisition, resettlement, compensation and rehabilitation accruing to claimants because of the project intervention. The GRC is expected to resolve the grievances of the eligible persons within a stipulated time. The decision of the GRC is binding, unless vacated by the court of law.

The GRC will be constituted by PWD. The members include the Director (Environment, Social and Land/ Resettlement), the Social and Land/ Resettlement Specialist, the Revenue Department, representatives of local level NGOs, representatives of the APs including vulnerable groups and women. PWD will nominate a field-based assistant engineer who is the member-secretary of the committee and shall act as a Grievance Officer. The functions of the GRC shall be to:

- Provide support to the APs on problems arising out of their land/property acquisition and/or eviction from the acquired land; and
- Record the grievance of the APs, categorize and prioritize the grievances that need to be resolved by the GRC.

Other than disputes relating to ownership rights under the court of law, GRC will review grievances involving all resettlement benefits, compensation, relocation, and other assistance.

7.2 Establishment of GRC

The GRC will be established at least a two month before the construction commences. All APs have the right of appeal against any aspect of decisions made not in accordance with the LARP or with commitments given to them, or on which they disagree with the level or manner of compensation, including land and house relocation and compensation.

7.3 Grievance Redress Process in the GRC

Initially, complaints will be lodged verbally or in writing with and recorded by the AP to PWD. Resolution is sought within 10 days at the local level through the involvement of the Social and Land/ Resettlement Specialist, a partner NGO and mediators from among the recognized community institutions.

If the complaint cannot be settled, a grievance regarding titled land and crop compensation issues can be lodged with the Revenue Department, who will seek to resolve the grievance within 30 days. A grievance regarding compensation of other types of assets and income losses can be re-lodged with the Social and Land/ Resettlement Specialist who will respond within 30 days.

If the complaint still remains unresolved, it can be lodged by the AP with PWD within 1 month of the original complaint resolution by the District Collector (Revenue Department) or the Social and Land/ Resettlement Specialist. The AP must produce all relevant documents supporting her/his claim. PWD will table the complaint with the Revenue Department to the GRC for review and rule on the issue(s) within 21 days. The decision must be in compliance with the provisions of this LARP.

If the grievance redress mechanism fails to satisfy the aggrieved AP in matters regarding titled land and crop compensation, the case can be submitted to the appropriate court of law as set out in sections 18 to 22 of the LAA.

The APs will be fully informed of their rights and the grievance redress mechanism during the consultations, the surveys and at the time of compensation, in addition to the measures indicated in section 7.1.

The Project and its participating stakeholders will seek to prevent grievances rather than engage in frequent grievance redress actions. The careful design and implementation of the LARP, meaningful and comprehensive stakeholder information, participation and consultation and fully functional coordination mechanisms would facilitate the minimization of grievances.

All APs have the right of appeal against any aspect of decisions made not in accordance with the LARP or with commitments given to them, or on which they disagree with the level or manner of compensation, including land, house or shop or stall relocation and compensation.

7.3.1 Functions

The functions of the grievance process will be to:

- make all APs aware of the process of the LARP and entitlement policy and of the timetable for implementation;
- provide support for the APs being relocated on problems arising out of their adjustment to their new environments if any;
- record grievances of the APs and categorize and prioritize those grievances that needs to be resolved by the GRC; and
- assist the APs in dealing with the decisions of the GRC (the GRC should be given the power to resolve all but the most serious of grievances).

8. RESETTLEMENT BUDGET AND FINANCING

The LARP includes a detailed budget for the payment of compensation and implementation of the various resettlement aspects for the Project, including amongst others, land acquisition, loss of property and infrastructure, costs of relocation, livelihood restoration and financial assistance for the vulnerable members of the community. The resettlement budget and financing will also cover funds for the management of resettlement expenses, including those for external monitoring.

PWD will be responsible for ensuring the prompt provision and efficient flow of the budgeted funds for resettlement to the Project. Assisted by the Social and Land/ Resettlement Specialist, PWD will ensure that land acquisition and compensation are adequately funded and carried out in accordance with applicable rules and regulations of the national and state governments. PWD will requisition the Revenue Department to undertake land acquisition and make compensation payments to the APs in the Project Area with technical support from the Social and Land/ Resettlement Specialist.

The overall budget for the resettlement component is estimated as Rs. 323.272 million based on initial assumptions on the scope of resettlement as shown in **Table 8.1**. The cost of land, buildings and structures are the replacement costs based on current market prices. The resettlement cost will be financed by the federal government.

Table 8.1 Indicative Resettlement Budget and Financing

S. No.	Resettlement Activity	Package 1 Cost in Million Rs.	Package 2 Cost in Million Rs	Total Million Rs.
1	Land Acquisition	48.650	186.300	234.950
2	Building/Structures	18.711	49.631	68.342
3	Trees	0.135	0.249	0.384
4	Community and Public infrastructure	0.566	1.760	2.326
5	Assistance to Vulnerable	0.010	0.020	0.030
6	Transfer Grants	0.200	0.900	1.100
7	Livelihood Restoration	0.090	0.460	0.550
8	Monitoring & Evaluation	0.050	0.150	0.200
	Total	68.412	239.470	307.880
	Contingencies (@ 5%)	3.420	11.970	15.390
	Grand Total Cost	71.832	251.44 0	323.272

Notes: Serial Number wise:

1. Rates are based on market prices (1.5 Million= 1 *kanal* and 1 *kanal*= 0.050 hectare)). In addition, 15 % CAS has been included as required under the LAA.
2. Rates adopted from Islamabad Muzaffarabad Dual Carriageway Project, originally drawn from the Composite Schedule of Rate 1998, Vol. III, Part II of Government of Punjab. These rates were brought at par to year 2007 using Inflation Rates based on Consumer Price Index (CPI), Federal Bureau of Statistics, Islamabad, Pakistan.
3. Rate estimates were provided by Forest and Agriculture Departments.
4. Cost refers to installation and relocation of public and community structures.
5. Vulnerable are those who are women headed households, widow, disabled and elderly required special assistance.
6. Affected households who may desire to relocate somewhere else need transportation costs.
7. Livelihood restoration grant will be provided to those whose livelihoods will be impacted from the project.
8. LARP monitoring cost during implementation will be carried externally.

9. LARP IMPLEMENTATION

The Project is one of the fast track projects under the rehabilitation and reconstruction of Muzaffarabad City which needs prompt decision making from acquisition to construction through processing of all the resettlement and compensation payment related matters. Hence it is essential to have speedy process for the pre-construction stage requirements so that the implementation of the road construction works is completed uninterrupted.

Based on experiences of other LARP implementation in Pakistan, it is anticipated the implementation of a category “A” LARP may take up to one year. However, in view of the length of the road section, the process of land acquisition should not take more than seven months, if the Revenue Department follows this on a fast track basis.

The process will be expedited with technical support from the Social and Land/ Resettlement Specialist who assists the LARP implementation process. PWD will announce the cut-off-date based on the date of census for the Project according to the eligibility criteria defined in the LARP. The APs of affected structures/assets (houses, and shops) will be paid their due compensations at least one month (30 days) prior to demolition of the structures. This time will allow them to dismantle and remove all salvageable material for rebuilding of houses and re-establishment of businesses. However, PWD reserves the right of directly demolishing such structures if this has not been done by the AP by the agreed deadline. Grievances or objections may be referred to PWD.

The implementation schedule, shown in **Table 9.1**, envisages the following sequence of activities.

Table 9.1 LARP Implementation Timeframe

Sr. No.	Description	Responsibility	Time Frame Required
1	LAA Section 4 Notification	Revenue Department	0.5 Month
2	Land and land based assets Survey and preparation of inventory	PWD/Revenue Department	1.0 Month
3	LAA Section 6 Notification	Revenue Department	0.5 Month
4	Assessment and Award Notification	Revenue Department	0.5 Month
5	Grievance Redress	Aggrieved APs/PWD/Revenue Department	1.0 Month
6	Possession of Land/Land based immovable assets	Revenue Department/PWD	1.5 Months
7	Payment of compensation to the entitled APs/ demolition works	PWD/Revenue Department	1.5 Month
Total:			6.5 Months

The land acquisition for the Project will involve necessary legal procedures which need to be completed. The demarcation of the land to be acquired for widening of the road has already been undertaken. Although some of the existing ROW is already under the possession of PWD. However, due to the widening of the existing road and the construction of a new road section, various privately owned residential and commercial structures as well as public infrastructure will be affected. Details of all such structures are prepared and assessed in the LARP, and they should be acquired and compensated accordingly. The land acquisition process needs to be taken up on priority for the entire formation width for the Project.

Various steps are involved in the land acquisition process, for which responsibilities are lying with a number of other line departments and required actions for implementation processing

and the land acquisition and resettlement related steps for the preparation and implementation of LARP is summarized in the **Table 9.2**.

Table 9.2 LARP Tasks Process

Step	Action	Responsibility
A)	LARP PREPARATION	
1	Projects identification	AJK Govt.
2	Responsible Agency Identification	AJK Govt. PWD
3	Proposal to Revenue Department with a brief description of the project including LAR	PWD
4	Publication of Notice expressing the intent to Acquire Land under Section 4 of LAA	Revenue Department
5	Preparation of impacts/AP surveys forms, train impact assessment and valuation teams, and establishment of coordination with relevant local government agencies	JICA Study Team
6	Verification of land records in affected areas and update cadastral maps	Revenue Department
7	Public consultations and negotiations.	PWD/consultant/NGO
8	Submission of LARP to PWD, and PWD for approval	PWD/JICA Study Team
B)	LARP IMPLEMENTATION	
1	LARP disclosure: Distribution of LARP and information pamphlets in Urdu in the affected communities; English LARP copies in PWD	PWD
2	Approval of Contract awards	PWD,
3	Distribution of Relocation Notices to the APs	PWD
4	Award of Checks for Land Compensation	PWD/ Revenue Department / AP
5	Award of Checks for other Compensation & Assistance/ Rehabilitation	PWD/AP
6	Demolishing/ relocation of Affected Structures/Assets	PWD
7	Review of LARP implementation.	PWD/NGO
8	Issue of notice to proceed for civil works ,if LARP implementation is found satisfactory	PWD
9	Internal monitoring. Quarterly reporting on LAR	PWD
10	External monitoring	EMA/PWD
11	Grievances redress / law suites	GRC
12	Inter-agency coordination and communication with AP	PWD

Land to be acquired will be assessed for compensation payment by the Revenue Department in consultation with the APs. The total amount so assessed will be deposited by PWD to the Revenue Department for subsequent payment of compensation to the entitled APs. Immediately after the notification of the award under Section 6, the Revenue Department will take over the possession of the acquired strip of the land and hand over it to PWD as according to the LAA provisions. Following taking over the possession by PWD, the construction contractor will be able to start construction work.

As mentioned before, PWD will be mainly responsible for LARP implementation. PWD will work in close coordination with the relevant government departments and the APs for the day-to-day activities of the LARP implementation. The major task of PWD will be organizing payment to the APs for their assets lost before implementing the Project.

Payment of compensation to the entitled person is required to be made about one month (30 days) prior to the possession of acquired land. No land will be possessed without full payment of the entitled compensation to the affected land owners and tenants. In case of dispute the assessed/allocated amount of compensation will be pledged in favor of the APs, till a decision is made on its disputed issue. Under such exceptional cases, PWD may possess the land without payment of compensation, but after one month (30 days) of the filing of the case to the GRC or a case with the court of law.

10. MONITORING AND EVALUATION

As a policy requirement from international donor agencies and Resettlement of Affected Persons Ordinance 2002, both internal and external monitoring of the LARP will be carried out. The objectives of monitoring and evaluation are to assess if the resettlement activities are implemented on schedule and within budget, and if the goals and principles of the LARP are achieved. The monitoring will:

- verify that project activities have been effectively completed with respect to quantity, quality and timeliness;
- assess whether and how well these activities are achieving the stated goals and purpose of the project.

Specifically, monitoring and evaluation will focus on the following aspects of the APs' situation and resettlement process:

- economic situation prior to land requisition;
- timely disbursement of funds;
- special items related to the assisting vulnerable groups and rehabilitation of the APs;
- document the complaints of the APs; and
- living conditions and economic status following the land acquisition and resettlement.

PWD will be mainly responsible for LARP implementation. PWD and a NGO will execute and monitor progress of the work and ensure coordination between the relevant departments, NGOs, the GRC and the APs. Regular monitoring of LARP implementation will be conducted internally by the Social and Land/ Resettlement Specialist. Baseline socio-economic census and the land acquisition data provided in the LARP are the necessary benchmarks for field level monitoring.

PWD will oversee the progress of resettlement preparation and implementation through regular progress reports. The following indicators will be monitored regularly:

- payment of compensation to the APs in various categories, according to the compensation policy described in the LARP; with no discrimination according to gender, membership of ethnic group or any other factor;
- delivery of technical assistance, relocation, payment of subsistence and moving allowances (if appropriate);
- delivery of income restoration and social support entitlements (if appropriate);
- public information dissemination and consultation procedures;
- adherence to grievance procedures and outstanding issues requiring management's attention and equality of access;
- attention given to the priorities of the APs regarding the options offered; and
- co-ordination and completion of resettlement activities and award of civil works contracts.

10.1 Internal Monitoring

PWD would be responsible for internal monitoring. To effectively monitor project impacts on the APs, a performance level data sheet comprising key monitoring indicators will be developed by the Social and Land/ Resettlement Specialist. Based on the performance level data sheet, PWD will prepare a monthly progress report of the LARP implementation status that include compensation of lost assets to the APs based on an entitlement matrix, documenting of complaints and grievances and will be responsible to submit the monthly progress report to the Director (Environment, Social and Land/ Resettlement) for timely action.

PWD will collect information and will be assisted by the Social and Land/ Resettlement Specialist, to submit a monthly monitoring report on the progress of implementation of the LARP. The internal monitoring reports will cover the following issues:

- number of the APs by category of impact per component, and the status of compensation payment and relocation and income restoration for each category;
- amount of funds allocated for operations or for compensation and the amount of funds disbursed for each AP;
- eventual outcome of complaints and grievances and any outstanding issues requiring management or assistance;
- implementation problems; and
- actual resettlement implementation schedule.

10.2 External Monitoring

In accordance with requirements of effective monitor to ensure objectives, the Project will engage the services of an External Monitoring Agency (EMA) most preferably a local NGO to measure the effectiveness of the LARP and its implementation in meeting the needs of the APs. The EMA will be specialized in social sciences and experienced in resettlement monitoring.

The general objective of the external monitoring is to provide an independent periodic review and assessment of (i) achievement of resettlement objectives, (ii) the changes in living standards and livelihoods, (iii) restoration of the economic and social bases of the APs (iv) the effectiveness, impact and sustainability of entitlements, (v) the need for further mitigation measures if any, and (vi) identification of strategic lessons for future policy formulation and planning.

The following indicators will be monitored and evaluated by the EMA:

- payment of compensation;
- co-ordination of resettlement activities with construction schedule, and provision for technical assistance for house construction;
- process of providing allowances to all entitled APs;
- facilitation of access to socio-economic support program and income restoration program, where relevant, according to the policies of the project;
- public consultation and awareness of compensation policy;
- restoration of productive activities;
- level of satisfaction of the APs with various aspects of the resettlement plan; and

- trends in living standards.

The EMA will be responsible to assess whether resettlement objectives have been met, the APs have been compensated in compliance with the LARP and satisfied with the land acquisition and resettlement process. The EMA will also examine the general efficiency of LARP implementation and determine the overall adequacy of entitlements to meet the objectives.

The EMA will also be involved for the verification of sales and compensation process. This will include agreement and certified record of quantities and valuation of properties and the physical payment of cash compensation, and formal transfer of property. The EMA will be present at all of the above stages of implementation of the LARP. For these purposes the EMA will monitor and utilize the baseline socio-economic data by the census survey and DMS carried out by the JICA Study Team in the LARP on the behalf of PWD. The EMA will monitor and review the status of the resettlement implementation in light of the targets, budget and duration that are laid down in the LARP. The key tasks will include review of internal monitoring reports prepared by PWD, review of the baseline census information, identification and selection of impact indicators and assess the resettlement efficiency, impact and sustainability, drawing lessons for policy formulation and planning. The EMA will provide interim and final progress reports on LARP implementation to PWD for review and follow up.

ANNEXES

Annex 1: Inventory of the Affected Residential Structures

Affected Residential Structure
Package 1 (0+000 – 0+925)

Location	Chainage	ID ¹	Name of Owner	Structure Type	Total Area Sft.	Affected Area Sft.	Total Cost Rs.
Gojra	0+920	L011	Syed M Hussain Shah	Boundary Wall	129	129	8,643
				Open Space	1,545	1,545	495,404
Naluchi	0+320	C001	Mushtaq Ahmed	Shed	861	861	160,146
Naluchi	0+420	L001	Haji M Mustafa	Boundary Wall	55	55	3,685
				Shed	405	405	75,330
				Open Space	585	585	187,580
Naluchi	0+440	L002	Khawaja A Ahmed	Main Structure	3,808	3,808	2,467,584
Naluchi	0+480	C003	Khawaja Tariq	Boundary Wall	60	60	4,020
Naluchi	0+500	C002	Malik Anwar Haq	Boundary Wall	156	156	10,452
				Main Structure	1,484	1,484	687,092
				Open Space	3,300	3,300	1,058,145
Naluchi	0+520	R001	Saeed Afzal	Main Structure	3,240	3,240	2,099,520
Naluchi	0+580	C004	Muhammad Muzaffar	Main Structure	938	938	607,824
				Teen Roof	1,207	1,207	558,841
Naluchi	0+600	L003	Muhammad Bashir	Main Structure	1,450	1,450	939,600
Naluchi	0+640	L004	Noor Alam	Boundary Wall	139	139	9,313
				Main Structure	3,000	3,000	1,944,000
				Teen Roof	1,850	1,850	856,550
Naluchi	0+660	L005	Malik Naeem	Main Structure	1,420	1,420	920,160
				Open Space	342	342	109,662
Naluchi	0+700	L006	Malik Tahir	Boundary Wall	63	63	4,221
				Main Structure	1,560	1,560	1,010,880
Naluchi	0+720	L007	Malik Javed Akhtar	Boundary Wall	154	154	10,318
				Main Structure	2,350	2,350	1,522,800
				Open Space	464	464	148,782
Naluchi	0+740	R003	Mian Ashraf	Main Structure	135	135	62,505
Naluchi	0+860	R004	Abdul Qadir	Boundary Wall	24	24	1,608

¹ For each AP's affected assets a unique code or identification number was given in chainage wise as per their location to road side, L for Left, R for Right and C for Centre of the road.

**Affected Residential Structure
Package 2 (0+925 – 4+950)**

Location	Chainage	ID	Name of Owner	Structure Type	Total Area Sft.	Affected Area Sft.	Total Cost Rs.
Bala Peer	2+300	L021	Syed Zahoor H Shah	Open Space	300	300	96,195
	2+360-2+400	R025	M. Muzzafar Baluch	Gate	1	1	2,000
				Main Structure	3,270	261.6	169,517
				Open Space	1,250	1,250	400,813
				Boundary Wall	160	160	10,720
	2+420	R026	Jamila Sadiq	Main Structure	1,288	425	275,426
				Gate	1	1	2,000
				Open Space	82	82	26,293
				Boundary Wall	52	52	3,484
	2+440	R027	Khurshid Hussan	Main Structure	6,000	1,320	855,360
				Open Space	577	346.2	111,009
	2+480	R028	Khurshid Hussan	Boundary Wall	30	30	2,010
				Gate	1	1	2,000
				Main Structure	153	153	99,144
	2+500	R029	Bilal Maqsood Kiani	Open Space	212	212	67,978
				Gate	1	1	2,000
				Boundary Wall	9	9	603
				Main Structure	6,301	1,827.29	1,184,084
	2+520	L022	Manzoor Kiani	Gate	1	1	1,500
				Open Space	600	600	192,390
				Boundary Wall	93	93	6,231
	2+540	R030	Muhammad Ashraf	Open Space	180	180	57,717
				Main Structure	6,360	1,208.4	783,043
				Gate	1	1	2,000
	2+600	L023	Syed Abbas Shad	Open Space	485	485	155,515
	2+640	L024	Public Health Water Pump Centre	Main Structure	2,247	224.7	145,606
				Open Space	2,800	2,800	897,820
				Gate	1	1	2,000
	2+680	L025	Maj. Asad Naqvi	Open Space	425	425	136,276
	2+680	L026	Ilias Shah	Open Space	230	230	73,750
	2+680	R032	Zeshan	Open Space	405	202.5	64,932
				Main Structure	3,750	1,050	680,400
	2+700	L027	Asaf Awan	Open Space	240	240	76,956
Gate				1	1	2,000	
Main Structure				2,064	123.84	80,248	
2+720	L028	Abbas Qadri	Main Structure	5,353	374.71	242,812	
			Open Space	252	252	80,804	
2+780	L029	Khawaja Ghulam Muhammad	Open Space	382	382	122,488	
			Stairs	160	160	5,760	
2+800	L030	Muhammad Khurshid	Main Structure	1500	300	194,400	
			Open Space	179	179	57,396	
2+800	L031	Mushtaq	Main Structure	1,032	268.32	173,871	
			Open Space	168	168	53,869	
			Gate	1	1	2,000	
Sama Bandi	3+820	L042	Javaid	Main Structure	1,012	455.4	295,099
			Shelter	300	300	55,800	
3+840	L043	Aftab Ahmed Naqvi	Main Structure	243	63.18	40,941	
			Open Space	583	583	186,939	
4+040	L045	Ghulam Haider	Open Space	880	880	282,172	
			Main Structure	1,920	1,632	1,057,536	
4+060	L046	Syed G. Hussan Shah	Main Structure	644	483	312,984	
			Open Space	420	420	134,673	

Location	Chainage	ID	Name of Owner	Structure Type	Total Area Sft.	Affected Area Sft.	Total Cost Rs.
	4+080	L047	Sheikh Muhammad	Main Structure	2,538	2,030.4	1,315,699
				Open Space	600	600	192,390
Bela Noor Shah	2+860	C007	Atiq Awan	Open Space	275	275	88,179
	2+880	C008	Mian Khalil ur Rehman	Main Structure	1,925	1,925	891,275
				Open Space	525	525	168,341
	2+920	L033	Ghulam rasool Shah	Main Structure	600	600	388,800
				Open Space	570	570	182,771
				Room	32	32	20,736
	2+920	R033	Malik Anwar	Open Space	150	150	48,098
				Main Structure	902	36.08	23,380
	2+980	L034	Haji M. Siddique	Open Space	1,996	1,996	640,017
				Boundary Wall	65	65	4,355
				Main Structure	600	600	388,800
				Gate	1	1	2,000
	3+380 - 3+400	C012	Nisar Shah	Plinth Level	1,287	1,287	86,229
	3+440	C013	Zulfiquar	Main Structure	886	886	410,218
				Open Space	378	378	121,206
	3+460	C014	Khawaja Imtiaz Pandet	Main Structure	896	448	290,304
	3+480	C015	Unknown	Main Structure	296	296	191,808
	3+560	C016	Syed Zubair Hassan	Main Structure	363	246.84	836,79
				Open Space	2,415	1,738.8	557,546
	3+580	C017	Roshan Khan	Open Space	5,100	5,100	1,635,315
				Gate	1	1	2,000
	3+600	C018	Haji Sher Wali	Shed	247	247	45,942
				Open Space	1,418	1,418	454,682
				Main Structure	1,470	1,176	762,048
				Boundary Wall	64	64	4,288
				Gate	1	1	2,000
	3+600	R034	Raja Nazir	Boundary Wall	25	25	1,675
				Open Space	682	682	218,683
	3+620	L037	Tayyab Khan	Gate	1	1	2,000
				Boundary Wall	89	89	5,963
				Open Space	1,990	1,990	638,094
				Main Structure	5,593	1,677.9	1,087,279
3+640	L038	Aziz ul Rehman	Main Structure	644	476.56	308,811	
			Boundary Wall	220	220	14,740	
			Gate	1	1	2,000	
			Open Space	644	644	206,499	
3+660	L039	Shahzia Bibi	Gate	1	1	2,000	
			Boundary Wall	45	45	3,015	
			Open Space	783	783	251,069	
			Main Structure	943	499.79	323,864	
3+660	L040	Mushtaq Ahmed	Open Space	344	344	110,945	
			Main Structure	533	533	345,384	
3+760	L041	Amjid Sha	Open Space	1,985	1,985	636,490	
			Boundary Wall	121	121	8,107	
4+620	C019	Unknown	Main Structure	980	980	635,040	
Chela Pul	4+820	L049	Malik Meyraj Din	Open Space	127	127	40,723
	4+900	L050	Saifullah	Main Structure	375	93.75	60,750
	4+900	R035	Haji Nazir	Main Structure	1,008	957.6	620,524
	4+920	R036	Master Qamir	Main Structure	2,861	1,459.11	945,503
	4+920	R037	Amjad Awan	Main Structure	1,080	1,080	699,840
	4+920	R038	A. Aziz	Main Structure	1,702	1,123.32	727,911

Location	Chainage	ID	Name of Owner	Structure Type	Total Area Sft.	Affected Area Sft.	Total Cost Rs.
				Open Space	444	444	142,369
	4+940	L051	M. Sadiq	Open Space	490	490	157,119
	4+950	C023	Haji Muhammad	Main Structure	1,435	1,435	929,880
	4+950	L053	Syed Khalid Hassan	Main Structure	3,100	1,085	703,080
				Open Space	590	236	843,310
				Gate	1	1	2,000
Gojra	0+980	R005	M. Bashir	Boundary Wall	36	36	2,412
				Open Space	300	300	96,195
				Main Structure	1,433	143.3	92,858
				Gate	1	1	2,000
	1+140-1+164	R007	Sardar Zubair	Open Space	1,365	1365	437,687
				Boundary Wall	64	64	4,288
	1+140-1+164	R007	Sardar Zubair	Main Structure	69	69	44,712
	1+200	L013	Aman Ullah	Main Structure	72	72	33,336
				Open Space	1,116	1,116	357,845
	1+220	L014	Mubarak haider	Boundary Wall	50	50	3,350
				Open Space	100	100	32,065
				Gate	1	1	2,000
	1+260	L015	Sardar Muhammad Iqbal	Boundary Wall	43	43	2,881
				Gate	1	1	1,500
				Open Space	144	144	46,174
	1+300	L016	Ch. Iqbal	Water Tank	126	126	81,648
				Open Space	661	661	211,950
				Main Structure	216	216	139,968
	1+320	L017	Ch. Khalil	Gate	1	1	1,500
				Boundary Wall	52	52	3,484
				Open Space	365	365	117,037
	1+340	L018	Ch. Chanzeib	Main Structure	1,260	1008	653,184
	1+340	R008	Arif Sheikh	Open Space	670	670	214,836
				Gate	1	1	1,500
				Boundary Wall	74	74	4,958
	1+360	R009	Aftab Cheema	Open Space	900	900	288,585
				Boundary Wall	80	80	5,360
				Gate	1	1	2,000
	1+400	R010	Hussain Shah	Open Space	57	57	18,277
				Main Structure	475	104.5	35425.5
				Boundary Wall	8	8	288
				Gate	1	1	1,000
1+460	R011	Ch. Khadim	Boundary Wall	60	60	2,160	
1+480	R012	Muhammad Afsar Sheikh	Boundary Wall	26	26	936	
1+550	L019	Khawaja Shoukat Hussain	Open Space	200	200	64,130	
			Boundary Wall	42	42	2,814	
			Gate	1	1	1,500	
Mohri Gojra	1+800	R015	Ch. Shabir	Main Structure	1,940	1,940	657,660
	1+860	R017	Muhammad Faroo	Open Space	275	275	88,179
				Boundary Wall	35	35	2,345
				Gate	1	1	2,000
	1+880	R018	Kabeer Hussain	Open Space	450	450	14,4293
				Main Structure	700	700	324,100
	1+900	R019	Safeer Shah	Open Space	1,240	1,240	397,606
				Boundary Wall	55	55	3,685
Gate				1	1	2,000	
1+960	R020	Syed Khadim	Main Structure	3,380	676	438,048	

Location	Chainage	ID	Name of Owner	Structure Type	Total Area Sft.	Affected Area Sft.	Total Cost Rs.
			Hussain	Open Space	195	195	62,527
	1+980	R021	Safeer Shah	Gate	1	1	2,000
				Main Structure	230	230	149,040
				Open Space	470	470	150,706
				Boundary Wall	90	90	6,030
	2+040	C006	Sian Muhammad	Open Space	1,176	1,176	377,084
				Main Structure	750	750	347,250
	2+060	R024	Rehmat ullah	Main Structure	1,025	1,025	474,575
				Open Space	800	800	256,520
	2+200	R022	Tayyeba Khaloon	Open Space	650	650	208,423
				Main Structure	2,107	126.42	81921
	2+220	C005	Ch. Lal Din	Main Structure	946	946	613,008
	2+220	L020	Karimullah	Main Structure	1,500	150	97,200
				Water Tank	70	70	45,360
				Open Space	1,020	1,020	327063
	2+220	R023	Muhammad Yaseen	Main Structure	1,650	1,650	763,950
				Open Space	410	410	131,467
Panjgran	4+680	C020	Muzzafar Abid	Main Structure	2,016	1612.8	746,726

Annex 2: Inventory of the Affected Commercial Structures

Affected Commercial Structure
Package 1 (0+000 – 0+925)

Location	Chainage	Structure's ID	Name	No. of Shops	Total Area	Affected Area Sft.	Total Cost
Naluchi	0+580	C004	Muhammad Muzaffar	4	600	600	388,800
	0+600	L003	Muhammad Bashir	1	400	400	259,200
	0+640	L004	Noor Alam	12	2,400	2,400	1,555,200
	0+640	R002	Malik Tahir	1	46	46	3,082
	0+660	L005	Malik Naeem	1	465	465	86,490
	0+700	L006	Malik Tahir	4	1,776	1,776	1,150,848
	0+860	L008	Ghulam Moi uddin	1	196	196	127,008
	0+880	L009	M Farooq	4	696	696	451,008
	0+880	L010	Raja Shoukat	3	1,110	1,110	719,280

**Affected Commercial Structure
Package 2 (0+925 – 4+950)**

Location	Chainage	Structure's ID	Name	No. of Shops	Total Area	Affected Area Sft.	Total Cost
Bala Peer	2+420	R026	Jamila Sadiq	5	1300	1300	842,400
	2+440	R027	Khurshid Hussan	4	948	948	614,304
	2+500	R029	Bilal Maqsood Kiani	5	1250	1250	810,000
	2+540	R030	Muhammad Ashraf	2	420	420	272,160
	2+600	L023	Syed Abbas Shad	5	920	920	596,160
	2+680	R032	Zeshan	3	456	456	295,488
	2+700	L027	Asaf Awan	4	850	850	550,800
	2+720	L028	Abbas Qadri	4	840	840	544,320
	2+780	L029	Khawaja Ghulam	4	840	840	544,320
	2+800	L030	Muhammad	3	630	630	408,240
Sama Bandi	3+820	L042	Javaid	4	900	900	583,200
	3+840	L043	Aftab Ahmed Naqvi	4	735	735	476,280
	3+940	L044	Alyous Shah	1	3600	3600	1,220,400
	4+040	L045	Ghulam Haider	2	1254	1254	812,592
	4+060	L046	Syed G. Hussan Shah	2	627	627	406,296
	4+100	L048	Syed Rafi Shah	2	1258	1258	135,910
Bela Noor Shah	2+860	C007	Atiq Awan	8	1360	1360	818,380
	2+880	C008	Mian Khalil ur Rehman	5	880	880	570,240
	2+920	L033	Ghulam rasool Shah	6	1350	1350	874,800
	3+020	L035	TanveerAhmed	1	150	150	97,200
	3+020	L036	Muhammad Zaman	1	140	140	90,720
Chela Bandi	4+780	C021	Kala Khan	2	13360	13360	426,680
	4+820	C022	Naveed Javed	2	2542	2542	1,119,150
	4+940	L052	Syed Alam	1	405	405	262,440
Chela Pul	4+900	L050	Saifullah	2	376	376	243,648
	4+920	R036	Master Qamir	1	225	225	145,800
	4+920	R037	Amjad Awan	1	150	150	97,200
	4+920	R038	A. Aziz	3	456	456	295,488
	4+940	L051	M. Sadiq	6	1852	1852	1,200,096
	4+940	R039	Gohar Rehman	3	1146	1146	742,608
	4+950	C023	Haji Muhammad	1	1435	1435	929,880
	4+950	L053	Syed Khalid Hassan	1	860	860	557,280
	4+950	R040	M. Rafiq	1	714	714	462,672
	4+950	R041	Haji A. Qadir	1	248	248	160,704
Gojra	0+940	L012	Syed M Hussain Shah	2	1600	1600	1,005,900
	1+000	R006	Khalid	23	5405	5405	3,502,440
	1+480	R012	Muhammad Afsar	1	140	140	90,720
	1+540	R013	Ch. Munir Ahmed	1	200	200	92,600
	1+600	R014	Javed Haider	2	424	424	274,752
Mohri Gojra	1+840	R016	Syed Hussain Shah	2	1100	1100	509,300
	1+900	R019	Safeer Shah	1	128	128	23,808
	2+220	C005	Ch. Lal Din	5	925	925	599,400

Annex 3: Inventory of the Affected Trees

Affected Trees
Package 1 (0+000 – 0+925)

Location	Chainage	ID	Name of Owner	Tree	Sapling		Young		Mature	
					No.	Cost	No.	Cost	No.	Cost
Gojra	0+920	L011	Syed M Hussain Shah	Locaat	0	0	3	3,600	0	0
				Apricot	0	0	4	20,000	0	0
				Melia	0	0	2	668	0	0
				Orange	0	0	3	3,600	0	0
				Walnut	0	0	2	30,000	0	0
				Lemon	0	0	3	3,600	0	0
				Pear	0	0	0	0	2	6,400
Naluchi	0+420	L001	Haji M Mustafa	Melia	0	0	0	0	1	502
	0+440	L002	Khawaja A Ahmed	Guava	0	0	1	1,500	0	0
	0+520	R001	Saeed Afzal	Wooden Trees	0	0	4	3,200	16	16,000
				Pear	0	0	0	0	2	6,400
				Grape Fruit	0	0	0	0	6	19,200
	0+660	L005	Malik Naeem	Walnut	0	0	1	15,000	0	0
				Guava	0	0	1	1,500	0	0
				Amlok	0	0	1	1,000	0	0
0+720	L007	Malik Javed Akhtar	Orange	0	0	2	2,400	0	0	

Affected Trees
Package 2 (0+925 – 4+950)

Location	Chainage	ID	Name	Tree	Sapling		Young		Mature	
					No.	Cost	No.	Cost	No.	Cost
Bala Peer	2+520	L022	Manzoor Kiani	Apple	1	4,000				
				Lemon	1	1,000	1	1,200		
	2+680	R032	Zeshan	Wooden Trees					1	1,000
Sama Bandi	3+820	L042	Javaid	Mulberry			1	800	0	0
				Berry	1	502				
	3+840	L043	Aftab Ahmed Naqvi	Mulberry					1	1,000
				Serve			2	4,000		
	3+940	L044	Alyous Shah	Fig					1	502
				Shisham			3	9,000		
				Mulberry					23	23,000
				Daru (Drunni)			2	1,004		
4+040	L045	Ghulam Haider	Poplar			1	1,500			
4+060	L046	Syed G. Hussan Shah	Poplar					2	4,000	
			Mulberry			1	800			
Bela Noor Shah	2+980	L034	Haji M. Siddique	Amlok			1	1,000		
				Melia					1	502
	3+620	L037	Tayyab Khan	Orange			1	1,200		
	3+660	L039	Shahzia Bibi	Orange			1	1,200		
	3+660	L040	Mushtaq Ahmed	Mulberry					1	1,000
				Wooden Trees			1	800		
More Punkh				1	3,000					
3+760	L041	Amjid Shah	Shisham			1	3,000			
Chehla Pul	4+900	R035	Haji Nazir	Melia					1	502
	4+950	L053	Syed Khalid Hassan	Locaat			3	3,600		
Lemon				3	3,000					
Gojra	0+980	R005	M. Bashir	Wooden Trees					1	1,000
	1+140-1+164	R007	Sardar Zubair	Grapes					2	11,000
				Wooden Trees					1	1,000
	1+200	L013	Aman Ullah	Fig					1	502
	1+220	L014	Mubarak haider	Peach			1	2,625		
				Guava			1	1,500		
				Grape Fruit					3	9,600
				Lemon			1	1,200		
				Orange			4	4,800		
				Locaat					2	3,000
1+360	R009	Aftab Chema	Eucalyptus			1	2,000			
			Pine			4	8,000			
1+400	R010	Hussain Shah	Wooden Trees			1	800			
Mohri Gojra	1+800	R015	Ch. Shabir	Wooden Trees					25	25,000
	1+860	R017	Muhammad Farooq	Mango			2	16,000		
				Pine			2	4,000		
				Eucalyptus			1	2,000		
				Locaat			1	1,200		
				Orange			1	1,200		
	2+060	R024	Rehmat ullah	Wooden Trees					5	5,000
				Walnut					1	25,000
				Fig					1	502
2+220	L020	Karimullah	Apricot			1	5,000			
			Grapes			8	32,000			
			Wooden Trees			13	10,400	3	3,000	

Annex 4: Summary of Consultations with Major Stakeholders

Date	Name of Official	Designation	Department/ Organization	Key Discussion Points
08 August 2007	Zahid Amin	Chairman	Development Authority, Muzaffarabad	<ul style="list-style-type: none"> A meeting was held to apprise him about the Project. Mr. Amin appreciated the JICA's role for the development of Muzaffarabad. He reiterated his full commitment for the Project. A request was made for establishing land prices in the area. The response was that the matter is pending with the Revenue Department, AJK.
	Syed Tassaduq Hussain Shah	Director Highways	Central Design Office, Muzaffarabad	<ul style="list-style-type: none"> A meeting was held to discuss about the Project. Mr. Hussain Shah showed his keen support to the Project. He directed one of his staff to be a member of the Census and DMS. He assured his full support for the completion of the Project.
	Imran Ali	Assistant Engineer	Central Design Office, Muzaffarabad	<ul style="list-style-type: none"> Mr. Ali supported in conducting the Census Survey. He helped in organizing consultation meetings. He is fully trained to be able to help PWD in the implementation of the LARP.
09 August 2007	Malik Israr	Superinten-ding Engineer, Highways	PWD, Muzaffarabad	<ul style="list-style-type: none"> Mr. Iskar assured his full support for the Project. Main concern was whether the resettlement costs were included in the PC-1 and approved. He advised to contact SERRA to follow up the preliminary notification from the Revenue Department. He deputed his staff to help the Survey Team. He promised to set up a committee for revising the cost of buildings/structures to be impacted by the Project. He agreed that the PWD would be in the forefront and would be part of the institutional body for the LARP implementation.
	Raja Muhammad Bashir Khan	Executive Engineer	Division 2 PWD Muzaffarabad	<ul style="list-style-type: none"> He was informed about the Project. He expressed his appreciation that finally the bypass project's vision had been transformed into reality. He deputed a Sub-Divisional Officer (SDO) to assist the Survey Team.
	Choudhry Shaukat	Sub Divisional Officer	Division 2, PWD, Muzaffarabad	<ul style="list-style-type: none"> He was briefed about the Project. He accompanied with the Census Survey Team for one day to check the alignment. He was fully cognizant of the need and benefits of the Project He deputed one his Assistant Engineer to be part of the Survey Team.
	Mohammad Shafiq Abbasi	Assistant Engineer	PWD Muzaffarabad	<ul style="list-style-type: none"> He accompanied and assisted the Census Survey Team for the detailed measurement of the affected structures, and deputed two helpers to assist the Survey Team.

Date	Name of Official	Designation	Department/ Organization	Key Discussion Points
10 August 2007	Sardar Mehmood	Director	Public Service Commission	<ul style="list-style-type: none"> • He is a resident of the Project Area and was apprised on the LARP issues. • He assured his support subject to timely and fair compensation to the APs. • He requested that the Project should avoid losses as much as possible.
11 August 2007	Sadiq Dar	Director General	EPA, AJK	<ul style="list-style-type: none"> • He recently joined as DG and was briefed about the Project. • The Survey Team and he discussed and explored the potential role of EPA in LARP monitoring. • He promised to speedily review and process the EIA documents following the receipts of the document to avoid delays in the implementation of the Project.
	Bashir	Director	EPA, AJK	<ul style="list-style-type: none"> • He was keen to support the JICA Study Team for finalizing the EIA, and expressed his opinion that the Project would benefit the local population. • He expressed that EPA AJK was struggling with capacity development issues. • He reconfirmed to expedite the processing of the EIA and to assist in the LARP monitoring.
	Dr. S. Asif Hussain	Director General	SERRA, AJK	<ul style="list-style-type: none"> • An introductory meeting was held with Mr. Asim Jamal, Environmental Expert, SERRA. • He was requested to initiate the process of preliminary notification for land survey, assessment, valuation and compensation, and he promised to initiate the process following the receipt of a formal letter from the JICA Study Team. A letter was sent from the JICA Study Team. • There was a discussion on SERRA's potential role as a lead agency in LAR activities.
	Asim Jamal	Environmental Expert	SERRA, AJK	<ul style="list-style-type: none"> • A meeting was held and he was informed about the Project. There was a discussion how SERRA should be involved in LAR activities. • Mr. Asim suggested a coordination meeting on 16th August to involve all stakeholders. Suggestion was agreed but later on DG SERRA wanted a formal letter before to proceed further. • He was informed that stakeholders meetings were going on to seek their agreements for the potential involvement in the LARP implementation.
	Husnain Gilani	M&E Officer	District Reconstruction Unit (DRU)	<ul style="list-style-type: none"> • He was informed about the Project. • A discussion was held on the potential role of DRU in monitoring. • He assured that DRU was willing to be part of the monitoring.
13 August 2007	Dr. Ashraf Querashi	Director Extension	Agriculture Department	<ul style="list-style-type: none"> • He apprised about the Project. • He was requested that the Survey Team needs support in assessment and valuation of the fruit bearing trees.

Date	Name of Official	Designation	Department/ Organization	Key Discussion Points
				<ul style="list-style-type: none"> He assured that the Agriculture Department would extend all possible support to the Survey Team.
	Khaja Basharat	Director	Agriculture Department	<ul style="list-style-type: none"> He was informed about the Project. He deputed another official to support the Survey Team.
	Khaja Khurshid	Deputy Director	Parks & Horticulture Agriculture Department	<ul style="list-style-type: none"> He was briefed about the Project and requested to help in the assessment and valuation of the fruit bearing trees. He deputed a staff and shared the required document for pricing the fruit bearing trees.
	Mohammad Yamin	Assistant Horticulture Officer	Agriculture Department	<ul style="list-style-type: none"> He provided the Survey Team with a copy of the price list of the fruit bearing trees.
15 August 2007	Raja Khizer Hayat Khan	Chief Conservator	Forest Department	<ul style="list-style-type: none"> He apprised about the Project. He was requested that the Survey Team needs support in assessment and valuation of the forest trees. He assured that the Forest Department would extend all possible support to the Survey Team. He deputed a DFO to support the Survey Team.
	Gul Husaain,	Divisional Forest Officer	Forest Department Muzaffarabad	<ul style="list-style-type: none"> He was inquired about the type of forest trees and their scientific names of available species. The Survey Team and he explored the possibility of an indigenous species to be avoided on the Project Area. He directed to another DFO responsible for the Project Area.
	Gohar Rehman	Divisional Forest Officer	Forest Department Muzaffarabad	<ul style="list-style-type: none"> The Survey Team shared some documents for the calculation of the prices. He deputed staff members to accompany the survey team for the assessment and valuation of the forest trees.
	Masud -ur-Rehman	Assistant Commissioner/ Collector	DC Office	<ul style="list-style-type: none"> A discussion was held to share ideas on the Project and objectives of the survey required for the LARP preparation. He was requested to expedite the land acquisition process as required by the LAA following the receipt of a formal letter from the EA. He was inquired about the land price in the Project Area.
16 August 2007	Yar Mohammad Bangalzai	Project Manager	Institute for Development and Social Practice (IDSP)	<ul style="list-style-type: none"> A meeting was held on the Project as their office is close to the road alignment. He was briefed about the Project and the Survey Team explored with him that the possibility of IDSP's role in monitoring of LARP implementation.
	Ilyas Javeed	Project Engineer	IDSP	<ul style="list-style-type: none"> A discussion was held about rate of building materials in the area. He suggested considering the price hike in the disaster hit area of AJK, and making small alteration in the design layout if possible to avoid impacts.
	Saeed Abbasi	Regional Officer	Trust for Voluntary Organization (TVO) Muzaffarabad	<ul style="list-style-type: none"> Being one of the major local NGO, he apprised about the Project. The Survey Team explored the potential role of TVO to assist PWD in the

Date	Name of Official	Designation	Department/ Organization	Key Discussion Points
				<p>implementation of LARP.</p> <ul style="list-style-type: none"> • He assured all the possible support.
	Raja Sajjad	Office Assistant	Pakistan Voluntary Health Nutrition Association (PAVHNA)	<ul style="list-style-type: none"> • He was briefed that the PAVHNA building falling within the ROW. • He was requested to inform the owner of the building.
	Mohammad Arshad	CEO	Pre-fabricated Houses	<ul style="list-style-type: none"> • He was inquired rates for pre-fabricated houses, and responded that houses will be provided at the rate of Rs. 800 per sft.
	Raja Mushtaq	Chief Engineer North	PWD Muzaffarabad	<ul style="list-style-type: none"> • The Project and the purpose of visit were explained to him. • He assured his support for the implementation of the Project.
	Raja Imtiaz	Deputy Director	Chief Engineer Office, North, Muzaffarabad	<ul style="list-style-type: none"> • He was briefed about the Project. • He appreciated the fact that the Project had been awaited for so many years, and stated that the Project would bring a lot of changes in the socio-economic development of the area.
	Hafiz Gohar Rehman	Surveyor	Khyber Consulting Firm	<ul style="list-style-type: none"> • The Survey Team discussed regarding the identification of the road alignment as at some places marks and pegs were not clear. • He provided some information and clarification of the road alignment.
	Mohammad Khalid	Property Dealer	Muzaffarabad	<ul style="list-style-type: none"> • He was inquired about the land prices in the area, and informed the team that price range for 1 <i>kanal</i> is between Rs. 15 to 20 lac.
25 August 2007	Ch. Mohammad Halim	Land Acquisition Collector	Islamabad Muzaffarabad Dual Carriageway (IMDCW) Project, Bara Koh, Islamabad	<ul style="list-style-type: none"> • He was requested to provide the building and structures prices used in the IMDCW Project, and he gave information on the above-mentioned project to the Survey Team.

Annex 5: Summary of Consultations with the APs

Date	Venue	Participants	Major Concerns and Suggestions
25 February 2007	Naluchi	Mumtaz Ahmed Mir Sajjad Akhtar Mohammad Amjad Farooq Malik Waheed Syed Faqeer Hussain M. Muzzaffar Kh. Abdul Hameed Mumtaz A Mir Noor Alam Mumtaz Mir Javeed Akhtar Malik Ghulam Mustafa Riaz Akhtar Muhammad Azam Tariq Iqbal Kh. Abdul Hameed	<ul style="list-style-type: none"> • The Project should provide privacy and noise barriers as the height will be higher to our houses. • We need to have access to the Bypass. • Noise barriers should be in placed. • Proposed alignment should be changed in view of impact. • The proposed Bypass should follow the existing alignment. • Disturbance to our house should be avoided • Minimum disturbance to the people is required if you follow the existing road. • Road should not be higher than our houses. • The Project should minimize the problems on daily lives of people. • Fair and timely compensation is required. • Noise and privacy problems should be resolved during the construction stage. • Bridge height will create problem to our low lying houses. • Compensation should be paid through JICA since there is no trust to the PWD officials. • Alignment should be straight. • Accessibility to the bridge should be available. • The Project should follow the initial survey findings. • Early implementation of the Project will be appreciated. • Noise problem should be avoided. • Payment of full house should be provided so that we should be able to construct a new house. • Special arrangements of privacy should be made. • Design should not be changed again and again. • Early completion will be considered to avoid problem. • Fair compensation is required. • The Project should minimize the problems of people.
26 February 2007	Bela Noor Shah	Fida Hussain Jabran Abbasi Syed Nisar Ajaib Hussain Syed Ghulam Murtaza Attiq ur Rehman Maqbool Bibi Zulfiqar Mukhtar ullah Sajid Muhammad Shair Wali Syed Nisar Mohammad Raushan Syed Noor A Shah Kh. Imtiaz Tayab Hussain Khan Syed Zubair	<ul style="list-style-type: none"> • Market based compensation must be paid in a timely manner. Delays will not be acceptable. • The old road alignment should be followed to avoid losses. • It is difficult to shift business, and I don't want to lose my customers. • During the construction stage, we will face air and noise pollution. • We are optimistic that the Bypass will be beneficial for all of us. • The route along the river should be retained. • At last, the road is good to be built. Thanks for JICA taking this initiative otherwise we are hearing for last one decade that the Bypass and a bridge would be built. Community is happy and feels comfortable. • The old road should be followed • The Project should try to save our houses. • Do not disturb the houses • The road should be built in a way that should cause minimum disruption. • Fair and timely compensation should be paid. • Close to the alignment there are some lands

Date	Venue	Participants	Major Concerns and Suggestions
			available and those lands should be used.
27 February 2007	Oxford School Mori Gojra	Shafqat Sheikh Ch. Lal Din Syed Bunyad Ali Kasmi A.B. Hameed Toauseef Faridi Raja Faruq Azad Syed Khadim Shah Khurshid H Kiani Bilal Maqsood	<ul style="list-style-type: none"> There is need for proper planning that road should cater need for 50 years and there should be no disturbance again. The government should provide same type of school building elsewhere. Land against land should be provided. The Project should avoid maximum relocation. In case of affected school, the government should issue No Objection Certificate for construction of a new school elsewhere without any delay. There should be no lengthy bureaucratic delays in receiving compensation. Fair and market based compensation should be paid directly by JICA.
06 March 2007	Chela Bandi	Mumtaz Qamar Abdul Aziz Kala Khan Nazir Javed Rehman Gohar	<ul style="list-style-type: none"> For the road construction, we are willing to give our lands. If possible old road alignment should be followed. The loss of our house should be compensated. Fair compensation is needed. Land should be paid above market rates as land is not available in Muzaffarabad after the great earthquake
06 March 2007	Gojra	Sardar Tabrak Ali Syed M. Hussain M. Bashir Syed M Hussain Sahak Ari	<ul style="list-style-type: none"> Payment should be based on the market price. PWD rates are not acceptable. JICA should give compensation directly since we have no faith on PWD. Regarding the previous road widening project, our compensation money is still not paid by the PWD. Compensation should be paid directly by JICA. We need the same type of house instead of compensation. Government should provide same type of building.
07 March 2007	Mori Gojra	Mahboob Mughal Kabir Hussain Pervaz Muzzafar Syed Safeer Hussain	<ul style="list-style-type: none"> Instead of compensation for part of a house, full house compensation should be paid because the remaining house will be no more useful. Do not follow the initial survey. Road should be taken from other side of our land. The previous road constructed by PWD was totally wrong as it affected our school. If school or college is affected then the Project has to build it again.
08 March 2007	Gojra	Syed Hussain Shah Khalil ur Rehman Sardar Zubair Malik Zaman Syed Khadim Hussain Zakia Buniad Ali Sardar Mughaid Haji Aman ullah Jamila Sadiq Ch. Lal Din Tariq Muhammad Haji Aman ullah	<ul style="list-style-type: none"> We do not have any option to build a new house. Please save our house. In case of partial demolishing, cost of whole building should be paid. Road should be straight to avoid accident. Save my land and follow the existing alignment. The Project should use the existing road. The Project completes the construction as soon as possible to avoid disruption. The Project should try to save our house. Do it quickly and there should be no dust and air pollution. The road construction should be completed as early as possible.
08 August 2007	Gojra	Sardar Zubair Syed M Hussain Shah Aman Ullah Khalid	<ul style="list-style-type: none"> The Project should trust on the community and expedite the project implementation. Fair and timely compensation is needed. Big buildings should not be damaged. Dust pollution should be avoided.
	Naluchi	Malik Javed Akhtar Malik Tahir	<ul style="list-style-type: none"> The negative impact of the Project is showing signs in the form of different persons' visits from various

Date	Venue	Participants	Major Concerns and Suggestions
		Malik Naeem M Farooq Abdul Qadir Ghulam Moi uddin	agencies/departments without any practical work. <ul style="list-style-type: none"> The Project is beneficial but due to unnecessary delay people are loosing their faith.
09 August 2007	Gojra	Sardar Muhammad Iqbal Mubarak haider Javed Haider Ch. Khadim Khawaja Shoukat Hussain	<ul style="list-style-type: none"> The Project should be completed in a limited time. Proper drainage system should be developed along the road. Costly and big structures should be avoided. People of only one side of the road should not be affected. We are hopeful that the Project will be useful for the entire local community.
10 August 2007	Gojra	Ch. Iqbal Syed M Hussain Shah M. Bashir	<ul style="list-style-type: none"> Necessary steps should be taken for school children's crossing. Fair and timely compensation is needed and big buildings should not be damaged. Compensation must be based on the market rate.
	Naluchi	Muhammad Muzaffar Muhammad Bashir Khawaja A Ahmed Haji M Mustafa Raja Shoukat Saeed Afzal Khawaja Tariq Mian Ashraf Malik Tahir Mushtaq Ahmed Noor Alam Malik Anwar Haq	<ul style="list-style-type: none"> In order to save our houses the road design should be changed. People's loss should be kept to the minimum. Work should be of good quality and sustainable. Fair and timely compensation and time period for completion should be stipulated. The Project should be completed as soon as possible. At this point at Naluchi road width should be kept to the minimum. Design should be in a way that people's property loss is kept to the minimum. Opposite side of the road should be marked. Compensation of payment should be through JICA not through the government. We have been listening about the bridge for 25 years. Our full house should be taken.
11 August 2007	Gojra	Hussain Shah Aftab Chema Muhammad Afsar Sheikh Ch. Munir Ahmed Arif Sheikh Ch. Khalil	<ul style="list-style-type: none"> It is OK. Let us start implementing the Project. The business of the people should be affected only when there is no choice. The road is useful.
	Mohri Gojra	Muhammad Yaseen Ch. Shabir Syed Hussain Shah Muhammad Farooq Kabeer Hussain Safeer Shah Syed Khadim Hussain Tayyeba Khaloon Sian Muhammad Ch. Lal Din Rehmat ullah Safeer Shah	<ul style="list-style-type: none"> The Project will be fruitful for our coming generation. Dust, noise and pollution protection should be there during the construction stage. Compensation must be based on the market rate. As a reward a house should be provided in a good location. The compensation should be based on the market rate and be paid before shifting. We are already living in the canal, let our family live.
12 August 2007	Gojra	Naila Iqbal, School Teacher Murtazza Bibi, House Wife	<ul style="list-style-type: none"> This road is very important for the community. Compensation should be given timely without any delay. Unemployment will be decreased. We or someone will get benefits due to bridge. Shops will be open across bridge. We will live happily here.
	Naluchi	Bano Shazman, House Wife Azra Hussan, House Wife Abida Sabir, House Wife Shanaz Akhtar, House Wife Mehreen, Student	<ul style="list-style-type: none"> Don't disrupt our social network and neighborhood. We want to live together. Well done, we are prepared for this, but our privacy should not be disturbed.

Date	Venue	Participants	Major Concerns and Suggestions
		Haneefa Begum, House Wife Rukhsana Kausar, School Teacher Naheed Yaseen, School Teacher Maroufi Begum, House Wife Perveen Akhtar, House Wife Fazeelat Bibi, House Wife Saima Muzzaffar, Student Mrs. Altaf, House Wife	<ul style="list-style-type: none"> • I agree to give my own land because JICA or the government's policy for us will be the best. • Where will we live? First of all give us the alternative house and be careful regarding facilities. • This bridge will give us lot of facilities if we can stay here. Otherwise accommodate us at a proper place. • We have been listening for a long period but no one acted upon this. We agree happily. • First of all accommodate us in a proper way then the Project can take this house. I have no objection. • Our children will be disturbed due to noise pollution and air pollution so move us before making the bridge. • I love my house and land. I do not agree to leave all this. • What can I do? It depends upon my husband. If he agrees, we will migrate. • I could not bear this, I will die. I cannot loose my land. I will stay here till death. • No other place can equal to this place. We all need peace and calm so accommodate us at proper place. • Wherever the government gives us the houses, we will be shifted due to over crowdedness and our system will be affected.
13 August 2007	Bala Peer	Khurshid Hussan M. Muzzafar Baluch Manzoor Kiani Syed Abbas Shad Syed Zahoor H Shah Jamila Sadiq Khurshid Hussan Bilal Maqsood Kiani Aamir Khan Muhammad Ashraf	<ul style="list-style-type: none"> • Mosques and courtyards must not be touched. • The payment should be on the spot and based on the market rates. • The road is useless if it is at the cost of people's homes, business and every thing. • The compensation must be done at least six months before the work starts. • Compensation must be based on the market rate.
	Mohri Gojra	Karimullah	<ul style="list-style-type: none"> • If you could leave our house, it would be great. We gave our land to the government before, and we did not receive any compensation.
	Gojra	Lal Hussain, House Wife Fouzia Yaqoob, School Teacher Saira Qazi, School Teacher Hina Tajamali, School Teacher Bushra Rashid, School Teacher Humaira Hameed, School Teacher Mrs. Fouzia Rizwan, House Wife Maryam, Student Fouzia Kazmi, Student	<ul style="list-style-type: none"> • I do not agree to give my own land or house. The government will not pay to us. If the government pays us money, the amount will be less than market value. • It is possible to change its location? So that no. of affected persons will be less. We have to face lot of problems due to traffic or one way road. Due to bridge we will overcome this problem. • The Project will avail lot of benefits due to saving travel time which we have to spend in buses. • If there is a benefit for people, so do this as soon as possible • This work should be started within a year instead of many years. • Due to disaster we have lost our economic condition. To improve this condition, this bridge should be made. • We will have to relocate easily because bridge is so important for us. • I am not willing to hear. Money is not important. The government is saying that this Project is important and will do this for our well being. • We have our hostel agreement recently (students from girl's hostel). Why did the government not inform us before? So we are not in favor of this.

Date	Venue	Participants	Major Concerns and Suggestions
	Neelum Park	Naseema Bibi, Student Hajra Bibi, Student Yasmeen, House Wife Bibi Havva, House Wife Sadia, House Wife	<ul style="list-style-type: none"> The bridge is important. There is lot of congestion on other road and we can not reach the home on time. The road and bridge are good for all of us.
14 August 2007	Bala Peer	Zeshan Public Health Water Pump Centre Khawaja Manzoor Mushtaq Muhammad Khursheed Khawaja Ghulam Muhammad Abbas Qadri Asaf Awan Ilias Shah Maj. Asad Naqvi	<ul style="list-style-type: none"> Compensation must be based on the market rate.
	Bela Noor Shah (Male)	Khawaja Intiaz Pandet TanveerAhmed Muhammad Zaman Ghulam rasool Shah Atiq Awan Mian Khalil ur Rehman Shafiq Ghauri Zulfiquar Malik Anwar Unknown Nisar Shah Haji M. Siddique	<ul style="list-style-type: none"> Loss of people's property should be kept to the minimum. Works should be continuous and speedy in order to minimize business loss. Quality of the road should be high even more time is spent. The road must be constructed. The road should be along the existing road. We can not afford to leave our house. The road is useful, but constructors and departments' people must be honest. Parking area along the road should be marked.
	Bela Noor Shah (Female)	Chanda, Knitting and Sewing Amber, Knitting and Sewing Anum, Knitting and Sewing Afshan, Knitting and Sewing Perveen Jan, Knitting and Sewing Nosheen, Knitting and Sewing Shakila, Knitting and Sewing Tasleem, Knitting and Sewing Perveen, Knitting and Sewing Fauzia, Knitting and Sewing	<ul style="list-style-type: none"> We have bought this land from other land owners. So we are not prepare to give the land happily. Where will we poor people go? But at least we need the road, here is no walking way.
	Gojra	Samina, House Wife Nasreen, House Wife Saira Ashraf, Student Surria, House Wife Bibi Jan, House Wife Riffat, School Teacher Saadia, Student Rukhtaj Bibi, House Wife Zareena, Vacation Teacher Bushra, Student Sumaira Ashraf, Student Nargis, Vacation Teacher Ruqaia Shaheen, Community Organiser	<ul style="list-style-type: none"> We are preparing for moving from here happily because this will give us a lot of benefits and we feel peace and calm. If the bridge is constructed, we can go straight to the other side. The road will be good for our economic development.
15 August 2007	Bela Noor Shah	Amjid Shah Syed Zubair Hassan Roshan Khan Haji Sher Wali Unknown Raja Nazir Aziz ul Rehman Mushtaq Ahmed Tayyab Khan Shahzia Bibi	<ul style="list-style-type: none"> Remaining parts of partially effected plots is useless so the whole plot should be taken. The road should be built in vacant area. Residential houses should not be disturbed We were relocated before when the grid station was constructed. We are 10 families and live in the form of tribe. We will resist. The road should be from upper side along the Katcha road. Appropriate and timely compensation is required.
	Sama Bandi	Aftab Ahmed Naqvi Alyous Shah Ghulam Haider	<ul style="list-style-type: none"> The only earning source for us is our building. Appropriate and timely compensation is required.

Date	Venue	Participants	Major Concerns and Suggestions
		Syed G. Hussan Shah Sheikh Muhammad Javaid	
	Bus Station	Syed Imdad Hassan, Driver Shabir Ahmed, Conductor Mohammad Afral, Driver Amir, Conductor Syed Tassadaq Hussain, Secretary Transportation Rashid Abbas, Driver Shafiq Ahmed, Conductor Fiaz Ahmed, Booking Clerk	<ul style="list-style-type: none"> • This Bypass will reduce the distance in the city following the construction of Naluchi Bridge. • Bus stand should not be shifted • The Bypass construction will be beneficial for all of us. • The government should expedite the process. • The Bypass should follow the existing route though the bus stand.
	Sama Bandi	Muhammad Bashir, Govt. Servant Syed Zia ul Hassan, Driver Ghulam Server, Driver Zahoor Iqbal, Student Muhammad Munir, Businessman Muhammad Ibrahim, Shop Keeper Ghulam Hussain Shah, Businessman Muhammad Muzzaffar, Agriculturist	<ul style="list-style-type: none"> • Our business should be relocated somewhere else. Widening of the road is good for all of us. • We need some support for our business relocation. • Compensation should be paid through JICA.
16 August 2007	Bandi Saman	Syed Rafi Shah	<ul style="list-style-type: none"> • The affected people are very poor, need special care.
	Chehla Bandi	Syed Alam Naveed Javed Kala Khan	<ul style="list-style-type: none"> • Compensation should be paid before the start of the works. • We can not bear the loss.
	Chehla Pur	Haji Muhammad Syed Khalid Hassan Haji Nazir Master Qamir M. Sadiq Saifullah Malik Meyraj Din M. Aslam Haji A. Qadir M. Rafiq Gohar Rehman A. Aziz Amjad Awan	<ul style="list-style-type: none"> • Compensation should be paid before the start of works. • Road is Ok. It is good for us. • My house is my entire life, it took whole of my life to build it, do not destroy it. • The compensation should be enough to settle down near by. • Road is good.

Annex 6: Pictorial Documentation of Consultations at Various Locations



Gojra
9 August 2007



Naluchi
10 August 2007



Naluchi
10 August 2007



Naluchi
10 August 2007



Gojra
11 August 2007



Gojra
11 August 2007



Bela Noor Shah
11 August 2007



Gojra
11 August 2007



Naluchi
12 August 2007



Gojra
12 August 2007



Gojra
13 August 2007



Sama Bandi
13 August 2007



**Neelum Park
13 August 2007**



**Sama Bandi
15 August 2007**



**Bus Station
15 August 2007**



**Sama Bandi
15 August 2007**



**Chehla Bandi
16 August 2007**



**Chehla Bandi
16 August 2007**

Annex 7: Pictorial Documentation of Affected Structures

The photographs with code numbers in Annex 1 and Annex 2 are shown.

