



People's Republic of Bangladesh

Ministry of Local Government, Rural Development and Cooperatives
Local Government Division

RESILIENT URBAN AND TERRITORIAL DEVELOPMENT PROJECT

Resettlement Policy Framework (RPF)

January 2024

Local Government Engineering Department (LGED)

Agargaon, Sher-E-Bangla Nagar
Dhaka 1207, Bangladesh

Executive Summary

E-1. **Introduction.** This Resettlement Policy Framework (RPF) has been prepared for management of land acquisition and involuntary resettlement impacts of activities under the Resilient Urban and Territorial Development Project (the Project) to be financed from the International Development Association (IDA) of the World Bank. The Project will be implemented by the Local Government Engineering Department (LGED) of the Local Government Division (LGD) under the Ministry of Local Government, Rural Development and Cooperatives (LGRDC). Design and implementation of the Project activities, therefore, trigger national legal framework and the World Bank Environmental and Social Standards (ESSs) of the Environmental and Social Framework (ESF). The Project will finance activities in urban infrastructure and services for cluster of urban centers: City Corporations and Paurashavas, some of which may extend into the neighboring Union Parishads (UPs) areas along the priority growth corridor connecting Cox's Bazar in the southeast of the country to Panchagarh in the northwest. The proposed investments will tentatively cover (1) climate resilient infrastructure investment in selected 14 nodal cities; (2) basic urban service improvements through infrastructure investments in the 73 regular pourashavas and city corporations to carry out eligible infrastructure investments that support climate resilient urban basic services; (3) Performance Based Conditions (PBCs) to support operation and maintenance; (4) capacity building, technical assistance, project management and operational support, and (5) contingency emergency response. Design and implementation of the Project activities follow national legal framework and the World Bank ESSs in managing environmental and social (E&S) risks including land acquisition and involuntary resettlement (ESS5) likely involved in the implementation of infrastructure investments. LGED has developed this Resettlement Policy Framework (RPF) in response to the World Bank ESS5 and the national legal framework on acquisition and requisition of immovable property.¹

E-2. **Objectives of RPF.** Although the locations of some of the activities have been proposed, but potentials to cause physical and/or economic displacement of people remains unknown and will only be known in the implementation stage. This RPF has therefore been prepared following the national legal framework and the World Bank ESS5 to clarify resettlement principles, implementation arrangements, and criteria to be applied to site specific activities to be designed during implementation. This RPF will guide LGED and the participating pourashavas and city corporations in preparing site-specific Resettlement Plans (RPs) to avoid or minimize land acquisition and involuntary resettlement to the extent feasible, assess residual resettlement impacts, devise compensation and entitlement measures on the principle of replacement cost (as defined in ESS5) and relocation and livelihood restoration of the project affected persons (PAPs). This RPF applies to all components of the Project causing land acquisition and resettlement (LAR) in urban jurisdictions of the urban centers and in rural areas under the continent UPs.

E-3. **Potential involuntary resettlement impacts.** Infrastructure activities will be designed and implemented within existing available land but design features for road, drain, footpath, kitchen markets, community centers, supermarkets, bus terminals, municipal buildings, public spaces, food market infrastructures may require acquisition of private land and repossession of existing public land from private uses. Project interventions will be implemented in 7 priority urban clusters in the selected growth corridor with demand-driven activities in the 14 nodal cities and climate resilient and gender responsive investments in the remaining 73 regular urban centers. The exact locations of the land requirements will be identified with the detailed engineering design of these infrastructures. Involuntary displacement of people and temporary disruption of movement and

¹ The Acquisition and Requisition of Immovable Property Act 2017, The Peoples Republic of Bangladesh.

livelihood opportunities are in most of the interventions under Component 1. Potential LAR impacts those may be identified during detailed engineering design at the implementation stage are anticipated as (i) physical displacement (relocation, loss of residential land or loss of shelter), (ii) economic displacement (loss of land, assets or access to assets, leading to loss of income sources or other means of livelihood), or both physical and economic displacement. These impacts are commonly recognized as “involuntary resettlement” impacts.

E-4. Complementing national laws with ESS5 provisions for land acquisition and involuntary resettlement management. Land acquisition will be managed following the national legal framework, while involuntary resettlement arising out of acquisition of private land and repossession of public land will be designed and managed following the World Bank ESS5 as the national regulatory provisions fall short of the ESS5 requirements. The RPF provides for compensation at replacement cost and economic rehabilitation of affected persons irrespective of tenure status to property acquired or repossessed. The Project will resort to participation of communities and affected persons and grievance redress mechanism (GRM) throughout the project life cycle as opposed to limited options for complaints against acquisition and compensation rates, and participation in joint listing of acquired property. Cash compensation under law (CCL) for acquired property will be paid through the Deputy Commissioners, while LGED and/or the urban centers will deliver support for relocation, resettlement, and livelihood restoration directly to the affected persons irrespective of their titles to property to be acquired or repossessed.

E-5. Impact mitigation principles and measures. The project adopts the following policy principles and mitigation measures for managing LAR in line with the national legal framework and World Bank ESS5:

- 1) Involuntary acquisition of land and displacement of people will be avoided or minimized as much as possible by identifying feasible alternative design options with the highest precision for ensuring public safety requirements of basic urban and food market infrastructure.
- 2) Affected households and persons will be eligible for compensation at replacement cost and rehabilitation assistance - determined at the time of dispossession of land, irrespective of their tenure status and social or economic standing.
- 3) Adequacy of compensation to meet the replacement cost requirements will be assessed through an impartial market price assessment during preparation of resettlement plans.
- 4) Affected households and persons will be fully consulted and given the opportunity to participate in matters that will affect their lives during site identification, design and implementation of civil works and related LAR impacts.
- 5) There will be no deductions in compensation payments for land, structures or other affected assets for salvage value, depreciation, taxes, fees, or other payments. *Any advance tax levied on compensation amounts will be reimbursed from the project.*
- 6) There will be effective mechanisms for grievances resolution during the planning and implementation of the project activities and any LAR plans making use of project GRM and the centralized national GRS.

- 7) Adequate resources will be identified and committed for preparation of land acquisition and resettlement plans and their implementation following the implementation arrangement proposed in this RPF including participation and grievance resolution.
- 8) Civil works contracts will be awarded for any given site only after (i) *completion of compensation payment to affected persons*, (ii) *putting in place rehabilitation measures for eligible affected persons*; and (iii) *the area is free from all encumbrances*.
- 9) If ownership over any affected property is under dispute, the case will be handled in accordance with the grievance mechanism or left for resolution in the court of law, if not mutually agreed by aggrieved parties.
- 10) Compensation and entitlements for affected persons irrespective of title to property acquired will be made following the Entitlement Matrix in this RPF is based on social impact assessment of site-specific activities. Compensation eligibility and entitlements for rehabilitation assistance will be guided by cut-off dates; first notification of acquisition for compensation and census for resettlement assistance.

E-6. Institutional and implementation arrangements. The Project Management Unit (PMU) at LGED will be responsible for LAR management with specific responsibilities lying with the Project Implementing Units (PIUs) of respective pourashavas and city corporations receiving investments from the Project. The social development/resettlement specialists with the Design and Construction Supervision Consultant (DSM Consultant) will provide technical and logistic support to requiring PIUs and respective Deputy Commissioner (DC) offices processing land acquisition. Proportionate to the requirements of LAR, the PMU will organize supervision, internal and external monitoring, and evaluation and grievance management. A LAR Team headed by the PMU-SDS will be constituted within the PMU linked with the respective pourashava/city corporation technical personnel with necessary staff and consultant support for LAR. DSM Consultant will help the PMU and PIUs with supervision and management support, while LGD will supervise Third Party Monitoring (TPM) also covering monitoring and evaluation (M&E) of LAR with a mid-term review and end-term evaluation. A tentative budget of BDT 600 million has been kept for LAR to be financed from the Government of Bangladesh.

Abbreviations and Acronyms

AC(Land)	Assistant Commissioner (Land)
ARIPA 2017	Acquisition and Requisition of Immovable Property Act 2017
BRTA	Bangladesh Road Transport Authority
BRTC	Bangladesh Road Transport Corporation
CCL	Cash Compensation under Law
CDCC	City Development Coordination Committee
CHT	Chattogram Hill Tract
CHTR 1958	Chattogram Hill Tract (Land Acquisition) Regulation 1958
DAE	Department of Agriculture Extension
DAM	Department of Agriculture Marketing.
DC	Deputy Commissioner
DGHS	Director General of Health Services
DLAC	District Land Allocation Committee
DMS	Detailed Measurement Survey
DPP	Development Project Proposal
DSM	Design, Supervision and Management
ERD	Economic Relations Division, Ministry of Finance
ESF	Environmental and Social Framework
ESIA	Environmental and Social Impact Assessment
ESO	Environmental and Social Officer
ESSs	Environmental and Social Standards
FGD	Focus Group Discussion
GBV	Gender Based Violence
GoB	Government of Bangladesh
GRAO	Grievance Redress Appeal Officers
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
GRO	Grievance Redress Officer
IA	Implementing Agency
ICT	Information Communication Technology
LAO	Legal Affairs Office/Land Acquisition Officer

LAP	Land Acquisition Plan
LAR	Land Acquisition and Resettlement
LASP	Land Acquisition Support Plan
LLP	Land Losing Person
LMP	Labor Management Procedure
M&E	Monitoring and Evaluation
MoL	Ministry of Land
NGO	Non-Governmental Organizations
PAH	Project Affected Household
PAP	Project Affected Person
PAVC	Property Assessment and Valuation Committee
PD	Project Director
PIC	Project Implementation Committee
PIU	Project Implementation Unit
PMO	Prime Minister's Office
PMU	Project Management Unit
PSC	Project Steering Committee
PWD	Public Works Department
RC	Replacement of Cost
RHD	Roads and Highways Department
RPF	Resettlement Policy Framework
RoW	Right of Way
RP	Resettlement Plan
RUTDP	Resilient Urban and Territorial Development Project
SDO	Social Development Officer
SEA/SH	Sexual Exploitation and Abuse / Sexual Harassment
SEP	Stakeholder Engagement Plan
SES	Socioeconomic Survey
STG	Structure Transfer Grant
TOR	Terms of Reference
TLCC	Town Level Coordination Committee
UNO	Upazila Nirbahi Officer

VA	Vulnerable Allowance
WB	World Bank

Glossary of Terms

Census - a complete count of the population affected by a project activity including collation of demographic and property information. This will identify and determine the number of Project Affected Persons (PAP) and the nature and levels of impact.

Cut-off date - the date by which PAPs and their affected assets, as relevant, have been identified and new entrants to the site cannot make claims to compensation or resettlement assistance. Persons whose ownership, use of occupancy prior to the cut-off date can be demonstrated remain eligible for assistance, regardless of their identification in the census.

Forced eviction - defined as the permanent or temporary removal, against the will of individuals, families and/or communities, from homes or land (or both) which they occupy, without the provision of, or access to, appropriate forms of legal or other protection. The exercise of eminent domain, compulsory acquisition or similar powers, is not considered to be forced eviction, providing it complies with the requirements of national law, and is conducted in a manner consistent with basic principles of due process (including provision of adequate advance notice, meaningful opportunities to lodge grievances and appeal, and avoidance of the use of unnecessary, disproportionate or excessive force).

Involuntary resettlement - covers physical displacement (relocation, loss of residential land or loss of shelter) and economic displacement (loss of land or access to land loss of assets or access to assets, or loss of income sources or means of livelihood) as a result of: (a) involuntary acquisition of land; or (b) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers such displacement whether such losses and involuntary restrictions are full or partial, permanent, or temporary.

Land acquisition - refers to all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible. "Land" includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements, and appurtenant water bodies.

Livelihood - refers to the full range of means that individuals, families and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade and bartering.

Project affected person (PAP) - includes any person or entity or organization affected by the Project, who, on account of the involuntary acquisition of private land or repossession of public land from formal or informal private uses, in support of the implementation of the Project, would have their (i) standard of living adversely affected; (ii) right, title or interest in all or any part of a house and buildings, land (including residential, commercial, agricultural, plantations, forest and grazing land) water resources, fish ponds, communal fishing grounds, annual or perennial crops and trees, or any other moveable or fixed assets acquired or possessed, in full or in part, permanently or temporarily; and (iii) business, profession, work or source of income and livelihood lost partly or totally, permanently or temporarily. PAPs are categorized as (a) who have formal legal rights to land or assets; (b) who do not have formal legal rights to land or

assets but have a claim to land or assets that is recognized or recognizable under national law; or
(c) who have no recognizable legal right or claim to the land or assets they occupy or use.

Replacement Cost- is defined as a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement. Replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs. In all instances where physical displacement results in loss of shelter, replacement cost must at least be sufficient to enable purchase or construction of housing that meets acceptable minimum community standards of quality and safety. The valuation method for determining replacement cost should be documented and included in relevant resettlement planning documents. Transaction costs include administrative charges, registration or title fees, reasonable moving expenses, and any similar costs imposed on affected persons. To ensure compensation at replacement cost, planned compensation rates may require updating in project areas where inflation is high or the period of time between calculation of compensation rates and delivery of compensation is extensive, more than a year.

Resettlement Plan - is a resettlement instrument (document) to be prepared when subproject locations are identified. RPs contains specific and legally binding requirements to be abided by to resettle and compensate the affected party before implementation of the project activities causing adverse impacts.

Resettlement Assistance - means the measures to ensure that project affected persons who may require to be physically relocated are provided with assistance such as moving allowances, residential housing or rentals whichever is feasible and as required, for ease of resettlement during relocation.

Restrictions on land use - refers to limitations or prohibitions on the use of agricultural, residential, commercial, or other land that are directly introduced and put into effect as part of the project. These may include restrictions on access to legally designated parks and protected areas, restrictions on access to other common property resources, restrictions on land use within utility easements or safety zones.

Vulnerable groups or individuals refers to people who, by virtue of factors beyond their control, (a) may be more likely to be adversely affected by the Project's environmental and social impacts; and (b) may be more limited than others in their ability to claim or take advantage of Project benefits. Such an individual or group is also more likely to be excluded from or unable to participate fully in the mainstream consultation process and may require specific measures or assistance (or both) to do so.

Table of Content

EXECUTIVE SUMMERY	I
ABBREVIATIONS AND ACRONYMS	IV
GLOSSARY OF TERMS	VII
TABLE OF CONTENT	IX
1 INTRODUCTION	1
1.1 Background.....	1
1.2 Applicability of Resettlement Framework.....	1
1.3 Objective of the RPF.....	1
1.4 Methodology of Preparing the RPF.....	2
1.5 Approval, Disclosure and Updating of RPF.....	2
2 PROJECT DESCRIPTION AND RESETTLEMENT IMPACT	4
2.1 Project Objectives	4
2.2 Project Components.....	4
2.3 Project Influence Areas	7
2.4 Potential Resettlement Impacts and Risks.....	10
3 LAND ACQUISITION AND RESETTLEMENT LEGAL AND POLICY FRAMEWORK	16
3.1 Key Policy and Principles	16
3.2 National Legal Framework	16
3.3 The World Bank Environment and Social Standard 5	18
3.3.1 Objectives of ESS5	18
3.3.2 Applicability of ESS 5	19
3.3.3 Forced Eviction	20
3.4 Gap Analysis of World Bank ESS5 and National Laws	20
3.5 Principles of Project Resettlement Policy	22
4 COMPENSATION AND RESETTLEMENT ENTITLEMENTS.....	25
4.1 Eligibility	25
4.2 Cut-Off Date	26
4.3 Compensation and Resettlement Entitlements.....	26
1. Land.....	26
2. Non-land structure assets.....	27
3. Affected trees	28
4. Affected businesses	28
5. Affected lease/possession holders	28
6. Displaced employees	29
7. Loss of rental income.....	29
8. Loss of access to rented premises	29
9. Vulnerable Affected Persons	29
10. Public services and facilities.....	29
11. Construction related impacts	29
12. Unforeseen adverse impacts	30
4.4 Compensation and Entitlement Matrix.....	30
4.4.1 Compensation Payment Procedure.....	33
4.4.2 LAR Readiness for Invitation of Bids and Award of Works Contracts	34
4.4.3 Absentee and Non-Responsive Claimants.....	35
5 LAND ACQUISITION AND RESETTLEMENT PLANNING.....	36
5.1 Land Acquisition Planning	36
5.2 Preparation of Resettlement Plan.....	37
5.3 Detailed Measurement Survey.....	40

5.4	Census of Affected Persons and Socioeconomic Survey.....	40
5.5	Preparation of RP	41
5.6	Vulnerability of Affected Persons.....	41
5.7	Valuation of Affected Property	42
5.7.1	Compensation for acquired land.....	42
5.7.2	Compensation for affected structures	43
5.7.3	Compensation for affected trees and crops.....	43
5.7.4	Compensation for fish stock in acquired ponds/water body	44
5.7.5	Compensation for loss of income and employment	45
5.7.6	Compensation for loss of rental income and access to housing	45
5.8	Preparing Land Acquisition Support Plan.....	46
6	DISCLOSURE, CONSULTATION AND PARTICIPATION.....	48
6.1	Principles and Objectives	48
6.2	Land Acquisition and Resettlement Stakeholders	49
6.3	Consultation with Stakeholders	50
6.4	Consultation and Participation Plan.....	52
6.5	Information Disclosure	53
7	GRIEVANCE REDRESS MECHANISM.....	55
7.1	Introduction and Objectives.....	55
7.2	Scope of Project GRM for LAR.....	56
7.3	Composition of GRC	56
7.4	Grievance Registration and Documentation.....	58
7.5	Training on Project Grievance Management	59
8	IMPLEMENTATION ARRANGEMENT.....	61
8.1	Project Management.....	61
8.1.1	Administration and Technical Oversight	61
8.1.2	Project Implementation Units	61
8.1.3	LAR Team and Consultants under the PMU at LGED.....	62
8.1.4	Land Acquisition and Resettlement: Design, Supervision and Management Consultant ...	63
8.1.5	Property Assessment and Valuation Committee	63
8.2	LAR Responsibility and Approval Authority	63
8.3	LAR Capacity Building	64
8.4	Estimate of LAR Budget.....	65
9	SUPERVISION, MONITORING AND EVALUATION	66
9.1	Objectives and Processes	66
9.2	Supervision and Monitoring System	66
9.3	Monitoring and Evaluation.....	67
9.4	Reporting LAR Activities	69

List of Figures

Figure 1: Different Subproject Interventions Area Maps	8
Figure 2: Flow Chart on Land Acquisition Process under ARIPA, 2017	42
Figure 3: Interlinkage of Project GRM with National GRS	61
Figure 4: LAR Complaints Resolution Process	62
Figure 5: Project Institutional Arrangements	62

List of Tables

Table 1: urban centers Along the Selected Growth Corridors	Error! Bookmark not defined.
Table 2: Project Impact and Baseline Assessment Methodology	9
Table 3: Potential Resettlement Impacts and Risk	11
Table 4: Gaps between National Laws and World Bank ESS5	21
Table 5: Eligibility and Entitlement Matrixes	30
Table 6: Screening Procedures, Responsibility and Timing	39
Table 7: Land Acquisition and Resettlement Stakeholders	49
Table 8: Summary of LAR Issues Discussed in the Consultation Process	51
Table 9: Implementation Level Consultation Program	52
Table 10: RPF Implementation Responsibility and Approval	63
Table 11: Training on LAR Management	64
Table 12: Tentative LAR and Management Budget	65
Table 13: Key Monitoring Indicators	68
Table 14: Reporting Requirements	69

List of Appendixes

Appendix 1: Participating Pourashavas and City Corporations Along the Selected Growth Corridor	71
Appendix 2: Application Guidelines for Loss and Entitlements	74
Appendix 3: Social Screening Form	77
Appendix 4: Draft Outline of a Resettlement Plan	80
Appendix 5: Quarterly Grievance Monitoring Report	83
Appendix 6: Indicative Human Resource Requirements for LAR Management	84
Appendix 7: Plot-based Primary Ownership Information of Land Proposed for Acquisition (Cha Form, ARIPA 2017)	85
Annex: 1 List of community Consultations	87

Resettlement Policy Framework

1 INTRODUCTION

1.1 Background

1. The Government of Bangladesh (GoB) has prepared the Resilient Urban and Territorial Development Project (RUTDP, the Project) for implementation with finance from the International Development Association (IDA) of the World Bank. The Local Government Engineering Department (LGED) under the Local Government Division (LGD) of the Ministry of Local Government, Rural Development and Cooperatives (LGRDC) has been assigned for preparation and implementation of the Project. The Project will be implemented in 87 pre-selected urban centers, City Corporations and Paurashavas along the priority growth corridor connecting Cox's Bazar in the southeast of the country to Panchagarh in the northwest. The Project will contribute to improving basic urban services and municipal governance in the pre-selected cluster of pourashavas and city corporations and the peri-urban areas through (1) climate resilient urban services and infrastructure investments; (2) project management, technical assistance and capacity building; and (3) contingency emergency response, when required. Design and implementation of the Project activities trigger national legal framework and the World Bank environmental and social standards (ESSs) of its Environmental and Social Framework (ESF).

2. The Project activities will be for resilient urban infrastructure development in selected urban centers including green and grey infrastructure to mitigate flood and disaster risk, rehabilitation/maintenance of urban road, drains, footpaths, bridge /culvert; solar powered streetlights, open public spaces, revenue generating initiatives like bus terminals, Paurashava/kitchen markets, community centers, public toilets, slaughterhouses etc. Besides, project will support large regional/cross-Paurashava boundary investments along selected corridors shared by a cluster of cities e.g., regional flood risk mitigation measures, markets, storage, and bus depots, etc. As project civil works may involve land acquisition and involuntary displacement of people in whatever minimum scale, the World Bank environmental and social standard (ESS) on land acquisition, restriction on land use and involuntary resettlement (ESS5) applies to the Project. The National Legal Framework on land acquisition will be followed for acquisition of any private land for any infrastructure construction or expansion under the Project.

1.2 Rationale for Resettlement Policy Framework

3. RUTDP is the first in a Series of Projects to support targeted economic and social interventions in secondary cities along the three growth corridors. Besides, the exact design of physical interventions like their locations, core areas of impacts, extent, magnitude, and duration of impacts are not specified at this stage to identify land acquisition and/ or involuntary resettlement impacts of Project activities. This Resettlement Policy Framework (RPF) has therefore been prepared for RUTDP and the subsequent Projects to guide assessment and management of involuntary resettlement impacts subprojects / works packages at the implementation stage when exact impacts will be known. This RPF is applicable for Project components and subcomponents those the selected urban centers will implement with finance from the Project through LGED. This RPF applies to the permanent or temporary land take and repossession of existing public land from formal or informal private uses for implementation of infrastructure activities under the Project.

1.3 Objective of the RPF

4. The objective of this RPF is to provide a tool for the screening of project activities, to ensure that where involuntary land take or repossession of existing public land from formal and informal

private uses for the project activities is inevitable, resettlement and compensation measures for acquired land, livelihoods and other properties be conceived and executed in a sustainable manner and are consistent with the requirements of national legal framework and the World Bank ESS5. The RPF establishes policies, principles, processes, procedures, institutional arrangements, schedules for identification and assessment of impacts those will potentially be associated with any of the subprojects to be designed and implemented under the Project during implementation. The RPF will also guide LGED and the selected urban centers in allocation of appropriate resources for addressing the identified impacts and management of issues related to land acquisition and repossession of existing land and other social issues following site-specific social impact assessment. The specific objectives of this RPF will be to guide the PIUs at urban centers and the PMU at LGED with the following:

- Provide review and analysis of national legal framework World Bank ESS5 to establish project land acquisition and resettlement framework bridging the gaps between national legal framework and World Bank ESS5.
- Provide tools for social screening of project interventions to identify requirements and impact of acquisition of private land and repossession of public land from private uses.
- Preparation of principles and methods for assessment and valuation of losses, and a description of eligibility and entitlements.
- Assess institutional capacity of the urban centers on land acquisition and resettlement activities and propose mechanism for capacity enhancement.
- Provide implementation arrangements including provision of resources, schedule of implementation and grievance redress mechanism.
- Provide a description of the process for preparing and approving resettlement plans.
- Providing monitoring and evaluation of management of involuntary resettlement.

1.4 Methodology of Preparing the RPF

5. The RPF has been prepared following the national relevant legislations and the World Bank Environmental and Social Standard on land acquisition, restrictions on land use and involuntary resettlement (ESS5), experience from similar projects in LGED, anticipated social risks and impacts through site visits, and feedback from stakeholder consultation at the local level. The RPF provides the necessary background for social considerations, a checklist of potential social issues of the project activities to be considered and built into the design of the project so that socially sustainable implementation can take place.

1.5 Approval, Disclosure and Updating of RPF

6. LGED will adopt this RPF for the Project with concurrence from the World Bank on review of the draft RPF. After clearance of the RPF by the World Bank, LGED will disclose it in its official website (<https://www.lged.gov.bd>) along with a summary Bangla translation. The original English version of the RPF will be authorized by LGED for disclosure in the World Bank external website before appraisal.

7. For unanticipated impacts identified during project implementation and not covered under the eligibility and entitlement provisions of this RPF, new and additional eligibility and entitlement provisions will be determined in accordance with the requirements of ESS5 of the World Bank and the applicable national legislatives. The standards agreed and established for the eligibility and entitlement provisions of this RPF to be followed and applied strictly by all PIUs on land acquisition

and resettlement matters related to this Project. This RPF can be updated anytime deemed necessary with prior written concurrence from the World Bank. The RPF at any subsequent revisions agreed with the World Bank for this or any subsequent projects will be re-disclosed both at LGED and in the World Bank external portal.

2 PROJECT DESCRIPTION AND RESETTLEMENT IMPACT

2.1 Project Objectives

8. The objectives of the project are (i) to increase access to climate resilient urban infrastructure and services, and (ii) to strengthen urban management capacity in selected urban centers. An estimated twenty-one (21) million people living in selected pourashavas and city corporations are expected to directly benefit from the project through improved access to climate resilient urban infrastructure services. In addition, an estimated 5.6 million people living between urban/rural areas along the selected economic corridor will indirectly benefit from the project interventions. Staff from implementing agencies and local governments will benefit from the capacity building and technical training activities.

2.2 Project Components

9. The Project, the first phase of the series of projects (SoP), will be implemented over a period of six years (2024 – 2030) with a total investment of US\$560 million (IDA: US\$400 million and GoB: US\$160 million equivalent). The Project has three components in total, those component descriptions are presented hereafter:

10. Component 1: Climate Resilient Urban Services and Infrastructure Investments. Component 1 will be implemented under three subcomponents.

11. Sub-Component 1.1: Climate Resilient Infrastructure Investment in selected 14 Nodal Cities. This subcomponent will provide support to nodal cities for investments in climate resilient, job creating and gender responsive urban infrastructure and services to enhance economic productivity and reduce poverty. Part of these investments were identified through a demand-driven and participatory process, while others will be identified through the multi-sectoral pourashava development planning processes supported under Component 2. Four categories of infrastructure will be eligible for investments. Implementation will employ labor-intensive/job-creating approaches as much as possible:

(i) Road system and streetscape improvements that integrate carriageway, footpaths, bicycle lanes, street furniture, streetlight, plantation, traffic management, and road safety measures. These sub-projects will incorporate both climate-resilient and gender-responsive design features. For example, to make roads more resilient to climate-induced flooding, they will be designed as part of an integrated urban flood risk management system. Energy efficient streetlighting will be used to improve personal safety and access especially for women.

(ii) Public buildings and open spaces, including revenue-generating assets (municipal and wholesale markets, community centers, municipal buildings, bus terminals, public toilets, parks, waterside developments) with separate toilets for women in public buildings and designated spaces for women in parks and open spaces where appropriate. Public buildings and open spaces will incorporate appropriate climate-resilient and green building

design features, such as cool roofs, reflective surfaces, urban greenery, open public green areas with nature-based solutions, where appropriate.

(iii) Infrastructure for adapting to climate and disaster risks including managing and reducing waterlogging and flooding in urban areas with integrated cross-boundary flood risk management and drainage system; and reducing impacts of urban heat with cool roofs, urban greenery, public open green areas, and rainwater harvesting.

(iv) Infrastructure for the nodal cities and surrounding areas in Union Parishads by increasing connectivity (e.g., strategic roads for improving mobility between nodal city and adjoining Union Parishads, regional bus terminals, etc.) and promoting new economic opportunities (e.g., facilities for tourism, urban regeneration, waterfront development, etc.).

12. Sub-component 1.2: Basic Urban Service Improvements through Infrastructure Investments in the Selected Pourashavas and City Corporations to carry out eligible infrastructure investments that support climate resilient urban basic services. This subcomponent will support climate resilient and gender responsive infrastructure investments to improve urban service provision in 67 pourashavas and six city corporations. It will focus on two categories of investment:

(i) Road system and streetscape improvements that integrate carriageway, footpath, streetlight, plantation, traffic management, and road safety measures that will incorporate climate resilient and gender responsive design features, as described above.

(ii) Public buildings and open spaces including climate resilient revenue-generating/economic assets (municipal and wholesale markets, community centers, bus & truck terminals, recreation parks and waterside developments, etc.), that are gender responsive (with separate female toilets in public buildings and designated spaces for women in parks and open spaces) where appropriate. Public buildings and open spaces will incorporate appropriate climate resilient, gender responsive and green building design features, as described above.

13. Sub-component 1.3: Performance Based Conditions (PBCs) to Support Operation and Maintenance. The intended value of introducing the PBC approach is to bring a performance-based incentive culture to participating pourashavas which could potentially evolve into more systematic institutional reforms under future SOPs. This subcomponent will finance the operation and maintenance (O&M) of urban infrastructure in pourashavas which meet the requirements stipulated in the PBCs. It is critical to properly operate and maintain urban infrastructure to absorb and withstand climate impacts over their lifetime. The implementing agency, the Local Government Engineering Department (LGED) will support pourashavas in meeting the PBCs; evaluate their performance; and allocate funds to those that meet the PBCs. Under this component, project resources will be disbursed based on the achievement of targets under three PBCs:

(i) PBC1 will incentivize the Nodal Cities to prepare, adopt and implement climate resilience action plans following standardized guidelines issued by LGED. Each plan will be based on a comprehensive climate risk assessment, GHG inventory and identification of adaptation and mitigation measures covering different sectors such as urban transport, drainage, water supply and sanitation, energy/building, and green space. Nodal cities will sign a Memorandum of Understanding

(MOU) with their adjoining UPs for cross-boundary sub-projects (e.g., drainage, flood control drainage, etc.). DSM Consultants will help them to develop these plans. The target is for the fourteen (14) Nodal Cities to prepare and adopt cross-sectoral climate resilience action plans included in the pourashava Development Plans.

(ii) PBC2 will incentivize the 81 pourashavas to increase their own source revenues to improve their fiscal autonomy. Increased OSR is critical in meeting their recurring expenditures, scale up urban, adopt climate resilient measures, and reduce their dependence on fiscal transfers, especially given the existing low levels in OSR mobilization. Under PBC2, the pourashavas are expected to implement measures identified in their Revenue Enhancement Action Plans, such as improving e-governance, deploying field teams to increase collections, and using GIS-based property assessment software to increase property assessments. Overall, the target is to achieve 20% increase from the baseline in OSR for 81 pourashavas.

(iii) PBC3 aims to increase social accountability and access of the most vulnerable segments of society to urban services and spaces. It does this by incentivizing pourashavas to include women and other vulnerable groups in the Town-level Coordinating Committees (TLCCs) which play a decisive role in the selection, planning and implementation of sub-project. The target is for eighty-one (81) pourashavas to have TLCCs with at least one-third female members (already mandated by law) and co-chaired by a woman.

14. Component 2: Project Management, Technical Assistance and Capacity Building. Component 2 comprises three subcomponents.

15. Sub-component 2.1: Capacity Building. This sub-component will provide targeted capacity building and training in key areas of urban management such as cross-boundary planning, climate and disaster resilience and local revenue mobilization. Focus areas include incorporating adaptation and mitigation strategies into the urban and capital investment planning and asset management process; improving gender-responsive planning and design; disability/universal accessibility for urban services; strengthening municipal financial management systems, including own-source revenue (OSR) enhancement; and procurement. It will also cover e-GP rollout and measures to strengthen environmental and social performance of cities. To further support gender development, capacity building and leadership training will be provided to female members of the TLCCs to ensure their effective participation and eligibility for leadership positions.

16. Sub-component 2.2: Technical Assistance. This sub-component will provide technical assistance in three areas: (i) urban management and cluster-level planning for pourashavas and City Corporations; (ii) operation and management of food markets; and (iii) long-term multi-sectoral, integrated climate resilience planning the sub-regional level. For the first area, technical assistance will strengthen the capacity of pourashavas in the preparation of: (i) multi-sectoral and climate resilient pourashava development plans for 14 nodal cities; (ii) revenue enhancement action plans for 81 pourashavas to improve OSR mobilization; and (iii) O&M plans for 81 pourashavas and city corporations to improve asset management and maintenance. Multi-sectoral and climate resilience plans will be part of the Pourashava Development Plan (PDP) for the 14 nodal cities.

17. Second, pourashavas and city corporations will be assisted to mainstream food safety and reduce food loss and waste in markets to be built under RUTDP and in existing kitchen markets. This will include the following areas: (i) food safety practices; (ii) governance and enforcement of hygienic

conditions and food safety regulations; (iii) climate smart technology adoption, including the use of digital platforms for inventory management, real-time monitoring of food safety, and efficient waste management practices that reduce methane emissions; and (iv) awareness raising among urban consumers on the importance of food safety and the role of kitchen markets in ensuring and maintaining standards.

18. Third, technical assistance will assist pourashavas and city corporations to conduct long-term multi-sectoral climate resilience planning at the sub-regional level. In addition, it will also finance preparatory and feasibility studies for subsequent stages of the SOP and preparation of a strategy plan for solid waste management. Continuous analytical outputs under RUTDP as well as other ongoing studies (e.g., rigorous analysis of the local/sub-regional economy and existing and potential for economic growth and agglomeration economies, demographics, climate risk assessment, connectivity/logistics issues, policy/regulatory dimensions, etc.) will help to better inform and target future interventions under the SOP. The technical assistance will also be provided to conduct the analytics to design interventions that can support private sector inclusive growth and economic integration along the supported corridors.

19. Sub-component 2.3: Project Management and Operational Support. This component will support project management and operation through a Project Management Unit (PMU) at LGED Headquarters in Dhaka and Project Implementation Units (PIUs) in pourashavas and City Corporations. It will cover the cost of project management, including financing the day-to-day administration, management, monitoring and coordination of project activities by the PMU and the PIUs, operational audit, financial management, environmental and social risk management, procurement, monitoring and evaluation, and reporting. It will also finance consultancy services provided by the DSM consultants, the Municipal Services Unit (MSU), Third Party Monitoring (TPM), PMU Individual Consultants, Project Appraisal and Management Consultants (PAM Consultants), Sub-Project Readiness Consultants, Operational Audit, etc.

20. Component 3: Contingent Emergency Response (US\$0 million). Following an eligible crisis or emergency, the GoB may request the World Bank to re-allocate project funds to support emergency response and reconstruction. This component would draw from the uncommitted grant resources under the project from other project components to cover emergency response.

2.3 Project Influence Areas

21. The Project has been prepared for implementation in urban, peri-urban and rural areas under the 87 preselected urban centers (City Corporations and Pourashavas) along the selected priority growth corridors within administrative divisions of Dhaka, Khulna, Rajshahi, Rangpur and Chattogram. The 14 nodal cities in the five divisions have a total area of 288.64 square kilometer (sq.km). The remaining 73 urban centers cover 1474.46 sq.km. The 73 urban centers include 5 city corporations namely Cumilla, Narayanganj, Khulna, Rajshahi, and Rangpur. Figure 1 shows the geographical location of the project urban centers as identified at Appendix-1 by districts and divisions.

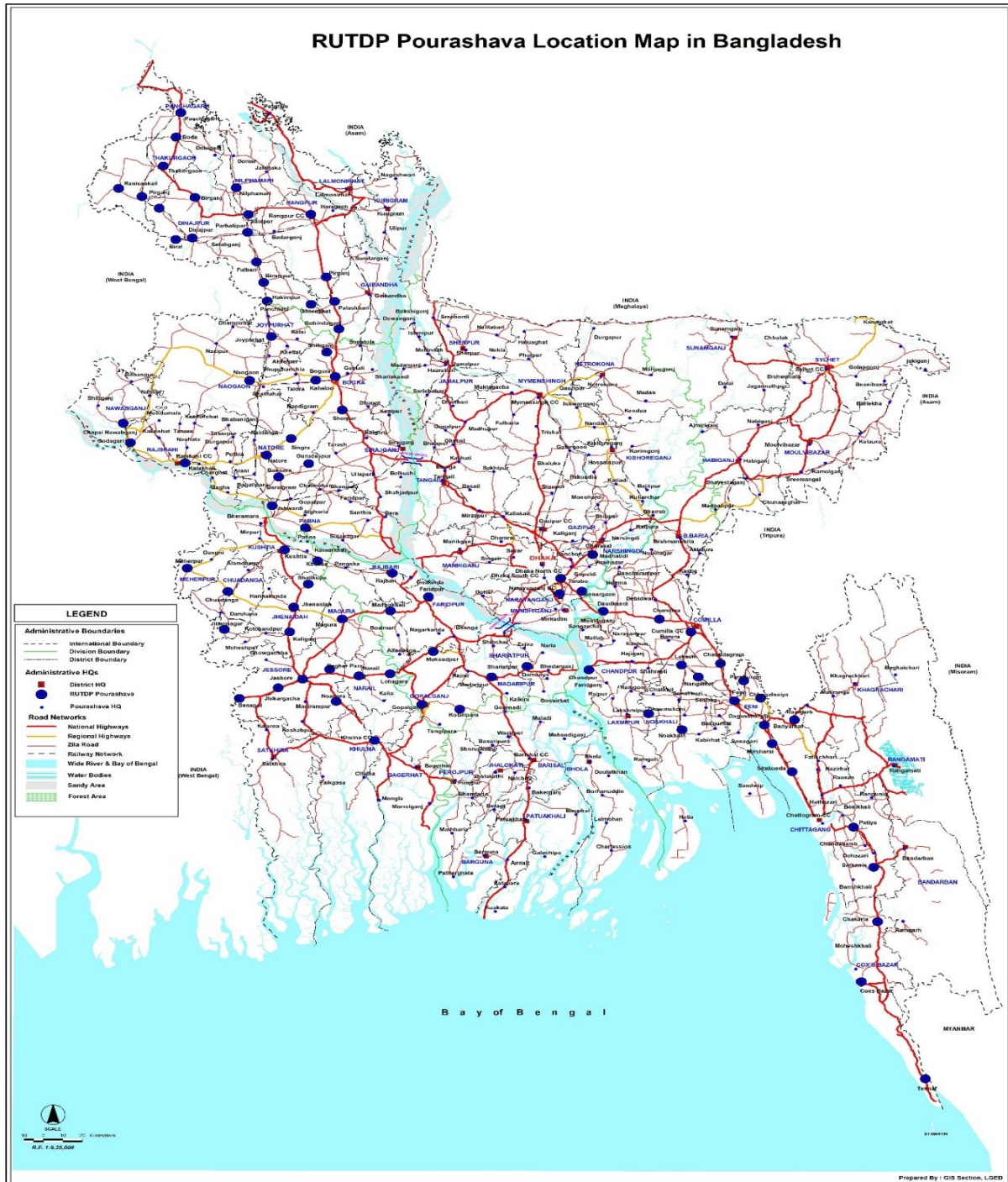


Figure 1: Locations of Project urban centers

2.4 Land Acquisition and Resettlement Approach

2.4.1 Land Acquisition Principle and Method

22. The Project will avoid acquisition of private land to the extent feasible. In only unavoidable circumstances of design needs, involuntary acquisition method will be followed as the last resort. The project will follow compensation and resettlement approach for repossession of public land from formal and informal private uses at the urban center level. In case of small strip requirements of private land for unavoidable design standard requirements, urban centers may follow voluntary donation approach only when the beneficiaries will approach in writing.

23. In circumstances, it may be proposed that part or all of the land to be used by the project is donated on a voluntary basis without payment of full compensation for land, LGED will approach the World Bank for prior approval demonstrating that (a) the potential donor or donors have been appropriately informed and consulted about the subproject and the choices available to them; (b) potential donors are aware that refusal is an option, and have confirmed in writing their willingness to proceed with the donation; (c) the amount of land being donated is minor and will not reduce the donor's remaining land area below that required to maintain the donor's livelihood at current levels; (d) no household relocation is involved; (e) the donor is expected to benefit directly from the project; and (f) for community or collective land, donation can only occur with the consent of individuals using or occupying the land. The concern urban center will maintain a transparent record of all consultations and agreements reached.

2.4.2 Impact Assessment Methodology

24. The Project impacts for acquisition of private land and repossession of public land from private uses and socio-economic baseline conditions will be assessed based on site specific inventory of affected property, census of affected persons and socio-economic survey of affected households. The land acquisition and involuntary resettlement impacts, and socio-economic conditions of the affected persons will be captured both at household and community levels through field surveys and consultation. The detailed measurement survey will be done for inventory of affected property for each affected household, which will include details of potentially affected land including any structures (residential, business and community/social), trees, standing crops, businesses, and industry on the land. The survey will also include inventory of businesses/commercial structures as well as public and community structure on the Project right-of-way. Table 1 below presents the methodology to be adopted in the resettlement impacts assessment for preparation of the Resettlement Plans.

Table 1: Project Impact and Baseline Assessment Methodology

Unit Level	Data Collection Tools and Techniques
Property impacts	<ul style="list-style-type: none">• Social screening• Detailed measurement survey• Inventory of affected property• Land users and title survey (plot to plot)

<i>Unit Level</i>	<i>Data Collection Tools and Techniques</i>
Household Level	<ul style="list-style-type: none"> • Census of affected households • Assessment of business and industry • Livelihood impact assessment • Gender analysis • Communications needs assessment • Assessment of elements of complaints and grievances • Consultation
Community Level	<ul style="list-style-type: none"> • Inventory of affected community/social institutions/structures • Village profiles for livelihood impact assessment • Community and stakeholder consultation • Consultation with vulnerable groups • Consultation with district and upazila administrations • Consultation with AC (land) offices
Acquiring authorities	<ul style="list-style-type: none"> • Meeting with the Ministry of Land • Meeting with Divisional Commissioner • Consultation with Deputy Commissioners • Consultation with AC (land)/Upazila land offices • Meetings with PWD and Divisional Forest Offices

2.5 Potential Resettlement Impacts and Risks

25. Eligible investments under RUTDP would include: (i) grey and green infrastructure to mitigate flood and disaster risks and improve urban livability; (ii) urban roads, drains with footpaths, street lighting of neighborhoods- “one solution approach”; (iii) bridge/culverts etc. (iv) revenue generating investments (e.g., kitchen markets, community centers, bus terminals, municipal buildings, supermarkets, public toilets, park/public place development etc.); (v) food market infrastructure ; and (vi) operation & maintenance (O&M) to all selected cluster urban centers/UPs. The activities will largely be designed and implemented using existing available land avoiding, to the extent feasible, involuntary acquisition of land and physical displacement of people. However, small strip acquisition of private land and repossession of existing public land from private uses might be involved in development or improvement of some of the infrastructure facilities. Presence of small ethnic communities with distinct characteristics of indigenous peoples is not likely in the urban areas and their lands will be avoided for any civil works at any other locations. The involuntary resettlement likely to be associated with site-specific activities will be assessed at the

implementation level when exact location of the activities will be known. A summary of potential impacts and risk under the project by components is given Table 2.

Table 2: Potential Resettlement Impacts and Risk

Components	Potential Interventions	Possible risks and impacts
Component 1: Climate Resilient Urban Services and Infrastructure Investments		
Sub-component 1.1: Climate Resilient Infrastructure Investment in selected 14 Nodal Cities. Four categories of infrastructure will be implemented using labor-intensive/job-creating approaches: (i) road system and streetscape improvements integrating carriageway, footpaths, bicycle lanes, street furniture, streetlight, plantation, traffic management, and road safety measures. (ii) public buildings and open spaces, including revenue-generating assets (municipal and wholesale markets, community centers, municipal buildings, bus terminals, public toilets, parks, waterside developments) with separate toilets for women in public buildings and designated spaces for women in parks and open spaces where appropriate. (iii) infrastructure for managing and reducing waterlogging and flooding with cross-boundary flood risk management and drainage system; and reducing impacts of urban heat with cool roofs, urban greenery, public open green areas, and rainwater harvesting. (iv) infrastructure for the nodal city and surrounding UPs by increasing connectivity and pfacilities for tourism, urban regeneration, waterfront development, etc.	Engineering interventions and civil works for grey and green infrastructure for urban roads, drains with footpaths, street lighting of neighborhoods; bridge/culverts, kitchen markets, community centers, bus terminals, municipal buildings, supermarkets, public toilets, park/public place development, regional food markets, etc.	Land acquisition, repossession of urban center land and other public land, and involuntary displacement Displacement of tenants, squatters, and encroachers Displacement of vulnerable households and street vendors
Sub-component 1.2: Infrastructure Investments in 73 regular cities that support climate resilient urban basic services focusing on two categories of investment: (i) road system and streetscape improvements integrating carriageway, footpath, streetlight, plantation, traffic management, and road safety measures, as described above. (ii) public buildings and open spaces including municipal and	Engineering interventions including civil works for infrastructure like public buildings, road, drain, footpath, markets, community centers; bus and truck terminals, parks, waterfronts, etc.	Land acquisition, repossession of urban center land from formal and informal private uses, involuntary physical and economic displacement of people including lessees, squatters, encroachers, and vulnerable affected persons

Components	Potential Interventions	Possible risks and impacts
wholesale markets, community centers, bus & truck terminals, recreation parks and waterside developments, etc. where appropriate.		
<p>Sub-component 1.3: Support operation and maintenance under PBC approach. Project resources will be disbursed based on the achievement of targets under three PBCs:</p> <p>(i) PBC1 will incentivize the 14 Nodal Cities to prepare, adopt and implement climate resilience action plans following standardized guidelines issued by LGED.</p> <p>(ii) PBC2 will incentivize the 81 pourashavas to increase their own source revenues to improve their fiscal autonomy. The pourashavas are expected to implement measures identified in their Revenue Enhancement Action Plans, such as improving e-governance, deploying field teams to increase collections, and using GIS-based property assessment software to increase property assessments.</p> <p>(iii) PBC3 aims to increase social accountability and access of the most vulnerable segments of society to urban services and spaces.</p>	Engineering interventions including civil works for infrastructure like markets, community centers; bus and truck terminals and other revenue generating and climate resilient investments.	Land acquisition, repossession of existing land from formal and informal private uses, involuntary physical and economic displacement of people including lessees, squatters, encroachers, and vulnerable affected persons
Component 2: Project Management, Technical Assistance and Capacity Building		
Sub-component 2.1: This sub-component will provide targeted capacity building and training in key areas of urban management such as cross-boundary planning, climate and disaster resilience and local revenue mobilization. Focus areas include incorporating adaptation and mitigation strategies into the urban and capital investment planning and asset management process; improving gender-responsive planning and design; disability/ universal	Project based training and on-demand technical assistance will be financed for capacity building of the urban centers in municipal finance, integrated urban and regional planning, O&M, climate change and sustainability; tourism and market management, gender,	No land acquisition but repossession of existing land may be required but aspects of managing involuntary resettlement will be included in the training curricula.

Components	Potential Interventions	Possible risks and impacts
accessibility for urban services; strengthening municipal financial management systems, including own-source revenue (OSR) enhancement; and procurement.	disability/universal accessibility, and others.	
<i>Sub-component 2.2:</i> This sub-component will provide technical assistance in three areas: (i) urban management and cluster-level planning for pourashavas and city corporations; (ii) operation and management of food markets; and (iii) long-term multi-sectoral, integrated climate resilience planning the sub-regional level.	Technical assistance	No land acquisition or involuntary resettlement. Involuntary resettlement management in climate resilient policy and actions will be an area of attention.
<i>Sub-component 2.3:</i> This subcomponent will support project management and operation through a Project Management Unit (PMU) at LGED Headquarters in Dhaka and Project Implementation Units (PIUs) in Pourashavas and City Corporations. It will cover the cost of project management, including financing the day-to-day administration, management, monitoring and coordination of project activities by the PMU and the PIUs, operational audit, financial management, environmental and social risk management, procurement, monitoring and evaluation, and reporting. It will finance consultancy services by DSM consultants, MSU, TPM, individual consultants, and other consultants.	It will include the Design, Supervision and Management (DSM) consultants, MSU and other technical assistance consultants. It will also finance monitoring and evaluation studies (e.g., mid-term review, completion report) and audits. This sub-component will procure vehicles, office equipment, computers and software, furniture and sundries, incremental staffs cost, etc. It will also finance third-party monitoring and studies for preparation of next phase operations of the SOPs and Solid Waste Management.	Issues of land acquisition and involuntary resettlement will be assessed by the DSM consultants, implemented, and monitored by third party. The technical assistance ToR will includes requirements and procedures for such assessment of future operations.
Component 3: Contingency Emergency Response Component (CERC)		
Respond to events of emergency agreed between the Bank and the Government of Bangladesh	Any activity to address emergency situations per Emergency Action Plan (EAP) agreed with the	As determined at the implementation level planning.

Components	Potential Interventions	Possible risks and impacts
	Bank	

26. Project induced displacement and temporary disruption on movement and livelihood opportunities are likely in most of the interventions under Component 1. Potential social impacts those may arise during design and implementation of activities, under site-specific works packages, are anticipated to be as follows:

27. Loss of land (residential, commercial, industrial, agricultural). Project civil works for green and grey infrastructure construction and improvements will be implemented in clusters of urban centers and UPs along the designated growth corridors. Adjacent private lands along the roads in urban areas and cross-boundary interventions are generally high value land comprising of residential, commercial, industrial, and agricultural use. However, the acquisition will be small-scale and in small strips or parcels, resulting in individual loss of small parcels with higher value. The acquisition will therefore be within the control of the Deputy Commissioners in their respective district jurisdiction, if there is no objection raised and the Divisional Commissioner will chip in where there is an objection.

28. Loss of structure (residential, commercial, industrial and community). The lands adjacent to project intervention areas in urban settlement are built up with residential, commercial and industrial structures. Given that the acquisition will be in strips or in small parcels, physical relocation of residential households and industries is unlikely. However, repossession of existing urban center land or any other public land may induce partial loss of structures. But few of the affected small businesses might be fully relocated. Presence of community structures is also likely those may partially be affected. Loss of structure for acquisition and repossession of land may affect titled owners of land, renters, lessees, informal settlers and occupiers. Tenants of any rented-out premises will be affected for demolition of structures.

29. Loss of trees, crops, and fish stock. There are plant vegetations, crop fields and possibly cultivated fish pond along the selected highways.

30. Potential impacts on livelihoods and employment. Demolition and relocation of commercial/industrial structures for acquisition and repossession of land may lead to permanent or temporary loss of employment and income by businesses and employees. Temporary vendors along subproject roads or sites of other urban infrastructure may not be affected as they may opt for alternative locations. Owners of any rented-out structures affected by the Project will lose rental income from the premises.

31. Construction-related impacts. The Project activities may require temporary land for stocking construction materials and labor rest areas. Land for labor rest area and storage of construction materials will be arranged by the contractors on rental terms with the private landowners per prevailing laws and practices. The urban centers may provide available vacant public land or their own land for such uses. Implementation of the Project may involve physical displacement of shops and vendors from existing markets/road areas proposed for development, temporary or semi-permanent vendors, and business enterprises in existing sites. During the construction, if use of heavy machineries, stockpiling, workers sheds require private lands on a temporary basis, the

contractors will require to secure written consent and permission from the land- owners on standards terms. Any construction induced permanent and/or temporary impacts i.e., damages of structures, crops, trees, structures, and livelihood must be addressed according to the entitlement matrix suggested in this RPF.

32. Impacts on gender and vulnerable groups. Based on existing information, there are no indigenous communities located in the areas proposed for project interventions except Cox's Bazar, Teknaf and Ramgarh Pourashava where minimum number of Indigenous People is there. However, there may be families among the potential affected households and persons who are vulnerable for gender, age, disability and poverty, and may suffer disproportionately due to resettlement and/or loss of livelihoods. This category would include households headed by women that have no adult male support, families headed by the elderly, extremely poor families, and families that are headed or have family members with disabilities. Female co-sharers of affected land are also vulnerable for difficulties in reaching them out in the acquisition process. These families may face specific issues related to land acquisition and resettlement, due to the lack of formal titles or deeds to the land, houses, or business premises that they occupy and/or due to the difficulty of finding alternate sites for resettlement or alternative sources of income or employment.

33. The exact quantity of loss of assets due to acquisition of private land and repossession of existing public land from private uses will be known at the engineering design stage during implementation to identify the specific individuals, groups and entities for compensation and cash for resettlement and rehabilitation assistance.

3 LEGAL AND POLICY FRAMEWORK

3.1 Key Policy and Principles

34. Principles related to land acquisition and involuntary displacement of people ensure management of involuntary resettlement and restoration of livelihoods of project affected persons (PAPs). The resettlement principles adopted for the project recognizes the Acquisition and Requisition of Immovable Property Act 2007 (ARIPA 2017), the requirements of the World Bank ESS5 on land acquisition, restriction land use and involuntary resettlement and responding to the local laws, policies and guidelines related to citizen participation and complaints hearing in development processes.

35. Large acquisition of land will not be required in this project and physical displacement will be none or bare minimum. The PIUs will use their existing land in possession for any subproject interventions. But in case of critical design requirements for standard design of urban infrastructure, the PIUs may go for small-scale acquisitions and involuntary displacement of people. The PIUs may also need to repossess their titled land from formal and informal private users triggering involuntary physical or economic displacement of people.

36. The Project will not take any land through forced eviction. Khas land may be taken through formal transfer process following active national laws and regulations. The urban centers may opt for direct purchase of small strips of land through negotiation method on a willing buyer and willing seller approach. Voluntary donation of small strips of private land may be accepted only when the beneficiary communities approach the urban centers. Involuntary displacement will be taken care of as per ESS 5 of the World Bank ESF.

37. This RPF applies to all components of the Resilient Urban and Territorial Development Project (RUTDP) causing acquisition of land and involuntary displacement of people; regardless the urban centers acquire the land under the eminent domain law or repossess their own land from formal or informal private uses.

38. Temporary use of private land by contractors or their suppliers will be their own responsibility but managed following this RPF for requirements and procedures. The supervision consultant will ensure RPF compliance of contractors' land use arrangements.

3.2 National Legal Framework

39. Land acquisition in Bangladesh is governed by the ARIPA 2017. The only exception is the hill districts of Rangamati, Khagrachari and Bandarban in Chattogram Division, where land acquisition is governed by the Chittagong Hill Tract (Land Acquisition) Regulation 1958 (CHTR 1958) amended as of 2019. Under the national legal framework, the Government can acquire any immovable property for public interest providing compensation for acquired immovable property or resettlement or both to affected private owners. Property used by the public for religious worship, graveyard and cremation ground cannot be acquired unless there is a critical need, and appropriate replacement property is provided to the satisfaction of the concerned community. There is a directive that productive land and natural water body and water courses must be avoided in project land acquisition planning.

40. The ARIPA 2017 requires that compensation be paid for (i) land and assets permanently

acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The Deputy Commissioner (DC) determines (a) market price of acquired assets on the date of first notification of acquisition and adds (b) 200% premium on the assessed value for land and 100% for non-land assets on the land for determining compensation due to compulsory acquisition. There are also provisions for payment of crop compensation to *bargaders* (tenant cultivators). The market price of land is assessed consulting all sale deeds executed in an affected vicinity during the last 12 months preceding the first notification of acquisition. The market price of non-land assets is determined by authorized Government agencies based on current market prices of the respective assets. Market price of land and non-land assets is determined after final approval of land acquisition cases by applicable authorities in the Government (DC for LA up to 6.75 ha without any objection, DivC for similar volume of land with objection and MoL for LA cases above 6.75 ha).

41. The law specifies methods for calculation of market value of property based on recorded prices obtained from relevant Government departments such as Sub-Registrar (land), Public Works Department (structures), Department of Forest (trees), Department of Agriculture (crops) and Department of Fisheries (fish stock). Given that people devalue land during title transfer to minimize tax payment, compensation for land paid by DC including premium largely remains less than the actual market price.

42. The Ministry of Land (MoL) regulates acquisition of land. The MoL delegates some of its authority to the Commissioner at Divisional level and to the Deputy Commissioner at the District level. The Deputy Commissioners (DCs) are empowered by the MoL to process land acquisition under the ARIPA 2017 and pay compensation to the legal owners of the acquired property. Khas (government owned land) lands should be acquired first when a project requires both khas and private land. If a project requires only khas land, the land will be transferred through an inter-ministerial meeting following the acquisition proposal submitted to DC or MoL, as the case may be. Ministry of Land issues final approval of land acquisition with concurrence from the Prime Minister's Office (PMO).

43. The land owner needs to establish ownership by producing record-of-rights to be eligible for compensation under the law. The record of rights prepared under the State Acquisition and Tenancy Act 1950 (revised 1994) are not always updated and as a result, legal land owners face difficulties trying to "prove" ownership. The PAPs have also to produce rent receptor receipt of payment of land development tax, and where applicable duplicate carbon receipt (DCR) in proof of payment of revenue charges for mutation of land holding. Land holding under 25 standard *bigha* (3.37 ha) being exempted from LD Tax, the concern owners need to obtain certificate from the land revenue office to that effect.

44. Households and assets moved from land already acquired in the past for project purposes and/or government khas land are not included in the acquisition proposal and therefore excluded for considerations for compensation under the law. Lands acquired for a particular public purpose cannot be used for any other purpose. Furthermore, the Act under its section 15 provides for the acquisition of entire houses/buildings if their owners request to acquire the entire house or building against partial acquisition.

45. The government is obliged to pay compensation for the property before taking over

possession of property acquired at market price factored with premium rates under ARIPA 2017. However, DC will transfer any undisbursed amount to a public account, in cases when the affected land owners are not available to claim despite notification, the ownership is contested, or the owners decline to receive compensation offered. Compensation pending under such situations will deem to have been paid for taking over possession by the DC as per Section 11(2) of ARIPA 2017.

3.3 The World Bank Environment and Social Standard 5

46. Projects with World Bank finance through Investment Project Financing (IPF) are required to comply with the Environmental and Social Framework (ESF) comprising of ten (10) Environment and Social Standards (ESSs). These ESSs set out their requirements of identification and assessment of environmental and social risks and impacts associated with any project activities and undertake measures to avoid, minimize, mitigate or compensate/offset E&S impacts. The ESSs facilitate recipients of World Bank finance through IPF in achieving good international practice relating to environmental and social sustainability of development projects, fulfilling the national and international environmental and social obligations, enhance transparency and accountability, and ensure sustainable development outcome through stakeholder engagement. Among the 10 standards, ESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement recognizes project-related acquisition of private land and repossession of public land from private uses, and provides guidance for compensation, resettlement and rehabilitation of project affected persons due to land acquisition, restrictions on land use and involuntary displacement.

47. Any of the urban centers involving land acquisition and involuntary displacement of people under this Project, will have to prepare land acquisition plan as per requirement of engineering design following the national legal framework and resettlement plan following the World Bank ESS5.

3.3.1 Objectives of ESS5

48. Project-related land acquisition² ^{3[OBJ]} may cause physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, leading to loss of income sources or other means of livelihood)^{4[OBJ]} or both referred to as “involuntary resettlement”. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement. The objectives of the ESS 5 under the Bank ESF are the following:

- To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives.

² “Land acquisition” refers to all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible. “Land” includes anything growing on or permanently affixed to land, such as crops, buildings and other improvements, and appurtenant water bodies.

³ “Restrictions on land use” refers to limitations or prohibitions on the use of agricultural, residential, commercial or other land that are directly introduced and put into effect as part of the project. These may include restrictions on access to legally designated parks and protected areas, restrictions on access to other common property resources, and restrictions on land use within utility easements or safety zones.

⁴ “Livelihood” refers to the full range of means that individuals, families and communities utilize to make a living, such as wage-based income, agriculture, fishing, foraging, other natural resource-based livelihoods, petty trade and bartering.

- To avoid forced eviction.
- To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost⁵ and (b) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- To improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.
- To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.
- To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

3.3.2 Applicability of ESS 5

49. The applicability of ESS5 is established during the environmental and social assessment described in ESS1 of the World Bank ESF. The ESS5 requirements and provisions apply to all components of Project that result in involuntary resettlement, regardless of the source of financing. The ESS applies to permanent or temporary physical and economic displacement of people resulting from the following types of land acquisition or restrictions on land use undertaken or imposed in connection with project implementation:

- (a) Land rights or land use rights acquired or restricted through expropriation or other compulsory procedures in accordance with national law;
- (b) Land rights or land use rights acquired or restricted through negotiated settlements with property owners or those with legal rights to the land, if failure to reach settlement would have resulted in expropriation or other compulsory procedures;
- (c) Restrictions on land use and access to natural resources cause a community or groups within a community to lose access to resource usage where they have traditional or customary tenure, or recognizable usage rights. This may include situations where legally designated protected areas, forests, biodiversity areas or buffer zones are established in connection with the project;
- (d) Relocation of people without formal, traditional, or recognizable usage rights, who are occupying or utilizing land prior to a project specific cut-off date;

⁵ Replacement cost is determined based on current market price of land added with applicable cost of registration of sale/transfer deeds. The current market price of land is assessed by independent price evaluator through a market price survey using standard methodology applied in similar past projects, customized and agreed by the legally constituted Property Assessment and Valuation Committee (PAVC) for the Project. Cost of registration is determined on the basis of sale price of land that calculates (1) Registration fee – 1.00%, (2) Stamp duty – 1.5%, (3) Local Government tax – 2% in city corporation and cantonment board area and 3% in other areas; (4) stamp cost for declaration letter - BDT 200/- for each deed; (5) cost for duplicate copy of deed – BDT 16 per page, (6) cost of composing deed – BDT 24 per page; and (7) court fee/ stamp cost for Land Transfer Notice – BDT 10. In addition, the seller pays source tax (as per schedule of IT rules 2014 by location and type of property) and VAT value added tax (2 – 4.5% for locations).

- (e) Displacement of people as a result of project impacts that render their land unusable or inaccessible;
- (f) Restriction on access to land or use of other resources including communal property and natural resources such as marine and aquatic resources, timber and non-timber forest products, fresh water, medicinal plants, hunting and gathering grounds and grazing and cropping areas;
- (g) Land rights or claims to land or resources relinquished by individuals or communities without full payment of compensation; and
- (h) Land acquisition or land use restrictions occurring prior to the project, but which were undertaken or initiated in anticipation of, or in preparation for, the project.

50. The ESS5 does not apply to impacts on incomes or livelihoods that are not a direct result of land acquisition (including repossession of public land from private uses) or land use restrictions imposed by the project. Such impacts will be addressed in accordance with ESS1. This ESS does not apply to voluntary, legally recorded market transactions in which the seller is given a genuine opportunity to retain the land and to refuse to sell it and is fully informed about available choices and their implications. However, where such voluntary land transactions may result in the displacement of persons, other than the seller, who occupy, use or claim rights to the land in question, the ESS5 will apply.

3.3.3 Forced Eviction

51. The project will not resort to forced eviction like permanent or temporary physical or economic relocation of people against the will of individuals, families, and/or communities from the homes and/ or land which they occupy without the provision of, and access to, appropriate forms of legal and other protection, including all applicable procedures and principles in ESS5. The exercise of eminent domain, compulsory acquisition or similar powers by DC will not be considered forced eviction provided, they comply with the requirements of ARIPA 2017 and other relevant laws of the country, and the provisions of the ESS5 and is conducted in a manner consistent with the basic principles of due process including provision of adequate advance notice, meaningful opportunities to lodge grievances and appeals, and avoiding use of unnecessary, disproportionate or excessive force.

3.4 Gap Analysis of World Bank ESS5 and National Laws

52. There are some gaps between existing land acquisition laws of the country (ARIPA 2017 and CHTR 1958) and the World Bank Environmental and Social Standards on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement (ESS5) in terms of identification of affected persons and compensation packages. The following are the key gaps of the ARIPA, 2017 vis-a-vis the World Bank ESS5 presented in Table 3.

Table 3: Gaps between National Laws and World Bank ESS5

Serial	Gaps between WB ESS 5 and National Laws	Gap-filling measures/actions taken in this Project
1	The national law requires avoiding built up areas, productive lands, natural water body and water courses without any practical guidance but the ESS5 requires avoiding and or minimizing acquisition of land and displacement of people to the extent feasible.	Subproject designs under the project should aim to minimize impacts and adjusted for avoiding acquisition of land and minimize displacement of people. The design should follow mitigation hierarchy of avoid, minimize, mitigate, and compensate any residual impacts.
2	National laws on land acquisition recognize only the titled owners of property; informal users including squatters and encroachers are not recognized. DCs declare cut-off date only for titleholders.	The project will recognize affected persons due to acquisition of private land or repossession of public land from private uses irrespective of their title to the land recognized under law. All affected persons will be identified for compensation and assistance in proportion to their loss and impacts.
3	National laws require resettlement of physically displaced households due to land acquisition but do not provide any guidance for preparation of resettlement plans;	The project will recognize physical and economic displacement of people and any loss of assets and income for compensation and rehabilitation of affected persons preparing resettlement plans and their implementation.
4	Existing Acts and methods of assessments may not ensure full replacement cost and transitional support.	If the compensation does not meet the replacement cost, additional top-up payments will ensure replacement cost at current market price together with transitional support.
5	Consultation with affected communities not legally required except notification in writing and participation of the affected persons in joint verification.	Extensive consultations with affected persons will be continued in the planning and implementation of resettlement plans for subprojects involving involuntary resettlement of people.
6	The affected land owners can object against acquisition at the first notification and against compensation rates at the notification of award. There is no other scope of complaint during the acquisition process.	The project will allow affected persons to complain at any point of the project cycle. The project will establish a grievance mechanism for receiving complaints on any aspects of the project including resettlement of project affected persons.
7	National law allows resettlement assistance or support for physically displaced title holders only. No support is allowed for the squatters or encroachers of public land reposessed	Affected households and businesses will receive relocation assistance and support from the project irrespective of titled, non-titled, encroachers etc.

Serial	Gaps between WB ESS 5 and National Laws	Gap-filling measures/actions taken in this Project
	for project use.	
8	Households or persons affected in their income and livelihoods are not supported under the national law except compensation for loss of businesses. The key objective of the ESS5 is income and livelihood restoration. Vulnerability of affected persons is not considered in compensation process.	The project will assess the loss of income and livelihoods of affected persons and provide commensurate support for livelihood restoration. Vulnerable people will be also included livelihood restoration program with special support.
9	There is no policy against land restriction and force eviction in the national legal framework, but ESS 5 provides special guidance on forced eviction.	Forced eviction and land restriction are not allowed in this project. Compulsory acquisition is not forced eviction provided it complies with the requirements of national laws and the provisions of ESS5.
10	National laws do not recognize impacts imposed by the associate facilities. The laws do not explicitly cover restriction of access as an impact that would require compensation or resettlement.	The compensation and resettlement measures are similarly applicable to associated facilities. Impact and risk assessment will be also conducted for any kind of “restriction of access” by the project.
11	National laws do not have any provision to give special attention to the vulnerable groups like women, disabled, ultra-poor or disadvantaged groups.	The project will pay special attention to the vulnerable groups for equitable rehabilitation assistances like training and grants, where applicable.
12	Both the national laws and the World Bank ESS5 require compensation to be paid before taking over land for civil works. But this cannot be obliged to in most of the cases.	The project will identify gaps and requirements and allocate resources for additional support to the acquiring authority and the land owners affected by acquisition to expedite land acquisition.

3.5 Principles of Project Resettlement Policy

53. The PMU at LGED and the PIUs at the urban centers will adopt the following policy and principles in resettlement management for subprojects involving land acquisition and/or involuntary displacement of people.

- 1) Carry out land acquisition and resettlement screening following the national legal framework and the World Bank ESS 5 to identify requirements of land acquisition and involuntary resettlement for interventions at any sites under the project.

- 2) Acquisition of land and other assets, and involuntary displacement of people, due to acquisition of private land or repossession of public land, will be avoided or minimized as much as possible by identifying possible alternative engineering designs with the highest precision for ensuring standard design requirements of urban infrastructure.
- 3) Affected households and persons will be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing and any such factors that discriminate against achievement of the resettlement objectives. Lack of legal rights to lost assets or tenure status and social or economic status will not bar the affected households from entitlements to compensation and assistance.
- 4) Direct purchase, negotiated settlement, and voluntary donation approaches will not be applied for taking land for any infrastructure construction. However, if the community themselves approach, acquisition of small strips of land using voluntary donation can be accepted fulfilling certain conditions (section 2.4.1).
- 5) Any site clearing done in anticipation or before being considered for inclusion in the Project will be reviewed to identify and address any residual compensation and resettlement claims.
- 6) Affected households residing, working, doing business and/or cultivating land within the construction right of way will be entitled for compensation for their lost assets, incomes and businesses at replacement cost, and will be provided with assistance to improve or at least restore their pre-project living standards, income-earning capacity and production levels.
- 7) Affected households will be fully consulted and given the opportunity to participate in matters that will affect their lives during site identification, design and implementation of civil works. The acquisition planning will be carried out in consultation with the affected households, who will receive prior information of the compensation and other assistance available to them.
- 8) There will be no deductions in compensation payments for structures or other affected assets for salvage value, depreciation, taxes, stamp duties, fees or other payments.
- 9) There will be effective mechanisms for hearing and resolving grievances during the planning and implementation of the component subprojects.
- 10) If ownership over any affected asset is under dispute, the case will be handled in accordance with the grievance mechanism and left for resolution in the court of law, if not mutually agreed by aggrieved parties.
- 11) Temporarily affected land and structures will be restored to pre-project conditions following the requisition procedures.
- 12) Existing social, cultural, and religious practices of all communities will be respected in resettlement planning and implementation.
- 13) Special measures will be incorporated in the resettlement plans to complement mitigation and enhancement activities to protect disadvantaged and vulnerable affected persons.
- 14) Adequate resources will be identified and committed during the preparation of land acquisition and resettlement plans.
- 15) Appropriate reporting, monitoring and evaluation mechanisms will be identified and set in place as part of the resettlement management system.
- 16) Payment of all applicable compensation will be completed for all eligible affected land owners prior to taking over the lands acquired.

- 17) No demolition of assets and/or entry to property will be done until the affected households and persons are fully compensated and relocated. In cases where ownerships cannot be decided right away, the acquiring authority will ensure availability of the funds in an escrow account (*public account accruing interests on deposits*) for the rightful owners to claim and collect, once the ownership is confirmed in due judicial process, accepted by the contesting parties.
- 18) Prepare land acquisition plan (LA Plan) for any sites requiring acquisition of private land identifying methods and resources for DCs processing land acquisition on a timely manner with affected land owners ready with their ownership documents.
- 19) Prepare resettlement plan for any sites requiring acquisition of land and/ or repossession of existing public land (already owned by the urban centers or khas land) from authorized or unauthorized private uses.
- 20) Include guidance in the resettlement plans on identification and implementation of measures for supporting land acquisition process to accelerate assessments of loss and compensation amounts and the payments thereof focusing on any limitations of the acquiring authorities (DCs, PWD, DFO) and the land owners with incomplete title documents.
- 21) Get the Resettlement Plans (RPs) reviewed and concurred by the World Bank for local disclosure. The RPs will be implemented prior to handing over sites to contractors for civil and construction works.

4 COMPENSATION AND RESETTLEMENT ENTITLEMENTS

4.1 Eligibility

54. Households or persons occupying or deriving livelihoods from a piece of land within a subproject boundary prior to the cut-off date and who will be physically and/or economically displaced due to permanent or temporary loss of access to the land, structures and/or livelihood, whether full or partial, because of the project, will be eligible for compensation and assistance for relocation and livelihood restoration. Following are the affected persons, to be identified through census and verified by the Property Assessment and Valuation Committee (PAVC) constituted at respective urban centers, are eligible for compensation and rehabilitation assistance defined in the Entitlement Matrix (Section 4.4):

- 1) Legal owners and users in possession of land proposed for acquisition for project civil works and infrastructure.
- 2) Formal and informal users of public land (*khas* land, other public land or land already owned by the urban centers) repossessed for project civil works including lessees, informal occupants and encroachers.
- 3) Possession/leaseholders of shops owned by the urban centers or other agencies/entities displaced due to a subproject under the Project.
- 4) Operating tenants of owners, possession holders or leaseholders of shops in designated commercial areas in vicinity of the clusters of urban centers/UPs.
- 5) Community and groups losing commonly used structures affected by the project.
- 6) Owners of trees on affected private land or on public spaces within a subproject recognizable with socially acceptable evidence and background checking.
- 7) Employees of displaced business and industries.
- 8) Owners of rented-out premises (residential and commercial) affected due to the project interventions.
- 9) Mobile vendors and others who may be drawing livelihoods from the subproject area displaced due to the project.

55. Vulnerable persons, including households headed by women, elderly and/or disabled persons, the households in local context with per capita incomes at or below the poverty line will be disaggregated in the census. Detailed intra household survey will be carried out for physical displacement of households and loss of livelihoods to assess how men and women will affect differently. Data and information will be stored in computerized database. This database will be verified and authenticated by the PIUs under the guidance of respective PAVC.

56. An Entitlement Matrix will be developed following the Table 4 that outlines various types of losses likely resulting from a subproject and provides for compensation and resettlement, and rehabilitation assistance for various categories of affected people. The matrixes list types of impacts and losses, application guidelines, and entitlements. The matrixes will apply to all subprojects

entailing land acquisition, relocation and resettlement impacts, irrespective of the size of the subproject and extent and severity of impact.

4.2 Cut-Off Date

57. Eligibility for entitlements under this RPF is limited by a cut-off date, determined at the time of the first notification of acquisition and the census of affected persons and inventory of assets affected by a subproject and applicable at the beginning of census. The date of notification under section 4(1) of the ARIPA 2017 is the land acquisition cutoff date and the date of commencement of detail measurement survey and census of affected persons is considered as the resettlement cut-off-date. Any person moving into the land located within the boundary of a subproject after this cut-off dates will not be eligible for compensation, relocation and livelihood restoration and rehabilitation assistance. The PIUs will establish the cut-off dates, which will be disclosed to the affected persons and their communities in a consultative process and formalized through documentation and disclosure of the reports.

4.3 Compensation and Resettlement Entitlements

58. Compensation at replacement cost is the basic principle guiding the allocation of entitlements against loss of land and assets by individuals, groups or communities, special provisions for the improvement of livelihoods of vulnerable displaced persons and addressing any unanticipated impacts. The entitlement matrix for each subproject Resettlement Plan (RP) will be proportionate to the extent and severity of impacts, losses, and eligible persons in the subproject, while the provisions made in this RPF include a wider range of possible cases, which may arise under the subprojects. Each individual affected person will be eligible for a combination of entitlements specific to his/her loss and impacts. The compensation and entitlements are defined hereunder.

1. Land

59. Private lands will be compensated at full replacement cost determined by an officially constituted body, PAVC following an impartial land market survey at commencement of RP implementation for works packages at the urban center level. The replacement cost of land will be the market price assessed through the survey at the time of dispossession by the land owners added with applicable titling and transaction cost (foot note 5 of ESS5) for registering the land transfer without any condition of replacement land purchase. Deputy Commissioners (DCs) at respective district jurisdictions will determine and pay compensation to the titled land owners under the provision of law and at the event that the replacement cost determined by the PAVCs is higher than the compensation paid by the DCs (cash compensation under law – CCL), the remaining amount will be topped up the PIUs and paid directly to the affected land owners.

60. If khas land or other public land owned by Government departments other than the urban centers requiring the land, will be taken following the relevant procedures. Khas land, where required, will be transferred to the requiring agency with approval from the Ministry of Land at market price determined by the concerned Deputy Commissioner. Public land owned by other departments of the Government, if required, will be transferred to the requiring urban centers through inter-ministerial meeting.

2. Non-land structure assets

61. All non-land physical structures like residential and business premises, community or public premises, associated structures like fence, boundary wall, septic tank and any other secondary structures will be compensated at full replacement cost determined by PAVCs. Replacement cost of houses and other structures is the market cost of the materials to build a replacement structure with an area and quality similar to those of the affected structures, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors' fees, plus the cost of any registration and transfer taxes. In determining the replacement cost, depreciation of the asset and the value of salvage materials will not be deducted from compensation.

62. For partial loss of structure/portion of the total of a residential, commercial, public and community structure or its alteration (taking into account functional/economic viability of remaining or un-affected part of the structure), the owners, including formal and informal land users, will receive cash compensation for the lost parts of a structure at replacement cost and for the repair of the remaining structure at the market rate for materials, labor, transport and other incidental costs, without deduction of depreciation for the age of the structure.

63. For full loss of a residential, commercial, public and community structure/ percent of the total structure (taking into account functional/economic viability of remaining structure), the owners, including formal and informal users, will receive cash compensation at replacement cost, including all transaction costs (such as applicable fees and taxes), without deduction of depreciation for age, for self-relocation.

64. They have the right to salvage all usable materials from the lost structures without any deduction in payment of compensation for salvaged items. Lessees and rental tenants receive a cash refund at the rate of the rental fee proportionate to the size of the lost part of the structure and the duration of the remaining lease period as per condition of the lease/rent contract.

65. If minor structures, such as fences, sheds or latrines, need to be moved, their owners or the lessees and tenants, depending on the arrangements between owners and tenants, may either (i) receive cash compensation for self-relocation of the structure at the current market rate for the cost of labor, materials, transport and other incidental costs, as required, without deduction of depreciation for age, or (ii) the structure may be relocated by the Project.

66. For stalls and kiosks of street vendors, whether licensed or not, either alternative sites comparable in business potential to the lost location will be provided together with help for shifting or the vendors will receive cash compensation towards self-relocation to a self-identified site for their stalls at the current market rate for the cost of labor, materials, transport and other incidental costs, as required, without deduction of depreciation for age.

67. Non-land structure assets on acquired land will be compensated by DCs under the provisions of law and any balance for replacement cost will be paid directly by the PIUs per Project design and implementation financing approach. Structures affected for repossession of existing land from formal and informal private uses will be compensated directly by urban centers at full replacement cost at current market price.

3. Affected trees

68. Other than trees affected within subproject boundary, if any trees are identified to be privately owned in review of the background information and evidence, owners of affected trees and tree saplings will receive cash compensation and the PIUs will re-plant five trees for each of the affected trees. The compensation will be made at the current market price of the trees. Fruit-bearing trees; if the tree is at or near fruit-bearing stage, the estimated current market values of the fruit produce for 3 seasons will be paid. The owners will be allowed to fell trees and take the timber, free of cost.

69. Privately owned trees on acquired land will be compensated by DCs under the provisions of law (CCL) and any balance for replacement cost will be paid directly by the PIUs as per the project design and financing method. Trees affected for repossession of existing land from formal and informal private uses will be compensated directly by urban centers at full replacement cost at current market price.

4. Affected businesses

70. Affected small, medium, and large business recognized at detail measurement survey by size of operating capital or type of legal authorization of businesses, will be compensated for their loss of business income for the transitional period and assisted in resume of the same at an alternative site or entering into a new venture or occupation. Compensation will be in the form business transition allowance and shifting of the businesses at an alternative site either permanently or temporarily. Compensation and relocation assistance will be equivalent to the size of the businesses (small, medium and large).

71. Displaced business recorded in the Joint Verification Field Book will be compensated by DCs under the provisions of law (CCL) and any balance for replacement cost will be paid directly by the PIUs. Business and vendors affected for repossession of existing land from formal and informal private uses will be compensated directly by urban centers at full replacement cost at current market price.

5. Affected lease/possession holders

72. Affected lease or possession holders of business/shops will be compensated for their loss of possession temporarily or permanently as per agreement with the lessor (private or public). In absence of a signed written agreement, existing practices in the vicinity will be assessed during detailed measurement survey, census and consultation. PIUs will terminate the lease as per lease condition. However, on livelihood restoration requirements, the PIUs will provide compensation in the form of business dispossession allowance for temporary relocation.

73. If anyone prefers not to continue possession holding, he/she will be entitled to get full refund of the salami (onetime deposited amount) following the conditions of possession contract. Displaced lessees and possession-holders recorded in the Joint Verification Field Book will be compensated by DCs under the provisions of law (CCL) and any balance for replacement cost will be paid directly by the PIUs per project design and financing method. Lessees or possession holders affected for repossession of existing land from formal and informal private uses will be compensated directly by urban centers at current market price.

6. Displaced employees

74. The loss of employment due to relocation of business, laid-off business of affected businesses (either for land acquisition or repossession of existing land) will be compensated through cash compensation equal to the lost wages during the period of employment interruption up to 3 months, based on tax records or registered wages, or, in their absence, comparable rates for employment of the same type. Loss of employment will be recorded under Census including condition of employment, discharge, and compensation by employer(s).

75. An arrangement of payment disbursement between employer and laid-off employees would need to be documented, verified, and made part of the RP. If, however, tax based lost incomes are unknown, then either (i) official poverty line (inflation adjusted) will become the minimum rate for compensation per family per month or (ii) maximum income recognized by National Board of Revenue for waiver of income tax. The prompt and full payment of compensation to the employees is to be verified by PAVCs of the PIUs.

7. Loss of rental income

76. Loss of rental income from affected rented-out premises (for land acquisition or repossession) will be recognized for compensation. Owners of the affected rented-out premises will be identified in Census and verified by PAVC. PIUs will consider subsistence allowance for loss of rental income from the affected rented out premises. The compensation will be an amount as defined in the entitlement matrix.

8. Loss of access to rented premises

77. Tenants of affected residential or business premises (for acquisition or repossession) will be recognized for assistance for moving out of the premises and relocating into alternative rental premises. Affected tenant will be compensated with an alternative rental allowance as defined in the entitlement matrix.

9. Vulnerable Affected Persons

78. Vulnerable households are poor households (below poverty line-income of USD 2.15 per capita per day) including those headed by a woman, a disabled person, an elderly (over 65) person. Special assistance will be provided to affected vulnerable persons under the RP as defined in the entitlement matrix.

10. Public services and facilities

79. Public services and facilities interrupted and/or relocated due to project interventions will be fully restored and re-established at their original location or a relocation site. All compensation, relocation, restoration, and rehabilitation provisions of this RPF are applicable to public services and facilities. However, for shrine and graveyard, the consent of the religious persons, local persons and the district magistrate will be sought to mitigate the impact. Impacts on religious sites will be avoided as much as possible.

11. Construction related impacts

80. Temporary occupation of land during civil works and any damages caused to community peoples out of it, affected persons will be compensated following the RPF and the subsequent

Resettlement Plan.

12. Unforeseen adverse impacts

81. Any unforeseen impacts identified at the design and implementation level will be addressed following the provisions of this RPF in compliance the national framework and the World Bank ESS5.

4.4 Compensation and Entitlement Matrix

82. The compensation and entitlement matrixes in Table 4 summarize the provisions for eligibility and entitlements adopted under this project. The application guidelines for the entitlements, compensation and resettlement measures against the matrixes are given at Appendix-1.

Table 4: Eligibility and Entitlement Matrixes

Matrix 1: Loss of land (residential, commercial, agricultural, fishery, fallow land)		
Persons Entitled	Entitlements	Responsibility
<ul style="list-style-type: none"> Legal owners of land identified within project civil works boundary by Deputy Commissioner (DC) at the time of payment of compensation under law (CCL); 	<ul style="list-style-type: none"> Replacement Cost (RC) as determined by PAVC and approved by urban centers. CCL will be paid by DCs and any Top-up for RC will be determined and paid by the PIUs directly. Vulnerability allowance (VA) of BDT 15,000 (fifteen thousand) for each vulnerable household affected by land acquisition. 	<ul style="list-style-type: none"> DCs PIUs PAVC/PIU LAR Consultant

Matrix 2: Loss of structures (residential, commercial, community) within subproject boundary		
Persons Entitled	Entitlements	Responsibility
<ul style="list-style-type: none"> Titled owners of structures identified within project civil works boundary during joint listing by DC and/or Non-titled owners of structures identified within project civil works boundary during inventory of assets and census verified by PAVC. 	<ul style="list-style-type: none"> Replacement Cost (RC) as determined by PAVC and approved by urban centers. For titled owners, CCL will be paid by DCs and any Top-up for RC will be determined and paid by the PIUs directly. Transfer Grant (TG) for dismantling and shifting of affected structure for each owner at current market price determined by PAVC and approved by 	<ul style="list-style-type: none"> DC PIU PAVC LAR Consultant

Matrix 2: Loss of structures (residential, commercial, community) within subproject boundary		
Persons Entitled	Entitlements	Responsibility
	urban centers. • Owner will be allowed to take all salvaged materials free of cost.	• PIUs • LAR Consultant
• Affected residential households (titled or non-titled) relocated physically from project right of way land.	• All the above entitlements as applicable. • Reconstruction grant (RG) for land development and reconstruction of housing structures @ 15% of replacement cost of affected structures.	
• Vulnerable households (titled or non-titled) relocated from project right of way land or their livelihoods affected permanently.	• Vulnerability Allowance (VA) of BDT 10,000 (ten thousand) for each vulnerable household/person affected within project boundary with or without title to land.	• PIU • LAR Consultant

Matrix 3: Loss of timber and fruit bearing trees, bamboo and banana groves		
Persons Entitled	Entitlements	Responsibility
• Legal owner(s) as identified by the DC in the process of CCL payment. • Socially recognized owners of trees grown on public or other land, as identified by Census and verified by PVAC.	• Replacement Cost (RC) as determined by PAVC and approved by urban centers. • For titled owns, CCL will be paid by DCs and any Top-up for RC will be determined and paid by the PIUs directly. • Owner will be allowed to fell and take all trees and any fruits free of cost.	• DC • PIU • LAR Consultant • PAVC

Matrix 4: Loss of standing crops/fish stock		
Persons Entitled	Entitlements	Responsibility
• Owner cultivators as identified in joint listing by DC and / or identified by Census and verified by PVAC. • Sharecroppers	• Replacement Cost (RC) as determined by PAVC and approved by urban centers. • For titled owns, CCL will be paid by DCs and any Top-up for RC will be determined and paid by PIUs directly. • Owner will be allowed to harvest standing crops and fish stock and take away free of cost.	• DC • PIUs • LAR Consultant • PAVC

identified in joint listing or in Census verified by PAVC		
---	--	--

Matrix 5: Loss of income from displaced businesses

Persons Entitled	Entitlements	Responsibility
Persons operating business within project/subproject boundary and recorded in census as displaced due to the project/subproject.	<ul style="list-style-type: none"> Business transition allowance (BTA) equivalent to net income for the period of closing the business but not exceeding three months' net income. Business Shifting Allowance (BSA) will be determined by PAVC commensurate to the size of business: small, medium and large. Vulnerable owners of displaced businesses will be offered employment in civil works. 	<ul style="list-style-type: none"> PIUs LAR Consultant PAVC

Matrix 6: Loss of Possession of Affected Business Premises (allotted by urban centers/other Agencies)

Persons Entitled	Entitlements	Responsibility
<ul style="list-style-type: none"> Lessee or possession holder of shops in urban centers or other business premises with valid allotment documents. 	<ul style="list-style-type: none"> Business Dispossession Allowance (BDA) @10% (ten percent) of deposited amount or one month's equivalent net income, whichever is higher determined by PAVC. If anyone prefers not to continue possession holding, he/she will be entitled to get back deposited amount following the conditions of allotment/agreement. 	<ul style="list-style-type: none"> PIUs LAR Consultant PAVC

Matrix 7: Loss of income (wage earners in small business and industry excluding owners or employers)

Persons Entitled	Entitlements	Responsibility
Regular wage earners affected by the sub-project interventions	<ul style="list-style-type: none"> Grant to cover temporary loss of wage income (Allowance for Wage Loss - AWL) at minimum wage rate for 30 days, if lost due to the project interventions. Vulnerable employees displaced due to the project will be offered employment in civil works. 	<ul style="list-style-type: none"> PIUs LAR Consultant

Matrix 8: Loss of Income from and Access to Rented-out Premises

Persons Entitled	Entitlements	Responsibility
<ul style="list-style-type: none"> Owner of the affected rented-out premises as identified in Census. Household/ person rented-in any such structure as identified in Census. 	<ul style="list-style-type: none"> Allowance for Loss of Rental Income (LRI) to owner of both residential and commercial rented-out premises equivalent to 3 months' rent but not exceeding BDT 24,000 (Twenty-four thousand). Alternative Rental Allowance (ARA) to tenant of rented-out business premises equivalent to two months' rent but not exceeding BDT 10,000 (Ten thousand). Vulnerable affected persons will be offered employment in civil works under the project. 	<ul style="list-style-type: none"> PIUs LAR Consultant

Matrix 9: Construction related and unforeseen adverse impacts

Persons Entitled	Entitlements	Responsible Agency/Committee
Households/ persons affected by construction method and any unforeseen impact identified during RP implementation	Entitlements will be determined as per the Resettlement Policy Framework	<ul style="list-style-type: none"> PIUs LAR Consultant World Bank

4.4.1 Compensation Payment Procedure

83. PIUs at the participating urban centers will ensure that the properties (land, structure and

non-structure assets) to be affected by the project will be compensated at their full replacement cost determined by a legally constituted Property Assessment and Valuation Committee (PAVC) as per structure and mandate outlined in the Resettlement Plan (RP) for any works package. The payment of compensation and other assistance, target replacement of productive assets and restoration of loss of income and workdays by the relocated households, especially the vulnerable households. Compensation under law (CCL) for acquisition of immovable property will be paid by the concern Deputy Commissioner. Compensation for physical assets, not recognized under law, compensation top-up and other cash assistance will be paid to the affected titled and non-titled persons through account payee cheques. The eligible affected persons will have to open their own bank account for receiving compensation and cash for resettlement assistance under RP. The Bank account will be in the joint name of husband and wife.

84. PIUs will be assisted by the LAR Consultants for identification of eligible affected persons, determining their loss and entitlements, delivery of cash entitlements, and relocation of displaced persons. Details of the scope of work of the LAR Consultants and their qualifications will be provided in the subproject RPs. A payment modality will also be adopted by PIUs following their official financial and accounting procedures. All allowances for relocation, resettlement and livelihood restoration will be updated annually at applicable inflation rates.

85. For payment of compensation under law, the DCs would requisition funds to the requiring PIUs following the estimate of compensation awards. The requiring PIU will place funds in the Land Revenue Account of the concern DC and the DC will make payment to the compensation awardees within 60 days of receiving the funds. In cases where the awardees do not turn up or cannot respond with due documentary evidence of exclusive ownership, DC keeps the money in the public account and as per Section 13 of the ARIPA 2017 and takes over the land as the compensation is then deemed to have been paid.

86. The PIUs will ensure that compensation for loss of property is paid to titled and non-titled affected persons within 10 months from the date of determining RC. Annual inflations will be factored on RC for each elapsed year when compensation will be paid on any date beyond 10 months from the date of determining the RC.

87. Adequacy of CCL to meet the replacement cost requirements as defined in the World Bank ESS5 will be assessed through an impartial market price assessment during preparation of resettlement plans.

4.4.2 LAR Readiness for Invitation of Bids and Award of Works Contracts

88. PIUs requiring acquisition of private land and/or repossession of existing land from private uses, will prepare, agree with the World Bank, and disclose RPs prior to invitation of bids. The PIUs will complete payment of applicable compensation for acquired property (land, structure, and non-structure assets) and resettlement assistance to the affected persons (titled and non-titled) prior to award of civil works contracts. The PIUs will demonstrate with evidence that

- a) Payment of compensation is completed for all affected persons at replacement cost;
- b) Rehabilitation measures agreed with the affected persons are in place; and
- c) The sites for civil and construction works are free from all encumbrances.

4.4.3 Absentee and Non-Responsive Claimants

89. The PIUs will follow up with the Deputy Commissioners on the ownership determination process as required by the country's land administration system, and the compensation that will be determined and paid in accord with the ARIPA 2017 and CHTR 1958. Working with the affected landowners, the PIU will scrutinize completeness of the ownership documents in their possession and actively help them collect the missing ones, to the extent feasible for all cases except the ones with contests over ownerships. Technical and advisory support provisions will be included in the RPs to resolve issues of contested ownerships that are not placed with the courts of law. PIUs will facilitate notification to the absentee landowners using any feasible means, such as relatives, letters, phone message, email, WhatsApp, Facebook, etc. that PIU will collect during joint listing/census.

90. Compensations that cannot be delivered for unwillingness or absence of owners, or their inability of establishing legal ownership, as well as the cases that involve contested ownerships those cannot be resolved out of courts of law and those that are pending in the courts of law, the applicable compensation money will be transferred in an interest-bearing Escrow Account accessible to the DCs to make payments, when any of the claimants can establish their absolute ownership.

5 LAND ACQUISITION AND RESETTLEMENT PLANNING

91. Where acquisition of private land or repossession of public land from private uses are unavoidable, the PIUs will, as part of the environmental and social impact assessment (ESIA), conduct detail measurement survey for inventory of assets affected, census of affected persons and socio-economic survey of affected households to identify the project affected persons eligible for compensation, resettlement and livelihood restoration support from the project defining their vulnerability and severity of impact. The detail measurement survey will be enhanced with video archiving of the affected property within the right of way boundary under the project using available advanced technology. The social assessment will also address the claims of communities or groups who, for valid reasons, may not be present in the project area during the time of the census, such as seasonal resource users. In conjunction with the census, the concern PIUs will establish cut-off dates for eligibility of compensation and assistance for relocation and livelihood restoration. Information regarding the cut-off dates will be well documented and disseminated throughout the project area at regular intervals in written and (as appropriate) non-written forms and in relevant local languages. This will include posted warnings that persons settling in the project area after the cutoff date may be subject to removal.

5.1 Land Acquisition Planning

92. Based on finalized engineering design of project interventions on urban infrastructure, the relevant PIUs will identify the requirement of land to be acquired from private ownership or repossession of existing land from formal or informal private uses. Requirement of land taking will be finalized through social screening and impact assessment during the ESIA and the options surfaced by the affected persons will be fed into the engineering design through due scrutiny. Inventory of assets and census of affected persons will be carried out once the land taking is finalized in the detailed engineering design.

93. The PIUs will prepare land acquisition plan (LA Plan) once the requirement of private land is finalized. Using appropriate survey technology, land survey will identify the land plots and mauza boundaries enabling collection of the respective mauza maps. The mauza map will be digitized and geo-referenced to identify the land strips or parcels on the digital mauza map to plot the layout plan on the mauza maps and land/plot schedule. The PIUs will also collect administrative approval from their respective ministry or division and get environmental clearance certification on the acquisition.

94. The PIUs will then collect and produce other required documents to furnish the land acquisition proposal (LA Proposal) for submission to the respective DC Office. The PIUs may also consult the DC office through the LAR Consultant to furnish a responsive LA Proposal and agree on a possible land acquisition support plan (LASP) included in the Resettlement Plan(s).

95. A complete list of documents required for LA Proposal is available in the ARIPA Circular (Section 1, The interim instructions of the Ministry of Land (MoL) on implementation of ARIPA 2017 issued on Dec 10, 2017, memo no. 31.00.0000.042.04.001.14(Part-1)-454).

5.2 Preparation of Resettlement Plan

96. The project components and subcomponents with physical works/interventions require screening. The social screening will occur during the identification of subproject activities as soon as fairly accurate site location(s) is (are) known. The social screening will provide a preliminary assessment of the potential impacts of the sub-project involving any land acquisition or involuntary displacement of people. The screening will help to identify issues which can be verified during field investigations and also provide a preliminary idea regarding the nature, extent, and timing of social issues that would need to be handled during the subsequent stages. It will also help to identify opportunities for avoidance or minimization early in the subproject cycle so that the design process can be informed appropriately. The screening will also help to identify the scope of further assessments and timeframe required for obtaining the regulatory clearances (if any). If the screening identifies requirement of acquisition of private land or repossession of public land from private uses, detailed measurement survey for inventory of assets, census of affected persons and their socioeconomic survey will be designed and carried out for each such site in accordance with this RPF. Basic action steps in the process of preparing resettlement plans are the following:

- Social screening and community consultation;
- Demarcating physical boundary of the construction right of way on the ground;
- Detailed measurement survey;
- Census of project affected persons;
- Market price assessment of affected property;
- Socioeconomic survey including consultation with affected persons and their community;
and
- Discussion with concern DC Offices and the AC (Land) offices

97. Table 5 provides the procedures for social screening and subsequent action for preparation of resettlement plans.

Figure 2: Flow Chart on Land Acquisition Process under ARIPA, 2017

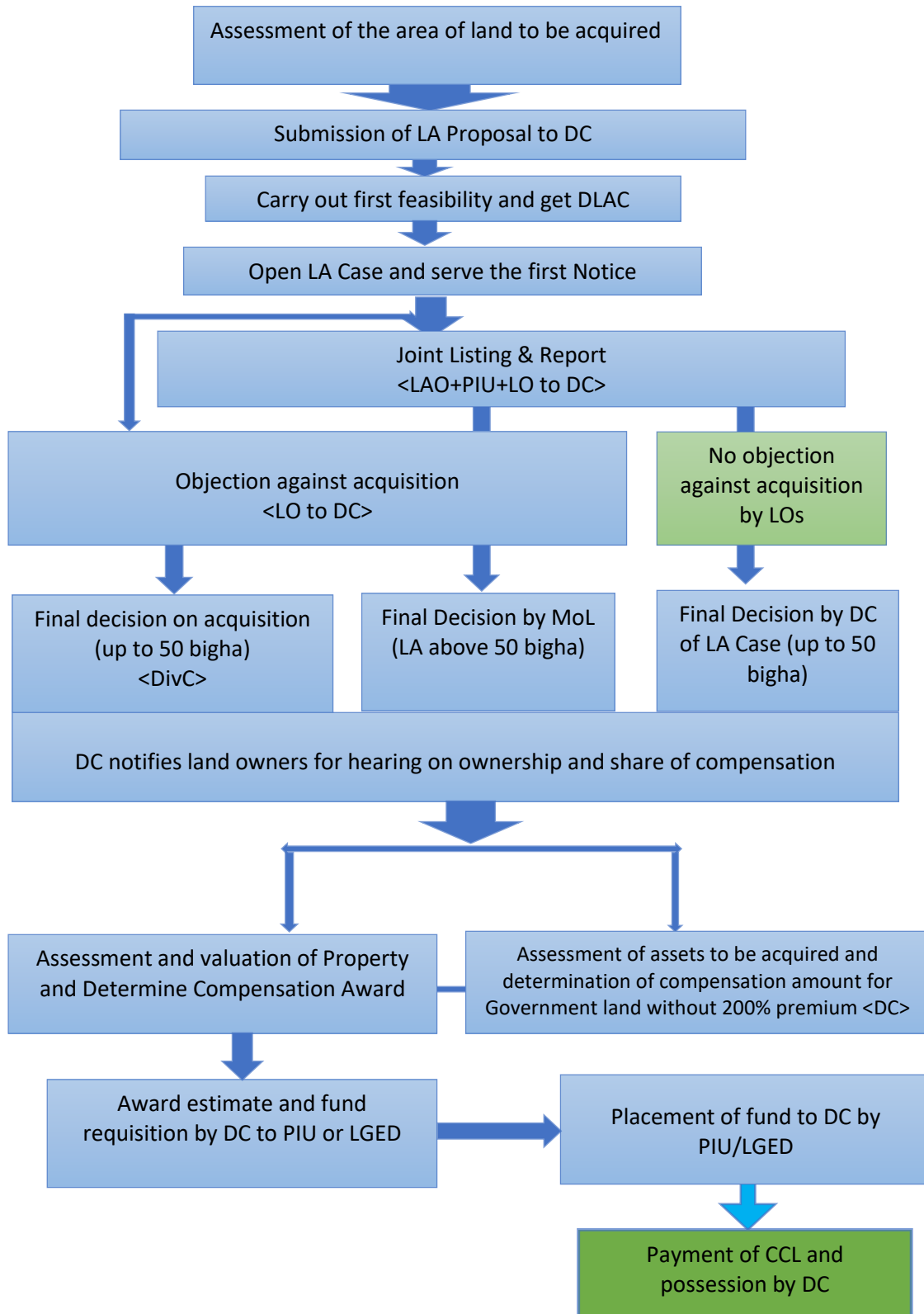


Table 5: Screening Procedures, Responsibility and Timing

Screening and Preparation Step	Responsibility	Timing	Link with DPR/Procurement & Civil Works
Identification of sub-project	PIU, LAR Consultants and MSU relevant staff together with social, gender and communications experts.	After identification of potential location(s) in consultations with the local people.	Stakeholder engagement (SE) at the time of identification of subprojects
Social screening of sub-projects (Form provided in Appendix 2)	PIU with support from LAR consultants as above and with participation of site level communities, affected persons and any other stakeholders. PIU to prepare screening report and share with the PMU for review and advise for further assessment/ plans.	Within 2 weeks of identifying potential locations(s).	Screening report produced with Preliminary Project Report (PPR)
Preparation of specific plans and instruments for the sub-project where further detailed social impact assessment (SIA) is required	Based on the outcomes of the screening, PIU with the support of MSU/LAR consultants will prepare LA Plan and /or Resettlement Plan. A detail measurement survey, census and socioeconomic survey and market price assessment will be carried out. Resettlement Plan to be cleared by World Bank.	Within 3 months of consulting firm engagement on SIA	SIA and RPs produced with Detailed Project Report (DPR)
Collect khatian data for latest owners in possession of land to be acquired and prepare LASP	Based on filled out Cha form (all columns filled out), a plot-to-plot title survey will be designed and carried out to identify the latest owners with their status of land ownership as per available records and prepare LA Support Plan (LASP) to support the landowners with incomplete documentation of transfer or partition of land holdings proposed for acquisition before notification under section 8.	Land title survey can be conducted during census of affected persons. LASP will be a Chapter in the concern Resettlement Plans.	LASP produced with DPR
Implementation of mitigation measures and plans	PIUs will implement the Resettlement Plan and LAR Consultant will support,	Before award of civil works	Procurement: Compensation and resettlement

Screening and Preparation Step	Responsibility	Timing	Link with DPR/Procurement & Civil Works
	monitor, and report through the PMU. World Bank E&S team will review the status of implementation through supervision.	contracts.	completed before award of civil works contract.
Evaluation of LAR implementation	LGD will arrange carrying out mid-term review and end-term evaluation of LAR implementation with the help of TPM Consultant.	Before mobilization of civil works contractor on site.	Civil works: LAR compliance is assessed and reported before allowing civil works.

5.3 Detailed Measurement Survey

98. Once the detailed design and layouts for land boundary is demarcated on the ground, the concern PIUs will engage land survey team for precise demarcation of the boundary of the construction right of way by activity. Following the land survey, the social team will identify the property within the demarcated boundary by units of ownership using latest available cadastre map and the associated *khatians* means the detailed inventory of losses that is completed after detailed design and marking of project boundaries on the ground. If the plot boundaries are different and partitioned as seen in the latest mauza maps, a hand sketch of the current plot boundaries will be prepared giving an informal partition number following the recorded plot numbers.

99. Detailed measurement of the land parcels under each ownership and possession available on the ground will be recorded in structured format with any standing assets affected like crops, trees, houses, industries, common resource property and community structures. The survey will identify the affected persons due to acquisition of private land and repossession of public land from formal and informal private uses. The survey will generate inventory of property affected (land, structure, trees, crops, businesses and industry, common resource property, and community property) by unit of affected persons.

5.4 Census of Affected Persons and Socioeconomic Survey

100. Census of affected persons (100%) will be designed and carried out to: (i) register who the potentially affected persons are; (ii) assess their income and livelihoods; and (iii) inventory of their assets affected due to the project; (iv) gender-disaggregated and where relevant ethnicity-disaggregated in case of presence of small ethnic communities, information pertaining to the economic and socio-cultural conditions of displaced persons. Consultation must be conducted with all affected households at the commencement of census for smallest administrative units (mauza or union as convenient, based on the size of acquisition and repossession of land).

101. Vulnerability of the affected persons will be determined with information collected through the census and socioeconomic survey. The census and socio-economic (discussed hereunder) will identify individuals and groups who may be differentially or disproportionately affected by the program because of their disadvantaged or vulnerable status. Where such individuals and groups are identified, the concern PIUs will propose and implement targeted measures, so that adverse impacts

do not fall disproportionately on them, and they are not disadvantaged in relation to sharing the benefits and opportunities resulting from development.

102. A baseline socioeconomic survey of affected persons will be conducted to establish monitoring and evaluation parameters. It will be used as a benchmark for monitoring the socioeconomic status of affected persons. The survey will cover at least 30% of affected persons and 20% of significantly affected persons and rest 50% may cover samples from the project impact zone. The survey will also collect gender-disaggregated data to address gender issues in resettlement. The survey will carry out the following: (i) preparation of accurate maps of the subproject area; and (ii) analysis of social structures and income resources of the population.

5.5 Preparation of RP

103. RPs for works packages will be based on the social impact assessment including inventory of affected property, census of affected persons, socioeconomic survey, and meaningful consultation with the affected persons and other stakeholders. It will include the results and findings of the census of affected persons, and identify their entitlements to replace losses, institutional mechanisms and schedules, budgets, assessment of feasible income restoration mechanisms, grievance redress mechanisms, and results monitoring mechanisms. RPs will comply with the principles outlined in this RPF and developed in a way proportionate to the nature, extent, and severity of resettlement impacts. The RPs so developed, will be shared with the World Bank for review and clearance prior to disclosure locally and implementation as per condition of award of contracts for civil and construction works. Disbursement of compensation payments and entitlements will be made prior to displacement.

104. RPs will include measures to ensure that the displaced persons are (i) informed about their options and entitlements pertaining to compensation, relocation, and rehabilitation; (ii) consulted on resettlement options and choices; and (iii) provided with resettlement alternatives. During the identification of the impacts of resettlement and resettlement planning, and implementation, the PIUs will pay adequate attention to gender concerns, including specific measures addressing the need of female headed households, gender-inclusive consultation, information disclosure, and grievance mechanisms, to ensure that both men and women receive adequate and appropriate compensation for their lost property and resettlement assistance, if required, as well as assistance to restore and improve their incomes and living standards. The resettlement plan will specify the income and livelihoods restoration strategy, the institutional arrangements, the monitoring and reporting framework, the budget, and the time-bound implementation schedule. Elements of preparing an RP is in Appendix 3. RPs prepared for works packages, once cleared by the World Bank, will be disclosed locally and the disclosure will be authorized for the World Bank.

5.6 Vulnerability of Affected Persons

105. Women, female-headed households, persons with disabilities, households and persons with indigenous status, and any minority communities are generally disadvantaged and vulnerable in the community. Land acquisition and involuntary resettlement for the project may disproportionately impact them and discriminated in the process of compensation and resettlement support. The women owners and successors of parental property are difficult to reach out and are considered at risk of being deprived of compensation and resettlement assistance. Vulnerable affected persons will be identified through census and socioeconomic survey. Any negative impact of infrastructure

projects on vulnerable affected persons will be attended on a priority basis. The resettlement plans will formulate measures to ensure that socio-economic conditions, needs and priorities of disadvantaged and vulnerable persons are identified, and the process of land acquisition and resettlement does not disadvantage them. It will ensure that gender and vulnerability impacts are adequately addressed and mitigated. Consultations will be conducted with special focus on the disadvantaged and vulnerable affected persons to address their specific issues. During disbursement of compensation and provision of assistance, priority will be given to vulnerable affected persons and a feasible protocol will be placed with the PIUs to reach out the women affected persons having legal title to the acquired lands.

5.7 Valuation of Affected Property

106. Land acquisition under the eminent domain law, requires the concern Deputy Commissioner (DC) determining market price of property to be acquired following a responsive LA proposal cleared by the District Land Allocation Committee (DLAC). The DC seeks data from the relevant sub-registrar's office(s) for market price of land and from Departments of Agriculture Extension and Agriculture Marketing for yield and market price of standing crops. The DCs will seek support from the District Public Works Department in determining market price of physical structures and from the Divisional Forest Office in determining market price of trees. Department of Public Health Engineering may be consulted for determining market price of affected tube-wells. Department of Fisheries are consulted for market price of cultivated pond and fish stock. The market prices of property so determined are factored for premium additions following the ARIPA 2017 and the CHTR 1958.

107. However, for budgeting and determining replacement cost of affected property, loss of income and employment, the PIUs will be assessing the market prices adopting a credible method of data collection and analysis. PAVC, constituted by respective PIUs, will review and approve methodology for market price assessment and recommend findings for determining replacement cost.

5.7.1 Compensation for acquired land

108. The provision of replacement land to affected land owners is not feasible in the land scarce country like Bangladesh. In such a circumstance, cash compensation at full replacement cost will be provided. This should be valued based on the prevailing market price in the locality to purchase an equally productive plot of land in the same vicinity. In addition, any associated costs of purchasing the land i.e., taxes, registration fees will need to be included in the compensation. The rate used for land compensation should be updated to reflect market prices at the time compensation is paid.

109. The land losing persons (LLP) will also be compensated for any permanent improvements made to the land (for instance - irrigation structures). This will be calculated based on the price of making the permanent improvement at current prevailing market rates for labor, equipment and materials.

110. Where land lost is only a small proportion of total land owned by the LLP, but renders the remaining land as unusable, the compensation provided should be calculated based on the total land affected (i.e., the actual land lost plus the remaining unusable land).

111. If land is required temporarily, standing crop will be compensated at harvest rate or

government rate, whichever is higher. The compensation will be paid to the sharecroppers rather than the owner, where the cultivator is not the owner (e.g., tenant or sharecropper). There will hence be no adjustment in terms of the rent of share cropping agreement. Aside from the payment for standing crop, the project will ensure that the land is returned to its original form, so it is suitable to resume its former use.

5.7.2 Compensation for affected structures

112. Market price of affected structures determined under legal framework by the Public Works Department (PWD) is close to actual market price, especially when added with premium as per law. The PIUs will, however, determine market price of affected structure based on current market price of construction materials, applicable levies, labor and transportation to estimate compensation budget and to compare with the compensation under law for any additional cash grant to complete replacement cost. Structure's replacement cost rates will be based on:

- Measurements of structures and detail of materials used.
- Average replacement costs of different types of house hold buildings.
- Structures based on collection of information on the numbers and types of materials used to construct different types of structures (e.g., poles, bricks, rafters, bundles of straw, corrugated iron sheets, doors etc.). Prices of these items collected in different local markets.
- Costs for transportation and delivery of these items to the acquired/ replacement land or building site.
- Estimates of construction of new buildings including labor required.
- Compensation will be made for structures that are (i) abandoned because of relocation or resettlement of an individual or household, or (ii) directly damaged by subproject activities.

113. The PIUs acquiring land and repossessing existing land from private uses will consider costs involved in dismantling and transportation of the salvaged structure materials and their reconstruction at alternative sites at the choice of the affected persons. Given that construction cost is included in the replacement cost, cash assistance will be provided for transfer of the dismantled structures, allowed to salvage and take away.

114. Permanent structures like pucca and semi pucca building may be dismantled by the project proponent as applicable and the affected structure owners may choose to take away the salvaged materials.

5.7.3 Compensation for affected trees and crops

115. The current prices for the affected trees and standing crops will be determined taking into account the forest and agricultural department recommended rates and the highest market price, whichever is higher. Where land is rented, 2 seasons or annual crop estimate, depending on the crop will be compensated. Where land is owned, aside from the replacement cost for land, the owner will also get compensation for 2 seasons or annual crop estimates depending on the crop. The crops used will be the ones that are currently or have most recently been cultivated on that land. In

addition, PAPs will be encouraged to harvest their produce before loss of land. In order to ensure that this is possible, and that appropriate market prices are received for yields, there needs to be consultation beforehand so that harvesting can be properly planned.

116. The DCs will prepare joint list of affected trees and crops on acquired land. However, all the affected trees and standing crops within the Construction Right of Way (CRW) will be identified through detail measurement survey prior to census of affected persons. For perennial trees, cash compensation at replacement cost is equivalent to current market price given the type, age, and productive value (future production) at the time of compensation. The cost of timber trees will be based on diameter at four feet height at current market price.

117. Fruit trees will be compensated to the owner based on the price of a replacement sapling along with the annual value of the fruit produced by that tree for the number of years it will take the sapling to reach full maturity, using Government or highest market price, whichever is higher.

118. Owner of trees and standing crops will be allowed to fell and take away the affected trees and harvest the affected standing crops before taking over land by DC or the PIUs.

119. PIUs will undertake plantation program for planting appropriate local species of trees in project sites, where possible.

5.7.4 Compensation for fish stock in acquired ponds/water body

120. PIUs will determine compensation for affected fish stock for determining budget for the resettlement plan prepared for supporting the affected persons due to undertaking of project activities. In case of cultivated ponds and water body included in the acquisition proposal, the concern DC office will determine market price of fish stock.

121. Compensating affected persons with title to land: Replacement Cost (RC) of fish stock will be recommended by PVAC (based on data obtained from district fishery/agriculture extension office and district marketing officer) for those identified through joint (DC/PIU) on-site verification before taking over land; and DCs will determine the market price of fish stock with assistance from Department of Fisheries.

- CCL for fish stock by DC for those with titles;
- Difference between CCL and RC as determined by PVAC paid by PIUs with the help of LAR Consultants;
- Owner will take all fish stock free of cost within PIUs declared deadline.
- Applicable for all fish stock in pond/water bodies within RoW ;
- DC will pay CCL for fish stock; and
- PVAC will determine the compensation to be paid by the Project.
- LAR consultants/firm/NGO will assist PAPs/PAHs in the process of claiming compensation from DC offices for organizing necessary documents.

122. Compensating affected persons without title to land: Replacement Cost (RC) of fish stock will be recommended by PVAC (based on data obtained from district fishery/agriculture extension office and district marketing officer) for those identified through joint (DC/PIUs) on-site verification before taking over land; and DCs will determine the market price of fish stock with assistance from Department of Agriculture Extension and District Agriculture Marketing Officer and market price of

fish with assistance from district fisheries officer.

- Compensations for fish stock at RC to be determined by PVAC for those without title;
- Owner will take all fish stock free of cost within the declared deadline.
- Applicable for all crops/fish stock standing on land/pond within RoW;
- PVAC will determine the compensation paid by the Project.
- LAR consultants/firm/NGO will assist PAPs/PAHs in the process of claiming compensation from DC offices for organizing necessary documents.

5.7.5 Compensation for loss of income and employment

123. Loss of average size of business income & employment: Primary eligibility to be based on businessmen identified by the Census and/or DC/PIUs joint verification; Large scale businesses are defined as wholesale dealer, CNG/Petrol Station and industries; Other businesses are defined as any businesses located on the Corridor of Impact and identified by PAVC or has been issued a Notice u/s 4(1); and three-month net income will be based on three years' average income as per TIN certificate. The businesspeople will produce TIN certificate before the PMU/PIUs during RP implementation as proof of income.

- Cash grants equivalent to three months' net income for loss of business income by affected traders based on average monthly income clubbed by size of business (small and medium with average monthly income of BDT 12,000 (twelve thousand) and large business with average monthly income of BDT 50,000 (fifty thousand)).
- PIUs will directly pay the entitlement directly to the eligible displaced persons using the services of LAR consultants
- Vulnerable EPs will be brought under income-generating activities or supported for income restoration
- Income support in post-displacement period

124. Loss of income (wage earners) in small business and income: Regular wage earners identified by the census and verified by the PAVC (wage earners in small and large business/industries excluding owners or employer). Primary eligibility to be based on employees/wage earners identified by census and/or Joint Verification. Further claims and grievances, if any, will be settled by the Grievance Redress Committee.

- Grant to cover temporary loss of regular wage income equivalent to 90 days minimum wage rate in BDT per day.
- PAP must be an employee of business located on the RoW, as identified by census and verified by PAVC. The wage grant will be paid by PIUs with the help of LAR consultants.
- Vulnerable PAPs will be brought under income and livelihood regenerating programme. Involvement of qualified PAPs in construction work. Involvement of qualified PAPs in tree plantation and social afforestation.

5.7.6 Compensation for loss of rental income and access to housing

125. Loss of income from rented-out structures/properties and assistance to tenants (residential and commercial) will be provisioned in the resettlement plan based detailed measurement survey

and census. Legal owner/ titleholders of the rented-out premises (i.e., “landlords”) will be identified by DC and non-titled renters will be identified by census and verified by PAVC. Household as tenant will be identified by census and verified by PAVC.

- Owner of the Structures: Cash rental assistance to affected structure owners equivalent to 3 months’ rent from affected rented premises (residential and commercial) at current market price.
- Tenant: Transfer grant for both residential and commercial tenants at current market price of transfer rentals.
- The owners of rented out premises will be entitled for income loss assistance for each unit of premises rented out to separate households or persons; and Allowance will be paid by PIUs with the help of LAR consultants.
- Vulnerable affected persons will be brought under income and livelihood regenerating programme and and/or employed in project civil works on a priority basis.

5.8 Preparing Land Acquisition Support Plan

126. The PIUs requiring acquisition of private land for their component activities will prepare land acquisition plans, with support from their own or PMU consultants, for concerned sites through land survey, collecting relevant legal and statutory documents including ownership records and process them in standard formats. Following the land plan demarcated on the ground, title records will be collected from the Upazila Land Offices and /or Union Land Offices following the Cha Form provided in the ARIPA Circular. The PIUs will conduct field-based title search starting with current owners in possession of the land parcels on the acquisition plans in comparison with the recorded owners collected from the land offices. A full plot as per mauza maps of the latest settlement survey can be possessed by several users with boundaries demarcated on the ground. Each of these demarcated possessions of land will be termed as “land parcel”. A land plot can therefore be holding several land parcels in possession by different owners or occupiers. Following are the pertinent activities for developing a plan for supporting land acquisition process.

- Collect names and complete address of latest owners with land schedules as per khatians against land plots from where land acquisition is proposed along with the relevant mauza maps (cadaster maps).
- Collect concrete information from DC office about what are the documents to be placed with the application for compensation claims par category of ownership through land transfer, partition, or succession.
- Design and carry out possession survey using a combined GIS technology and develop possession maps on the latest available mauza maps.
- Identify the current owners in possession of the land parcel(s) in affected plot(s) following the possession maps and categorize them by ownership transition process – purchase and succession, sole owner, co-owner, or joint owner.
- Prepare list of current owners in possession of the land parcels with details of the chronology of transfer or partition of land plots during the last 25 years preceding the date

of service notice under section 4(3) of ARIPA 2017.

- Review individual ownership records in support of sole ownership, co-ownership or joint ownership and share of rights in the affected property.
- Check with all affected property owners to see, if there are any contests on ownership or litigation pending in the courts of law. List and categorize the ownership contests with feasible ways for resolution of the grievances outside the courts of law.
- Prepare a list of owners who do not have all required legal documents in their possession, indicating what are not available and how those could be collected.
- Assess current capacity of the DC offices, AC (land) offices, district PWD and divisional forest office (DFO) in view of current work load and identify capacity support measures.
- Identify needs of the affected land owners in the process of claiming and collecting compensation from the DC offices.
- Identify actions and commensurate resources (manpower with required expertise and skills, IT based data processing and printing equipment, transport with O&M, forms and stationery, financial resources for field allowances, and the like) and define their implementation on the ground with responsibilities and timeline agreed with the LA Section of the concern DC offices.

6 DISCLOSURE, CONSULTATION AND PARTICIPATION

6.1 Principles and Objectives

127. National laws including the Right to Information Act 2009 and the Secretariat Instructions 2014 and the World Bank requirements on disclosure and consultation (ESS10) provide the basis for community and stakeholders' engagement in identification, design, and implementation of subproject under the project. Consultations with affected people and their communities are the starting point for all resettlement related activities. The engagement process will help identify the problems and devise and implement measures to ease off land acquisition and resettlement management. The PIUs will engage with affected communities through the process of stakeholder engagement described in the project Stakeholders Engagement Plan (SEP) prepared in response to the ESS10. Decision-making processes related to resettlement and livelihood restoration will include options and alternatives from which affected persons may choose. Disclosure of relevant information and meaningful participation of affected communities and persons will take place during works design to avoid and/or minimize land acquisition and involuntary resettlement and thereafter throughout the planning, implementation, monitoring, and evaluation of the compensation process, livelihood restoration activities, and relocation process. Disadvantage and vulnerable communities including very poor, women, disabled persons and small ethnic communities will be given additional options for raising their voice and options to ensure that their perspectives are obtained, and their interests factored into all aspects of resettlement planning and implementation. Addressing livelihood impacts may require intra-household analysis in cases where women's and men's livelihoods are affected differently. Women's and men's preferences in terms of compensation mechanisms, such as replacement land or alternative access to natural resources rather than in cash, should be explored.

128. Project aims to provide a two-way communication between the affected persons and the project proponents. The PIUs will devise appropriate method in response to communicable disease contraction risks for engagement with the communities and affected persons in the process of land acquisition and involuntary resettlement management. The consultation and participation process as outlined in the SEP developed in response to the ESS 10 will be followed through the project cycles. The specific objectives of the consultation and participation in subproject cycle are to:

- i. Identify affected persons and beneficiary communities and engage with them in subproject identification, design and implementation process.
- ii. Inform communities, beneficiaries and affected persons about project objectives, design and implementation approaches and their roles in subproject cycle.
- iii. Inform communities, beneficiaries and affected persons about project resettlement policy and principles and their roles in the process.
- iv. Engage with the affected persons and their community in identification of impacts of acquisition of private land and repossession of public land, and development and implementation of compensation, resettlement and livelihood restoration policy and measures.
- v. Share any draft land acquisition and resettlement plans with the affected persons before they are finalized and approved for final disclosure and implementation.

- vi. Develop and continue an accessible platform of meaningful consultation with the communities, beneficiaries and affected persons in project cycle up to monitoring and evaluation of subproject implementation including management of involuntary resettlement.

6.2 Land Acquisition and Resettlement Stakeholders

129. The World Bank ESS10: Stakeholder Engagement and Information Disclosure, ESS1: Assessment and Management of Environmental and Social Risks and Impacts and ESS5: Land Acquisition, Restriction on Land Use and Involuntary Resettlement, necessitate LGED and PIUs to undertake disclosure, consultation and participation (DCP) in the project cycle for engagement of and consultation with stakeholders including the project affected persons (PAP). Land acquisition and involuntary resettlement likely to associate with the Resilient Urban and Territorial Development Project interests' PAPs, Deputy Commissioners (DC), communities in the project influence areas, Sub-Registrars Offices, Public Works Department, Bangladesh Forest Department, Bangladesh Agriculture Extension, Bangladesh Agriculture Marketing, Fisheries Department, NGOs, CBOs, women groups, the urban centers, transport operators, city commuters, and civil works contractors. Stakeholders' identification and analysis relevant to land acquisition and resettlement is presented in Table 7. Identification and analysis of project stakeholders have been discussed in more detail in the Stakeholder Engagement Plan (SEP) prepared for this project. Some of the key stakeholders have been consulted as part of Project preparation.

Table 7: Land Acquisition and Resettlement Stakeholders

Stakeholder group	Interest/cause in engagement
Economic Relations Division (ERD), Ministry of Finance, GoB	Direct recipient of the financing provided to the People's Republic of Bangladesh.
Local Government Division, LGED, City Corporations and Paurashavas	Infrastructure activities may involve acquisition of private land and repossession of existing land from formal and informal private uses. Will make available finance for compensation and resettlement assistance and management of land acquisition and resettlement.
DoE	Responsible for review of acquisition plans and provide environmental clearance certificate
MoL, DivCs and DCs, AC (land)	Responsible for assessment, approval and processing land acquisition, determination, and payment of compensation, and taking over possession of land and handing over to the requiring authorities. Supporting affected land owners in acquiring record of ownerships in exclusive proof
PWD, BFD, DAE, DAM, DoF, DPHE	Responsible for assisting DC office on determining market price of structures, trees, crops, fish stock, drinking water tube-wells on the acquired land for compensation.
Potential affected persons (land owners, lessees, renters, informal settlers,	People affected due to any acquisition of private land and repossession of public land from formal and informal

Stakeholder group	Interest/cause in engagement
encroachers, men and women with agricultural and non-agricultural land, structures, and premises),	private uses for purpose of the project civil and construction works.
Beneficiaries (residents of and other communities in the selected urban neighborhoods and areas along the selected highway corridors)	Responsiveness of infrastructure design with road safety features to beneficiary needs and aspirations Environmental degradation, safety and security, age and disability friendliness
Media, civil social organizations, women groups, vulnerable affected persons	Transparency, accountability, participation, and communication
Resettlement professionals and LAR consultants	Interested in appropriate design and development of land acquisition plans and resettlement plans with participation of the affected persons and their community.

6.3 Consultation with Stakeholders

130. The feasibility study consultants have carried out a number of consultation meetings with various stakeholders at different locations along the three selected growth corridors. LGED has also organized consultation meetings to engage with the stakeholders for preparing environmental and social assessments. Government officials and elected representatives at the urban centers and private sector stakeholders were invited in the consultation events. Since sites have not been identified on the ground, potential project affected persons for any acquisition of land and repossession of existing land could not be identified to join the consultations. However, a practitioner NGO on land acquisition and involuntary resettlement management was among the participants in the consultation process. 20 consultation events were organized at the urban centers along the selected growth corridors (Details at Annexure-1). Stakeholders like city residents, traders, transport owners and operators, urban planners, women, and NGOs participated in the events.

131. The overall objectives of the project and major components, subcomponents, and the possible environmental and social risks, impacts and requirements as per legal and policy framework were briefed to the participants. In view of the objectives and requirements, the participants expressed their views, concerns, and expectations relevant to the proposed project including identification of interventions, their design, planning, and implementation. With experience from development projects at the urban center level, the participants shared their views to feed into the project design and resettlement planning process. Summary of the issues discussed and highlighted in the consultation meetings relevant to acquisition of private land and repossession of public land from private uses are presented in Table 8. Major concerns expressed in the consultation process were complexity in land acquisition, resettlement of affected informal settlers and businesses, LAR related complaints and grievances, and engagement of stakeholders in project cycle activities.

Table 8: Summary of LAR Issues Discussed in the Consultation Process

Issues	Opinion and concerns	Response to stakeholders
Land acquisition and involuntary resettlement	<ul style="list-style-type: none"> • The project may involve land acquisition, repossession of government land and resettlement, triggering loss of assets and livelihoods and generating grievances • Land acquisition and resettlement issues are critical and complex. • Project affected people may lose their income opportunities for repossession of occupied public lands and/or acquisition of private lands. • The project should keep provision for livelihoods support measures. • Both titled and non-titled affected people should be assisted and compensated. • NGOs with resettlement experience may be engaged under the project, where required. 	<ul style="list-style-type: none"> • Standard LAP/ RP will be prepared, and proper compensation will be provided to affected households and persons. • LAR Consultants will be engaged to support land acquisition process and resettlement of affected persons. • Loss of income and livelihoods will be given due attention in land acquisition and resettlement process. • Land acquisition support will be included in the resettlement plans.
Engaging with project affected persons	<ul style="list-style-type: none"> • It is essential to engage with the project affected persons both titled and non-titled to better design land acquisition and resettlement plans. • Many of the affected persons may not be able to restore their livelihoods without resettlement support designed commensurate to the severity of loss of assets and livelihoods. 	<ul style="list-style-type: none"> • Project affected persons will be consulted, encouraged, and facilitated to participate in the planning of land acquisition and preparation of resettlement plans for compensation, entitlement, and rehabilitation measures. • Representatives of the affected communities will be placed in the committees for assessment and valuation of affected property.
Complaints and grievances	<ul style="list-style-type: none"> • Grievance redress mechanism is a key measure in resettlement process. 	<ul style="list-style-type: none"> • Grievance mechanisms will be established with all the PIUs to support the potential affected persons to respond to their grievances if any.

6.4 Consultation and Participation Plan

132. The PMU and the PIUs will hold discussions with affected persons and their communities inclusive of location, age, gender, ethnic identity, occupation, physical and mental ability, and social status at each stage of identification, planning, and implementation of subprojects to understand their views and options to optimize land acquisition and resettlement, and devise measures to address the residual resettlement impacts.

133. Consultation with and participation of the project affected persons and their communities will ensure that relevant information is disseminated to them and they are provided opportunities to voice their views on issues that matter to them. The activity types and their frequency are adapted to the three main project stages: project preparation (including design, procurement of contractors and supplies), construction, and operation and maintenance.

Table 9: Implementation Level Consultation Program

Target stakeholders	Topic(s) of discussion	Method(s)	Responsibilities
Identification			
<ul style="list-style-type: none"> • People residing in the project site influence areas • Road side residents, businesses, squatters, and encroachers • Women, and vulnerable people • Local government representatives • Local businessmen 	<ul style="list-style-type: none"> • Project objectives, infrastructural activities, and implementation approach • Land acquisition and resettlement requirements • Compensation and resettlement issues • Potential issues of concern and grievance • Objectives of consultation and method 	<ul style="list-style-type: none"> • Open meetings, focused group discussions (FGD), individual interviews • Separate FGDs with women and vulnerable groups • Distribution of leaflets and brochures in local language. • Virtual app-based consultations 	<ul style="list-style-type: none"> • PIUs concerned • ESA Consultant • LAR Consultant • PMC relevant experts
Planning and design			
<ul style="list-style-type: none"> • Project Affected Persons (PAP) both titled and non-titled • Women and vulnerable PAPs • DC Office • Local communities • Local government representatives 	<ul style="list-style-type: none"> • Requirement of land acquisition • Rationale for repossessing existing land (public land) • Complacency of land ownership, litigation, and record of rights issues • Issues like leasing, encroaching and squatting public land including their conditions and tenures • Resettlement and livelihood impacts and options for mitigation 	<ul style="list-style-type: none"> • Open meetings, focused group discussions (FGD), individual interviews • Separate FGDs with women and vulnerable groups • Distribution of leaflets and brochures in local language • Disclosure of draft land acquisition and resettlement plans. 	<ul style="list-style-type: none"> • PIUs concerned • ESA Consultant • LAR Consultant • PMC/Design engineers • Communication specialist

Target stakeholders	Topic(s) of discussion	Method(s)	Responsibilities
	<ul style="list-style-type: none"> • Employment opportunities 	<ul style="list-style-type: none"> • Virtual app-based consultations 	
Implementation			
<ul style="list-style-type: none"> • Project Affected Persons (PAP) both titled and non-titled • Women and vulnerable PAPs • DC Office • Local government representative • Social leaders, teachers, NGOs, and rights groups • Contractors 	<ul style="list-style-type: none"> • Requirements for compensation claiming • Receipt of compensation money • Resettlement payments and relocation • Complaints and grievances • Employment opportunities • Project status • Readiness for compensation claiming 	<ul style="list-style-type: none"> • Small group meetings • Focused group discussions • Individual interviews • Distribution of and briefing on information leaflets and brochures • Telephone contacts • Website placements • E-mail correspondence • Notice board(s) at construction sites • Grievance mechanism 	<ul style="list-style-type: none"> • PIUs concerned • ESA Consultant • LAR Consultant • PMC/Design engineers • Communication specialist
Monitoring and Evaluation			
<ul style="list-style-type: none"> • Project Affected Persons (PAP) • Women and vulnerable PAPs • DC Office • Local government representative • Contractors 	<ul style="list-style-type: none"> • Payment of compensation and cash for resettlement assistance • Physical relocation of affected households, businesses, and social institutions • Grievance resolution actions and results • Employment generation • Women employment • Achievement in livelihood restoration 	<ul style="list-style-type: none"> • Small group meetings • Focused group discussions • Individual contacts • Virtual app-based consultations 	<ul style="list-style-type: none"> • PIUs • PMC • M&E Consultant

6.5 Information Disclosure

134. As a standard practice, the Project E&S documents including this RPF and any RPs released for disclosure are accompanied by making available the registers of comments and suggestions from the public that are subsequently documented by the PIUs in a formal manner. PIUs will continue applying the similar approach to disclosure for any additional social appraisal materials that will be prepared as part of the subproject design.

135. The PMU and PIUs will continue applying the similar approach of disclosure for any additional E&S due diligence and management plans those will be prepared as part of the subproject

design. The RPF and any RPs in Bangla, and English will be made available for public review for finalization and re-disclosed for public access. The Project SEP will be released in the public domain simultaneously with the E&S documents including this RPF and will be available for stakeholder review during the same period of time.

136. Distributions of the disclosure materials will be through making them available at venues and locations frequented by the community and places to which public have unhindered access. Free printed copies of the RPF and RP information leaflets in Bangla will be made accessible for the general public at the following locations:

- Headquarters of PMU and the PIUs
- Deputy Commissioner
- Affected Union Parishad Offices
- Affected City Corporation and Municipal Offices
- Information centers and exhibitions or other visual displays
- Brochures, leaflets, posters, nontechnical summary documents and reports; Official correspondence, meetings

137. Electronic copies of the RPF, any RP and RP implementation reports will be placed on the project website or in the official websites of the PMU and the PIUs. This will allow stakeholders with access to Internet to view information about the planned development and to initiate their involvement in the public consultation process. The websites will be equipped with an on-line feedback feature that will enable readers to leave their comments in relation to the disclosed materials.

138. The mechanisms which will be used for facilitating input from stakeholders will include press releases and announcements in the media, notifications of the aforementioned disclosed materials to local, regional and national NGOs as well as other interested parties.

7 GRIEVANCE REDRESS MECHANISM

7.1 Introduction and Objectives

139. The Government of Bangladesh (GoB) has guidelines for registering grievances from the citizens on service of the Government offices and settling them for improvement of public service deliveries.⁶The national laws on land acquisition, however, allow objections by the landowners to acquisitions at the beginning of the legal process. Once the objections are heard and disposed of, there is virtually no provision to address grievances and complaints that individual landowners may bring up in the later stages of the process, except against the compensation rates. Since the laws do not recognize them, there is no mechanism to hear and redress grievances of people who do not have legal titles to the acquired lands. As experienced in past projects, complaints and grievances may range from disputes over ownership and inheritance of the acquired lands to affected persons and loss of assets missed in joint listing or censuses, the valuation of affected assets, compensation entitlements, complains on environmental impacts, gender-based violence (GBV) and other social and environmental issues. In view of this, LGED and the PIUs will establish a procedure to deal with and resolve any queries as well as address complaints and grievances about any irregularities in the application of the guidelines adopted in this RPF using the Grievance Redress Mechanism (GRM) designed in the Stakeholders Engagement Plan (SEP). This RPF utilizes the GRM provisioned in the SEP to deal with specific complaints about land acquisition and resettlement (LAR) policy, provisions and approaches or any contests among the affected persons themselves for mutual settlement.

140. The Project GRM has been designed to optimize use of the centralized Grievance Redress System (GRS) Guideline 2015 (revised in 2018), the GRS User Manual²⁰¹⁸ in compliance with the requirements of the World Bank ESS5 on land acquisition, restriction on land use and involuntary resettlement and ESS10 on stakeholder engagement and information disclosure. The Government GRS is an online and centralized system to address public grievances about public services and within Government departments by public service holders. Citizens can also use the GRS to provide suggestions for simplification of services, law and regulation reforms or share other ideas, except those related to religious matters, right to information, departmental cases against government officials or employees, or issues pending in any courts of law.

141. Under the centralized Government GRS, Grievance Redress Officers (GRO) are assigned at each Government offices at the national, divisional, district, upazila and union levels. Grievance Redress Appeal Officers (GRAO) are assigned at the divisional and higher levels. The project GRM under the PMU and the PIUs will be established assigning existing GROs supported with project sponsored grievance redress committees (GRC) to receive and resolve complaints from aggrieved affected persons for acquisition of private land or repossession of existing land from formal and informal private uses. Based on consensus, the GRM will help to resolve issues/conflicts amicably and quickly, saving the aggrieved persons from having to resort to expensive, time-consuming legal actions. The procedure will, however, not pre-empt a person's right to go to the courts of law.

142. All the local level complaints will be received at the urban centers through the SDOs. GRCs will be formed and made functional at sites level for addressing complaints and grievances

⁶The Government of Bangladesh (GoB) 2014 Secretariat *Instructions* (chapter 8 instructions 262(1) and (2)) mandate provisions for receiving opinions from citizens and to redress grievances in a transparent and neutral manner. The Cabinet Division's Coordination and Reform Unit issued a *Grievance Redress System Guidelines 2015* revised in 2018.

registered with the project GRM and then with the Centralized GRS front desks of the SDOs. Affected persons and any interested parties will be able to lodge complaints or communicate with the local level GROs of the centralized GRS identified and assigned for this project.

7.2 Scope of Project GRM for LAR

143. The scope of work and jurisdiction of project GRM on land acquisition and resettlement (LAR) are the following:

- Register and document LAR related complaints and grievances received through various allowable channels including the online GRS Portal and offline channels at the project offices.
- Upload any complaints and grievance relevant to LAR on the online GRS Portal those were received through offline channels at the project offices.
- Review, sort and classify complaints as severe, medium or low based on their sensitivity, and register for subsequent actions – hearing, investigation, analysis, decision, communication and implementation of decisions.
- Any grievances presented to the GRM desk should ideally be resolved on the first day of hearing or within a period of one month, in cases of complicated cases requiring additional investigations.
- Decisions of GRCs should ideally be arrived at through consensus, failing which resolution will be based on majority vote. Any decision made by the GRC and acknowledged by the respective GRS must be within the purview of this RPF.
- The GRC will not deal with any matters pending in the court of law. But if the parties agree on through a written appeal, GRC can mediate. The parties will withdraw the litigation.
- A minimum three (3) members shall form the quorum for the meeting of the GRC.

7.3 Composition of GRC

144. Grievance redress committee (GRC) will be formed – as structured in the SEP - for supporting the GROs assigned on the project GRM at the PIUs (PGRC) levels to resolve complaints and grievances from aggrieved affected persons on issues relevant to land acquisition and resettlement management. Based on consensus, the procedure will help to resolve issues/conflicts amicably and quickly, saving the aggrieved persons from having to resort to expensive, time-consuming legal actions. The procedure will, however, not pre-empt a person's right to go to the courts of law.

145. All complaints will be received at the PIUs. All cases at the local level will be heard within four weeks of their registration. Grievances received through any channel will be registered and a notification of receipt with assurance of necessary review and resolution given in writing to the aggrieved persons.

146. Complaints received directly with the project office offline, will be registered and then uploaded in the online GRS Portal (<http://www.grs.gov.bd/>). Complaints forwarded from the Central GRS relevant to the Project will also be registered with the project GRM register for record and resolution and reporting.

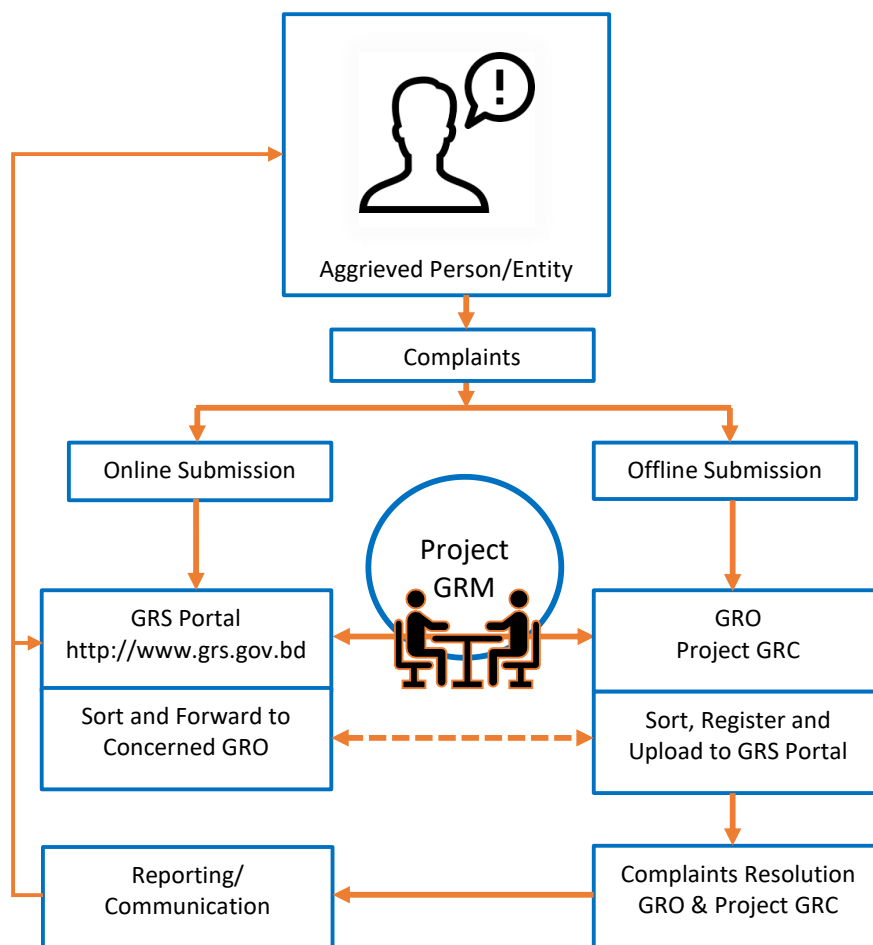


Figure 3: Inter-linkage of Project GRM with National GRS

147. To ensure that grievance redress decisions are made in formal hearings and in a transparent manner, the Convener will apply the following guidelines:

- Reject grievance redress application with any recommendations written on it by a GRC member or others such as politicians and other influential persons.
- Remove a recommendation by any person that may separately accompany the grievance redress application.
- Disqualify a GRC member who has made a recommendation on the application or separately before the formal hearing: Where a GRC member is removed, appoint another person in consultation with the Project Director.
- The Convener will also ensure strict adherence to the impact mitigation policies and guidelines adopted in this RPF and the mitigation standards, such as compensation rates established through market price surveys.

148. The affected persons and their communities will be informed of the project's grievance redress mechanism in open meetings at important locations and in PAP group meetings. Bangla translations of the RPF in the form of information brochures will be distributed among the affected persons. The PAPs will also be briefed on the scope of the GRC, the procedure for lodging grievances

cases and the procedure of grievance resolution at the project level.

7.4 Grievance Registration and Documentation

149. To ensure impartiality and transparency, hearings on complaints will remain open to the public. With the help of project GRM focal points, the GROs will record the details of the complaints and their resolution in registers, including intake details, resolution process and the closing procedures. The GRM focal point at the PMU at LGED will document complaints management using three separate grievances registers and transmits as per interlinkage provisions defined in Figure 4. The grievance registers will be the following:

150. Intake Register: (1) Case number, (2) Date of receipt, (3) Name of complainant, (4) Gender, (5) Father or husband, (6) Complete address, (7) Main objection (loss of land/property or entitlements), (8) Complainants' story and expectation with evidence, and (8) Previous records of similar grievances. Anonymous complaints will be registered as anonymous in column (3) and information in columns (4), (5) and (6) will be subject to agreement by the complainant.

151. Resolution Register: (1) Serial no., (2) Case no., (3) Name of complainant, (4) Complainant's story and expectation, (5) Date of hearing, (6) Date of field investigation (if any), (7) Results of hearing and field investigation, (8) Decision of GRC, (9) Progress (pending, solved), and (10) Agreements or commitments. For resolution of anonymous complaints, column (3) will be marked anonymous.

152. Closing Register: (1) Serial no., (2) Case no., (3) Name of complainant, (4) Decisions and response to complainants, (5) Mode and medium of communication, (6) Date of closing, (7) Confirmation of complainants' satisfaction, and (8) Management actions to avoid recurrence. For resolution of anonymous complaints, column (3) will be marked anonymous. Complainants' satisfaction on the resolution will be confirmed through written acceptance or verbal consent before three witnesses documented by the GRC member secretary.

153. Grievance resolution will be a continuous process in subproject level activities and implementation of those. The PMU and the PIUs will keep records of all resolved and unresolved complaints and grievances (one file for each case record) and make them available for review as and when asked for by Bank and any other interested persons/entities. The PMU at LGED also prepare periodic reports on the grievance resolution process and publish these on the official websites of the PIUs. The format in Appendix-4 will be used for periodic grievance reporting.

154. To ensure that grievance redress decisions are made in formal hearings and in a transparent manner, the Convener will apply the following guidelines:

- i. A standard application format will be used for receiving grievances which will be available at the local offices of the PIUs and their consultants. This application format would be concurred by the PMU at LGED.
- ii. Reject a grievance redress application with any recommendations written on it by a GRC member or others such as politicians and other influential persons.
- iii. Remove a recommendation by any person that may separately accompany the grievance redress application.
- iv. Disqualify a GRC member who has made a recommendation on the application separately before the formal hearing.

- Scrutinizing merits and sorting of LAR related complaints and suggestions by severity and importance;
- Registering complaints lodged through online GRS Portal and offline channels under the project along with public complaints with the PIUs;
- Communicating receipt of complaints and suggestion to the complainants;
- Uploading offline complaints on the online GRS Portal;
- Organizing hearing, and investigation - where required;
- Documenting the complaints and grievances;
- Appraising the complainants of the resolutions and uploading the resolution in the online GRS Portal; and
- Monitoring and reporting

8 IMPLEMENTATION ARRANGEMENT

8.1 Project Management

156. The Local Government Engineering Department (LGED), under the Local Government Division (LGD) of the Ministry of Local Government, Rural Development & Co-operatives (MoLGRD&C), will serve as the project implementing agency. The monitoring and evaluation (M&E) wing of LGD will supervise the third-party monitoring. The Project will be implemented through the participating urban centers over a period of about six years from the date of effectiveness. The LGED has extensive presence throughout the country through their regional sub-offices led by senior engineers, who will support pourashavas and city corporations during the design and implementation phases. LGED will set up a Project Management Unit (PMU) with overall coordination and implementation responsibility of the project through the Project Implementation Units (PIUs) at each of the pourashavas and city corporations. The PMU will be responsible for overall project management and coordination, including supervising the Design, Supervision and Management (DSM) and Municipal Support Unit (MSU) consultants; providing support for E&S compliance through consultant services. The PMU will have a coordinating role in providing hands-on technical support to the nodal cities and regular pourashavas and city corporations through employing the services of a cadre of dedicated technical staff. The DSM Consultant will support the PMU and PIUs in identification and design of subprojects at the pourashavas and city corporations level and subsequently supervise construction and E&S compliance management.

8.1.1 Administration and Technical Oversight

157. For oversight and advisory, the Project will be guided by the inter-ministerial Project Steering Committee (PSC) constituted at LGD, chaired by the LGD Secretary and composed of representatives of relevant ministries and departments. Project Implementation Committee (PIC) will be constituted at LGED under the leadership of Chief Engineer. The PSC at the technical level will be supported by the PIC at the LGD level. The PIC will be composed of senior technical officials from relevant ministries and agencies, to provide the PSC with technical and operational guidance and to serve as a forum to address operational issues related to coordination, implementation, and monitoring.

8.1.2 Project Implementation Units

158. Project Implementation Units (PIUs) will be established in each participating Pourashava and City Corporation. They will be responsible for working in tandem with the TLCCs/CDCCs in identifying and proposing sub-projects, procurement, construction supervision, safeguards management, implementation monitoring, and maintenance. The PIUs will be headed by the Mayors and supported by the MSUs of LGED at the Regional level and the PMU at LGED in Dhaka. Additionally, the PIUs may engage consultants for design and implementation of their activities under the supervision of the PMU at LGED.

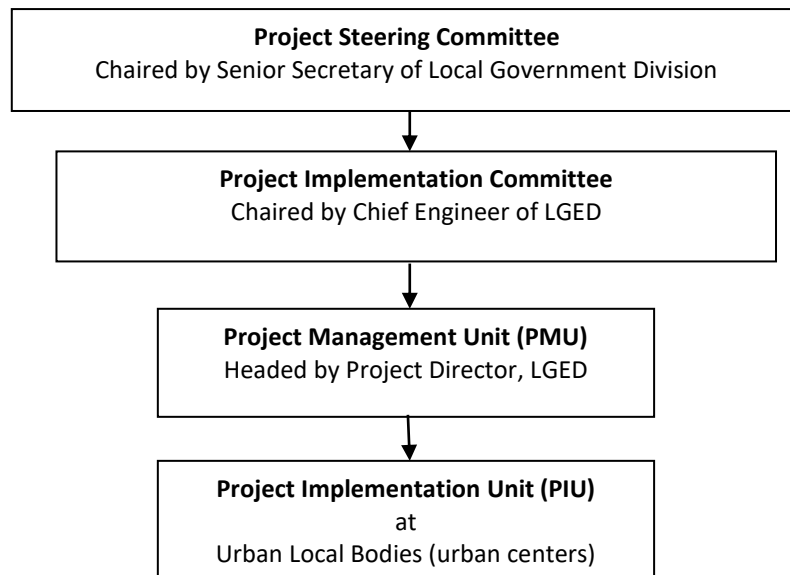


Figure 5: Project Institutional Arrangements

8.1.3 LAR Consultants under the PMU at LGED

159. The PMU at LGED will constitute a team of experienced staff and consultants for assessment and management of land acquisition and resettlement (LAR) impacts of activities under the respective PIUs (LAR Consultant). A Social Development Specialist (SDS) at PMU will lead the LAR consultant team to coordinating assessment and management of LAR involved in any activity under the Project. The SDS will be assisted by LAR Consultants with the Design and Construction Supervision Consultant (DSM Consultant) to support the PIUs. The PIUs will have technical staff assigned for coordinating and supporting LAR (if any) in their component activities.

160. The LAR consultant will be supporting the PMU at LGED and the PIUs at the Pourashava and City Corporation level in identification and management of LAR issues and impacts under the guidance of the SDS. The SDS with DSM Consultant will be responsible for supporting the pourashavas and city corporations in land acquisition planning (LA Planning), resettlement planning, supporting land acquisition process and implementing resettlement plans. The LAR team with the DSM Consultant will include professional resources with expertise in land revenue system, land acquisition, resettlement management, and data processing (Appendix-5). The PIUs will coordinate land acquisition and implement their RPs (if any) with support from the PMU. Terms of reference of the LAR consultants will be agreed with the World Bank before procurement. The SDS at the PMU will lead the whole process related to LAR activities.

161. Central MSU and Regional MSUs will be responsible for providing country wide capacity building training to all participating pourashavas and city corporations. They will conduct training and monitor the effectiveness of the training imparted to the PIUs. They will also provide required technical support to the PIUs, if required.

8.1.4 Land Acquisition and Resettlement: DSM Consultant

162. The overall responsibility of environmental and social performance including land acquisition and resettlement (if required) management will rest with the PIUs. The DSM Consultant will provide E&S and LAR management support including land acquisition, involuntary resettlement, gender, grievances, and environmental and social compliance requirements and measures on their execution of construction-related, infrastructural development and other activities that have significant negative social impacts identified in the RPs. DSM Consultant will ensure that appropriate approach is followed, and targets achieved in a given time under the scope of the LAR consultants. The DSM Consultant will ensure adherence to the monitoring parameters including quality requirements, as well as all social measures.

8.1.5 Property Assessment and Valuation Committee

163. The PMU will help the PIUs in constituting property assessment and valuation committee (PAVC) at the PIUs level level headed by the respective Mayors and supported by the DSM Consultants for LAR. The PMU will provide guideline and methodology for assessment and valuation of affected property for compensation under this RPF.

8.2 LAR Responsibility and Approval Authority

164. Land acquisition will be closely monitored and adequately resourced for timely processing, assessment of acquired property, identification of affected persons including the legal owners of land and making payment of compensation and cash for resettlement assistance. Table 10 provides key actions and responsibilities of the PIUs and the PMU in timely management of land acquisition and resettlement under the project.

Table 10: RPF Implementation Responsibility and Approval

Actions	Responsibility	Approval authority
RP preparation stage		
DMS, Census, SES, and Property Valuation Survey	PIUs with the support of MSU and field data collection and processing by LAR Consultants	PIC with recommendation of PAVCs
Consultation with affected HHs and relevant Stakeholders	PIUs with support from LAR Consultants	PIC with recommendation of DSM Consultant
Preparation of RPs	PIUs with the support of LAR Consultants	urban centers in agreement with the PMU
Preparation LASP and RP Implementation Guideline	PIU with support from DSM Consultant	PMU at LGED
RP Implementation stage		
Land acquisition and compensation for titleholders	PIUs/LGED through DCs with support from LAR Consultants	urban centers, LGED, DoE, DC, DivC and MoL
Compensation for non-titleholders and relocation	PIUs with support from LAR Consultants	PMU, LGED
Top-up payment for titled and non-titled holders & relocation	PIUs with the support from LAR Consultants	PMU, LGED

Actions	Responsibility	Approval authority
PAVC formation	PD-PMU/PIUs	PMU, urban centers
GRC formation	urban centers and PMU	Line ministries
Cash for resettlement assistance to titled and non-titled affected persons	PIUs/PMU with the support from LAR Consultants	Mayors at urban centers, PD, PMU at LGED
Monitoring and Evaluation		
Internal monitoring report	LGED PMU with the support of DSM Consultant	PIC, PSC
External third-party monitoring report	External third-party monitor supervised by LGD	PIC, PSC

8.3 LAR Capacity Building

165. LGED and some of the pourashavas and city corporations are familiar with safeguard policies of the World Bank. LGED has a good track record of implementing safeguard operational policies in World Bank supported projects including the new Environmental and Social Standards of the Environmental and Social Framework (ESF). The PMU at LGED will support the PIUs using the services of the LAR team under DSM Consultant in assessment and management of LAR as required in their respective activities. The PMU will engage LAR Consultants directly and through DSM consultancy for a team of professionals with required expertise.

166. The LAR team will undergo specific training on LAR as part of regular environmental and social management capacity building program. The LAR training program will be finalized before the commencement of the Project. The training will be provided to the PIUs and all the LAR staff and consultants engaged with the PMU at LGED. The scope of the training will cover ARIPA 2017 and the implementation guidelines, objectives and requirement of ESS5 and ESS10, with special emphasis on sensitizing the project staff to the social and gender aspects of the area. However, it is suggested deploying the Social Development Specialist (SDS) for the PMU at LGED and with the DSM Consultant with experience in land acquisition and involuntary resettlement management. A training program is proposed below which can be realigned based on the needs.

Table 11: Training on LAR Management

Contents	Participants	Responsibility	Schedule
ESF and triggers of ESS5 and ESS7	PIC, PMU at LGED PIUs, LAR Consultant, and contractors	PMU at LGED and DSM Consultant	At project launch.
Resettlement Framework – Rationale, objectives, requirements, and processes	Staff and consultants from PMU at LGED and the PIUs	PMU at LGED and DSM Consultant	At the design stage infrastructure activities
Land acquisition process and management	Responsible staff PMU and the PIUs, DSM Consultant, LAR Consultants	MSU/DSM Consultant	Prior to submission of LA Proposals to DCs
Involuntary resettlement management	Responsible staff PMU and the PIUs, DSM Consultant, LAR Consultants	PMU at LGED and DSM Consultant	Before award of civil works contracts

8.4 Estimate of LAR Budget

167. The detailed cost estimation will be carried out for each site-specific RP to be prepared at the implementation level in line with this RPF. Cost of preparation and implementation, cost of land acquisition, compensation, resettlement allowances, implementation, monitoring, evaluation, grievances resolution will be estimated and included in the RP Budget, and will be considered an integral part of Project cost sourced from the GoB counterpart financing. A tentative budget of BDT 600 million (USD 5.5 million) is proposed (Table 12) for land acquisition and resettlement management under the project based on estimates. This budget will be changed/updated once the RPs will be prepared based on land survey, DMS and census of project affected persons at the implementation level. This budget includes land and resettlement expenditure and LAR management & capacity building.

Table 12: Tentative LAR and Management Budget

Particulars	Quantity	Indicative Amount (BDT) in million
Land Acquisition (± 10 Acre)	Lumpsum	100
Resettlement and rehabilitation	Lumpsum	400
Training and Capacity Building	Lump-sum	100
Total (BDT)		600
Total (in USD @115 BDT)		5.50

*** In the DPP, there is provision of fund for Land Acquisition and Resettlement proposed as lump sum amount.*

9 SUPERVISION, MONITORING AND EVALUATION

9.1 Objectives and Processes

168. The PIUs at the participating pourashavas and city corporations will implement their activities and manage any land acquisition and involuntary resettlement associated with the infrastructure construction activities. The PIUs will conduct regular monitoring, while the DSM Consultant will conduct regular supervision to ensure approach and processes for implementation of resettlement plans and timely payment of compensation to affected land owners, where applicable. A mid-term review and end-term evaluation of the land acquisition and resettlement processes and outcomes will be carried out and supervised by LGD through the third-party monitoring (TPM) for corrective measures and documenting lessons learnt. Monitoring and evaluation are intended to help ensure that the land acquisition is supported to optimize under the Project and resettlement plans are prepared and implemented according to this RPF. The TPM consultant team will establish dialogue with the affected people, communities and ensure that their concerns and suggestions are incorporated and implemented in the project. The monitor will work closely with the PIUs for oversight, review and evaluation of the preparation and implementation of Resettlement Plans and specifically assessment of losses and compensation, rehabilitation, and income restoration measures, consultations with project affected persons (PAPs) during rehabilitation activities and assisting in grievance redress process. Stakeholders' participation will be resorted to in regular monitoring, mid-term review and end-term evaluation.

9.2 Supervision and Monitoring System

169. The PMU at LGED, in managing land acquisition and involuntary resettlement under the Project, will establish supervision and monitoring system within the Project with support from the DSM Consultant. The Mayors of the pourashavas and city corporations will support the LAR team of the PMU at LGED in supervising activities for any acquisition of land and managing involuntary resettlement arising out of the civil works construction. Central to this framework are the land acquisition proposals, DMS and census of PAPs those will constitute the basis for site level RPs of works packages. The DSM Consultant will be responsible for overseeing the progress in LAR preparation and implementation through regular progress reports, submitted through normal channels, monitoring key indicators of finance, inputs, and activities. DSM Consultant will report to PMU at LGED with information to the PIUs. The following are the activities for supervision and monitoring of LAR operations.

- Interview a random sample of PAPs in open-ended discussions to assess their knowledge and concerns regarding the resettlement process, their entitlements and rehabilitation measures.
- Participate as an observer in public consultations for PAPs at the village, union or upazila level. (Organizing these meetings is the responsibility of the implementing agency)
- Observe the functioning of the LA offices and movements of the affected land owners in the process of payment of compensation under law for land acquisition.
- Observe the functioning of the resettlement operation at all levels to assess its

effectiveness and compliance with the RP.

- Check the type of grievance issues and the functioning of grievance redress mechanisms by reviewing processing of appeals at all levels and interviewing aggrieved PAPs.
- Survey the standards of living of the PAPs (and that of an unaffected control group where feasible) before and after implementation of resettlement to assess whether the standards of living of the PAPs have improved or been maintained.
- Advise project management units regarding possible improvements in the implementation of the RP and expediting payment of compensation under law.

170. The PMU at LGED will establish procedures to monitor implementation of the RPs and will take corrective actions as necessary during implementation to achieve the objectives of ESS5. The extent of monitoring activities will be proportionate to the project's risks and impacts.

171. For all works packages with significant involuntary resettlement impacts, the PMU at LGED will retain competent professionals to monitor the land acquisition process and implementation of resettlement plans. They will be responsible to design corrective actions as necessary, provide advice on compliance with ESS5 and produce periodic monitoring reports. Affected persons and their communities will be consulted during the monitoring process. Periodic monitoring reports will be prepared and affected persons will be informed about monitoring results in a timely manner.

9.3 Monitoring and Evaluation

172. The PMU at LGED will develop a monitoring and evaluation (M&E) system mainstreamed with the Project M&E mechanism for M&E of land acquisition and resettlement activities. The PMU will apply the internal resources and employ relevant professional for supporting land acquisition and resettlement process. The DSM Consultant (LAR) will pay periodical monitoring visit to the subproject sites and support the PMU at LGED on regular oversight of LAR management. The TPM consultant will conduct mid-term review and end-term evaluation of the LAR operations.

173. The LAR consultant team will support TPM consultants with information and background documents. The baseline survey and design of the monitoring and evaluation process will be documented, reviewed, and approved by the PIC and cleared by the World Bank. Monitoring indicators will be identified under baseline to evaluate the changes after completion of resettlement plan implementation, input applied for LAR management, process followed for LAR management, outputs targeted, GRM and outcomes achieved. The whole monitoring and evaluation process will be participatory inclusive of stakeholders' groups and affected persons including the disadvantaged and vulnerable affected persons. The M&E reports will focus the urban centers in discussing relevant issues relating to the procedures, targets, output and outcomes of LAR.

Table 13: Key Monitoring Indicators

Monitoring Aspects	Potential Indicators
Baseline indicators	<ul style="list-style-type: none"> • Number of titled affected persons for acquisition of private land • Number of non-titled affected persons for acquisition of private land and repossession of existing land • Number of disadvantaged and vulnerable affected households disaggregated by gender, ethnic identity, and poverty • Quantum of productive private land acquired with annual return in cash value • Number of businesses and industries affected fully or partially • Number of community and social institutions affected • Common resource properties affected • Number of potential title disputes and ownership contests
Input indicators	<ul style="list-style-type: none"> • Compensation budget for land acquisition by PIUs (in BDT) • Budget for LAR implementation management (BDT) • Appropriate institutional and professional resources put in place • Man-months of professional experts (consultants) employed • Man-months of PIU staff directed on LAR • Formation of PAVC and GRCs
Process indicators	<ul style="list-style-type: none"> • Clear and adequate rules for the recognition of relevant land tenure rights is provided • Fair criteria and functioning, transparent and participatory processes for resolving competing tenure claims are established • Efforts are taken to inform affected people about their rights and access to impartial advice are provided • Support for collecting missing land records for sufficiently establishing rights and titles to land are provided
Output indicators	<ul style="list-style-type: none"> • Number of awardees received compensation under law for land and other property • Number of entitled persons received cash for resettlement assistance • Amount of compensation delivered to legal owners of land • Amount of compensation delivered to legal owners of non-land property • Amount of cash for resettlement assistance paid to titled affected persons • Amount of cash for resettlement assistance paid to non-titled affected persons • Number of affected disadvantaged and vulnerable persons paid compensation and cash for resettlement assistance • Types of training and number of participants in training.
Disclosure and consultation	<ul style="list-style-type: none"> • Schedules of disclosure and consultation adopted • Project information disclosed and consultations organized as scheduled • Views of disadvantage and vulnerable groups are considered during designing the entitlement and special measures are taken • Knowledge of entitlements by the relevant stakeholders including project affected people

Complaints and grievances	<ul style="list-style-type: none"> Operationalization of the grievance redress mechanism mainstreamed with the centralized GRS of the Government Process by which people affected by the project can voice their grievances and concerns Awareness raising, or communications efforts to inform stakeholders about the project GRM Appeals process Provisions to analyze complains and share feedback with management Documenting GRM activities and publishing reports
Outcome indicators	<ul style="list-style-type: none"> Number of displaced persons restored their income and livelihoods (women, men, and vulnerable groups). Number of displaced persons restored their pre-project asset base.

9.4 Reporting LAR Activities

174. The PMU at LGED will be responsible for preparing regular monitoring reports based on inputs from the respective PIUs and progress reports prepared by the DSM Consultant/LAR team and the TPM consultants. The progress in LAR activities including preparation of LA proposals, RPs, approvals and their implementation will be fed into the regular project progress reports, the PMU at LGED will be producing to share with the PIC, PSC and the World Bank with copy to each PIU. The LAR reports will summarize the following activities:

- Social impact assessment of activities by works packages;
- Land acquisition;
- Resettlement of project affected persons;
- Consultation and participation;
- Grievance resolution;
- Implementation problems and lessons learnt; and
- Work program for next reporting period.

Table 14: Reporting Requirements

Report/ Document	Description	Prepared By	Submitted To	When	Disclosure required (Yes/No)
Training Records	Register of all Trainings and Capacity Building activities conducted under the project	LAR Team of PMU / LAR Consultants	PMU, World Bank	Within 3 weeks of any training/ capacity building activity	No
Completed Social Screening	Identifies potential Social Issues	LAR Team of PMU / LAR Consultants	PMU	After completing forms	Yes

Report/ Document	Description	Prepared By	Submitted To	When	Disclosure required (Yes/No)
GRM Records	Register of grievances received and actions taken	GRC or Consultants during construction phase and then relevant urban centers	PMU &World Bank through PMU	Monthly	Yes
Preparation of RP	Site specific RP will be prepared	LAR Consultants and PIU	PMU &World Bank through PMU	Within 3 months of deployment	Yes
Internal Monitoring	Monitoring data as defined in the RPF	Contractor, urban centers	PMU	Monthly	No
External Monitoring	Monitoring data as defined in the RPF	External monitor	World Bank	Every quarter	Yes

Appendix 1: Participating Pourashavas and City Corporations Along the Selected Growth Corridor

Division	District	Paurashava/ City Corporation	Area (sq.km.)
Nodal Cities			
Dhaka	Shariatpur	Shariatpur	24.92
	Madaripur	Madaripur	14.22
	Narsingdi	Madhabdi	5.10
Khulna	Jashore	Jashore	14.71
		Benapole	11.15
	Kushtia	Kushtia	13.32
Rajshahi	Natore	Natore	14.84
	Bogura	Bogura	68.63
Rangpur	Dinajpur	Dinajpur	24.50
	Panchagarh	Panchagarh	22.00
	Nilphamari	Saidpur	34.82
Chattogram	Feni	Feni	22.00
	Chattogram	Mirsharai	10.49
	Cox's Bazar	Cox's Bazar	7.94
Total Nodal Cities – 14 Nos.			
Other urban centers			
Dhaka	Faridpur	Faridpur	19.07
		Madhukhali	12.00
	Rajbari	Rajbari	11.65
	Gopalganj	Muksudpur	16.77
		Tungipara	2.59
		Gopalganj	14.25
		Kotalipara	2.05
	Narayanganj	Narayanganj City Corporation	46.68
		Tarabo	19.39
		Sonargaon	9.06
Khulna	Khulna	Khulna City Corporation	50.61
		Jhikargacha	9.43

Division	District	Paurashava/ City	Area (sq.km.)
		BagherPara	3.03
		Noapara	25.11
	Narail	Narail	26.90
	Jhenaidah	Jhenaidah	44.33
		Kaliganj	15.89
		Shailkupa	20.92
	Magura	Magura	43.92
	Chuadanga	Chuadanga	37.37
		Jibannagar	13.03
	Meherpur	Meherpur	15.90
		Khoksa	6.49
Rajshahi	Pabna	Ishwardi	19.59
		Pabna	27.27
	Natore	Bonpara	12.61
		Gurudaspur	13.61
		Singra	29.39
	Rajshahi	Rajshahi City Corporation	97.18
		Godagari	14.29
	Chapai Nawabganj	Chapai Nawabganj	32.90
		Kahaloo	6.82
		Shibganj	13.67
		Sherpur	7.70
	Naogaon	Naogaon	37.08
	Joypurhat	Joypurhat	18.55
Rangpur	Gaibandha	Gobindaganj	14.47
		Palashbari	18.38
	Rangpur	Rangpur City Corporation	50.69
		Pirganj	14.89
	Dinajpur	Ghoraghat	18.63
		Hakimpur	16.40
		Birampur	27.53

Division	District	Paurashava/ City	Area (sq.km.)
		Fulbari	16.04
		Parbatipur	13.44
		Birol	10.50
		Birganj	6.30
		Setabganj	20.23
		Nilphamari	29.75
	Thakurgaon	Pirganj	29.41
		Ranisankail	9.15
		Thakurgaon	30.03
	Panchagarh	Boda	14.32
Chattogram	Cumilla	Daudkandi	13.18
		Chandina	15.12
		Cumilla City Corporation	42.34
		Laksam	19.86
		Nangalkot	13.06
		Chauddagram	16.64
	Chandpur	Chandpur	22.91
	Noakhali	Noakhali	16.67
		Chhagalnaiya	25.25
		Parshuram	22.38
	Lakshmipur	Lakshmipur	19.42
	Chattogram	Baraiyarhat	2.12
		Sitakunda	27.97
		Satkania	12.51
		Patiya	9.95
		Dohazari	38.02
	Cox's Bazar	Chakaria	15.76
		Teknaf	4.04
	??	??	
Total Other urban centers – 73 Nos.			
Total of 87 urban centers			1763.10
Source: BBS, 2022 (Population and Housing Census, 2022)			

Appendix 2: Application Guidelines for Loss and Entitlements

<p>Matrix 1: Loss of land (residential, commercial, agricultural, fishery, fallow land)</p> <ul style="list-style-type: none"> • Applicable to all land located within the boundary of civil works sites under road safety improvement subprojects. • Full replacement cost will be applied for land acquired. Compensation under law will be paid by DC and the top-up, if any, will be paid directly by the PIUs. • Vulnerable households are poor households (below the official poverty line-income at the time of assessment) headed by a woman, a disabled person, an elderly (over 65) person or a very poor household with income below the national extreme poverty line. • PAVC will recommend the RC of the land and the PIU will determine the Top-up. • PIU will provide resettlement payments (Top-up and vulnerability allowance (VA)) directly. • VA will be applicable when landowners dispossess the land for project purpose receiving compensation. • If the remaining land is unusable, with the formal request from the affected land owner, the Deputy Commissioner may choose to acquire the entire land in the plot. • Compensation top-up will be determined in circumstance when CCL amount paid after advance income tax is lower than the RC of the acquired land, as applicable.
<p>Matrix 2: Loss of structures (residential, commercial, community) within subproject boundary</p> <ul style="list-style-type: none"> • Applicable to all structures located within the boundary of civil works sites to be demolished for any physical activities under the project. • Full replacement cost will be applied for permanent structures, while it will be repair and renovation cost for movable structures that can be relocated intact with minimum damages. • Vulnerable households are poor households (below the national poverty line) headed by a woman, a disabled person, an elderly (over 65) person or a very poor household under the national extreme poverty line. • PAVC will recommend the RC of the structures and Transfer Grant (TG) at current market price. • PIUs will provide resettlement payments (RC, TG and VA) directly. • TG will be applicable when structure owners remove and take away structures on their own within the timeframe set by PIUs. • Physically relocating residential households will be assisted in their effort of finding alternative site and accessibility provisions as available in the vicinity. • Compensation top-up will be determined in circumstance when CCL amount paid after advance income tax is lower than the RC of the acquired structure. • In case of community structures (mosque, temples, etc.), a replacement structure will be constructed at site identified by the affected community before dismantling the affected community structure.

- Three months prior written notice of eviction will be given to the affected relocating households provided they have received compensation for their land and structures.

Matrix 3: Loss of timber and fruit bearing trees, bamboo and banana groves

- Applicable to all trees and plants located within site boundary at cut-off dates. Ownership of trees will be determined through a screening process guided by the PAVC based on information on plantation and maintenance of the affected trees.
- Compensation for timber trees and bamboo will be determined at replacement cost.
- The estimated current market price of fruits for full harvest will be determined for fruit-bearing trees without timber and if the tree is at or near fruit-bearing stage.
- Compensation for fruit-bearing trees with timber will be determined at replacement cost of timber added with the estimated current market price of fruit.
- Compensation for banana groves will be determined at replacement cost of all banana plants plus the estimated current market price of one-time crop of each full-grown plant.
- Private ownership of trees will be determined and decided during joint listing for titled affected persons and by the PAVC approved by PIUs for non-titled affected persons.
- Compensation top-up will be determined in circumstance when CCL amount paid after advance income tax is lower than the RC of the acquired trees.

Matrix 4: Loss of standing crops/fish stock

- Compensation for standing crops will be based on annual yield provided by the Department of Agriculture Extension (DAE) and the market price will be provided by the Department of Agriculture Marketing (DAM).
- Compensation for fish stock will be based on harvest value determined by the Department of Fisheries.
- Ownership of crops and fish stock will be determined and decided during joint listing for titled affected persons and by the PAVC approved by PIUs for non-titled persons.
- Compensation top-up will be determined in circumstance when CCL amount paid after advance income tax is lower than the RC of the acquired standard crops/fish stock.

Matrix 5: Loss of income from displaced businesses

- Business transition allowance (BTA) will be based on three years average income but not exceeding BDT 30,000 (thirty thousand) per month for large business, BDT 20,000 (twenty thousand) for medium business and BDT 10,000 (ten thousand) for small business. Annual inflation will be applicable when implementation gap is more than a year.
- BTA will be applicable for both business owners operated in self-owned structure and those operating in rented in structures.
- Large scale business should have Income Tax and Vat Registration certificate, medium Scale business operators should have trade license or tax token, and small business are informal kiosks and street vendors without any legal authorization.

Matrix 6: Loss of Possession of Affected Business Premises (allotted by PIUs/other public or private agencies)

<ul style="list-style-type: none"> Displaced people will be noticed by PIUs at least six months ahead of physical relocation. Business operators will be allowed to continue business up to one week prior to start civil construction. PIUs will provide resettlement assistance directly.
Matrix 7: Loss of income (wage earners in small business and industry excluding owners or employers)
<ul style="list-style-type: none"> Affected employees must have been employed with a displaced business for at least twelve months (from the date of census), as identified by Census. The minimum wage rate will be determined at current market price and needs of vulnerable groups will be assessed under the guidance of the PAVC. The Allowance for Wage Loss (AWL) will be paid directly to the eligible affected persons by PIUs.
Matrix 8: Loss of Income from and Access to Rented-out Premises
<ul style="list-style-type: none"> The owner of rented out premises will be entitled for Allowance for Loss of Rental Income (LRI) for each unit of premises rented out to separate household or person. In case of any advance deposited by the tenant, an agreement on no-claim or outstanding balance should be certified by the local government representative between owner and tenant. The LRI and Alternative Rental Allowance (ARA) will be paid by PIUs directly to the eligible affected persons.
Matrix 9: Unforeseen adverse impacts
The unforeseen impacts will be identified through special survey by PIUs as per request from impacted population. The entitlements will be approved by PIUs and World Bank.

Appendix 3: Social Screening Form

This form will be filled up by the PIUs who likely be engaged in land acquisition and involuntary resettlement along with the community members at the project sites at Ward/CC, Union, Upazila and district Level and must be submitted to PD/DPD and PIC/PSC. Before final selection World Bank approval is required]

General Information

Title of the project:

Complete address of screening locations including
coordinates.....

Screening Date:

Probable involuntary Resettlement Effects-	Yes	No	Not Known	Remarks
Involuntary Acquisition of Land/ Land Taking				
Will the project require land for the proposed intervention				.
1. If yes, will there be any land acquisition?				
2. Is the site for land acquisition known?				
3. Is the ownership status and current usage of land known? If yes, please provide detail information at remarks column.				
4. Is there any possibility of voluntary land donation for the roads corridor correction? If yes, please provide detail information at remarks column.				
5. Will there be loss of residential and commercial structures due to land acquisition? If yes, please provide detail information at remarks column.				
Is there any presence of squatters in the acquired land? If yes, please provide detail information at remarks column.				
6. Will there be loss of agricultural and other productive assets due to land acquisition? If yes, please provide detail information at remarks column.				
7. Will there be losses of trees, and fixed assets due to land acquisition? If yes, please provide detail information at remarks column.				
Probable Involuntary Resettlement Effects	Yes	No	Not Known	Remarks

8. Will there be loss of businesses or enterprises due to land acquisition? If yes, please provide detail information at remarks column.				
9. Will there be loss of income sources and means of livelihoods due to land acquisition? If yes, please provide detail information at remarks column.				
Involuntary repossession of public land				
10. Will people lose access to existing land and premises due to project interventions? If yes, please provide detail information at remarks column.				
11. If land use is changed, will it have an adverse impact on social and economic activities? If yes, please provide detail information at remarks column.				
12. Will access to land and resources owned communally or by the state be restricted? If yes, please provide detail information at remarks column.				
Information on Displaced Persons:				
Any estimate of the likely number of persons that will be displaced by the Project? <input type="checkbox"/> No <input type="checkbox"/> Yes				
If yes, approximately how many?				
Are any of them poor, female-heads of households, or vulnerable to poverty risks? <input type="checkbox"/> No <input type="checkbox"/> Yes				
Are any displaced persons from indigenous or ethnic minority groups? <input type="checkbox"/> No <input type="checkbox"/> Yes				
During Screening, project authority will conduct consultation with the primary and secondary stakeholders and provide their observations in the following sections (13 to 18)				
13: Who are the stakeholders of the project?				
Answer:				
Probable Involuntary Resettlement effects-	Yes	No	Not Known	Remarks

14: What social and cultural factors affect the ability of stakeholders to participate or benefit from the proposed policy or project?

Answer:

15: Are project objectives consistent with their needs, interests and capacity?

Answer:

16: What will be the impact of the project or sub-project on the various stakeholders, especially women and vulnerable groups?

Answer:

17: What social risks might affect project or sub-project success?

Answer:

18: Has the project authority or any other organizations conducted any consultations with the affected community or people? If yes. Please provide a summary.

Answer:

1. Prepared by (Name): Designation:

Signature:..... Date:

2. Project Implementation Unit

District: Upazila:

Name of the PIU head:

01. Names of Members participated in Screening

02.

3. name of the Participants from local Government

01.....

02.....

Appendix 4: Draft Outline of a Resettlement Plan

1. Description of the project. General description of the project and identification of the project area.
2. Potential impacts. Identification of:(a)the project components or activities that give rise to displacement,explainingwhytheselectedlandmustbeacquiredforusewithinthetimeframeofthe project;(b)the zone of impact of such components or activities;(c)the scope and scale of land acquisition and impacts on structures and other fixed assets;(d)any project-imposed restrictions on use of, or access to, land or natural resources;(e)alternatives considered to avoid or minimize displacement and why those were rejected; and(f)the mechanisms established to minimize displacement, to the extent possible, during project implementation.
3. Objectives. The main objectives of the resettlement program.
4. Baseline socioeconomic information. The findings of a household-level census identifying and enumerating affected persons, and, with the involvement of affected persons, surveying land, structures and other fixed assets to be affected by the project .The census survey also serves other essential functions: (a)identifying characteristics of displaced house-holds, including a description of production systems, labor, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population;(b)information on vulnerable groups or persons for whom special provisions may have to be made;(c)identifying public or community infrastructure, property or services that may be affected; (d) providing a basis for the design of, and budgeting for, the resettlement program;(e)in conjunction with establishment of a cutoff date, providing a basis for excluding ineligible people from compensation and resettlement assistance; and (f)establishing baseline conditions for monitoring and evaluation purposes. As the World Bank may deem relevant, additional studies on the following subjects may be required to supplement or inform the census survey:(g)land tenure and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, non-title-based usufruct systems (including fishing, grazing, or use of forest areas) governed by local recognized land allocation mechanisms, and any issues raised by different tenure systems in the project area;(h)the patterns of social interaction in the affected communities ,including social net-works and social support systems, and how they will be affected by the project; and (i) social and cultural characteristics of displaced communities, including a description of for-mal and informal institutions (e.g., community organizations, ritual groups, nongovernmental organizations (NGOs)) that may be relevant to the consultation strategy and to designing and implementing the resettlement activities
5. Legal framework. The findings of an analysis of the legal framework, covering:(a)the scope of the power of compulsory acquisition and imposition of land use restriction and the nature of compensation associated with it, in terms of both the valuation methodology and the timing of payment;(b)the applicable legal and administrative procedures, including a description of the remedies available to displaced persons in the judicial process and the normal timeframe for such procedures,andanyavailablegrievanceredressmechanismsthatmayberelevanttothe Project;(c)laws and regulations relating to the agencies responsible for implementing resettlement activities; and(d)gaps, if any, between local laws and practices covering

compulsory acquisition, imposition of land use restrictions and provision of resettlement measures and ESS5, and the mechanisms to bridge such gaps .

6. Institutional framework. The findings of an analysis of the institutional framework covering:(a) the identification of agencies responsible for resettlement activities and NGOs/CSOs that may have a role in project implementation, including providing support for displaced persons; (b) an assessment of the institutional capacity of such agencies and NGOs/CSOs; and (c) any steps that a repurposed to enhance the institutional capacity of agencies and NGOs/CSOs responsible for resettlement implementation.
7. Eligibility. Definition of displaced persons and criteria for determining their eligibility for compensation and other resettlement assistance, including relevant cutoff dates.
8. Valuation of and compensation for losses. The methodology to be used in valuing losses to determine their replacement cost; and a description of the proposed types and levels of compensation for land, natural resources and other assets under local law and such supplementary measures as are necessary to achieve replacement cost for them.
9. Community participation. Involvement of displaced persons (including host communities, where relevant):(a) a description of the strategy for consultation with, and participation of, displaced persons in the design and implementation of the resettlement activities;(b) a summary of the views expressed and how these views were taken into account in preparing the resettlement plan;(c) a review of the resettlement alternatives presented and the choices made by displaced persons regarding options available to them; and (d) institutionalized arrangements by which displaced people can communicate their concerns to project authorities throughout planning and implementation, and measures to ensure that such vulnerable groups a shindig nous people, ethnic minorities, the landless, and women are adequately represented.
10. Implementation schedule. An implementation schedule providing anticipated dates for displacement, and estimated initiation and completion dates for all resettlement plan activities. The schedule should indicate how the resettlement activities are linked to the implementation of the overall project, particularly civil and construction works.
11. Grievance Redress Mechanism. The plan describes affordable and accessible procedures for third-party settlement of disputes arising from displacement or resettlement; such grievance mechanisms should take into account the availability of judicial recourse and community and traditional dispute settlement mechanisms. Project grievance mechanism should be interlinked with the national grievance redress system (GRS) to ensure national exposure and strengthening national GRS.
12. Monitoring and Evaluation. Arrangements for monitoring of displacement and resettlement activities by the implementing agency, supplemented by third-party monitors as considered appropriate by the World Bank, to ensure complete and objective Information; performance monitoring indicators to measure inputs, outputs, and outcomes for resettlement activities; involvement of the displaced persons in the monitoring process; evaluation of results for a son able period after all resettlement activities have been completed; using the results of resettlement monitoring to guide subsequent implementation.

13. LA Management Plan. Identify needs and provide proportionate resources for supporting the acquiring authorities (DC, PWD) in the process of land acquisition. Identify and include support for the affected land owners in their efforts to collect missing land records and complete compensation claims to the DC offices. Define the situations when compensation payment will not be possible within the control of the DC offices.
14. Costs and Financing Plan. Tables showing categorized cost estimates for all resettlement activities, including allowances for inflation, population growth, and other contingencies; timetables for expenditures; sources of funds; and arrangements for timely flow of funds, and funding for resettlement, if any, in areas outside the jurisdiction of the implementing agencies.

Appendix 5: Quarterly Grievance Monitoring Report

Period from.....to.....20.....

Project Component: _____

Sub-PIU: _____

Case no	Complainant's name, gender and location	Nature of complaints and expectation of complainant	Date of petition submitted	Method of resolution with date	Decision and date of communication to the complainant	Agreement with and commitment to complainant	Progress (solved/ pending)	Reason, if pending

Appendix 6: Indicative Human Resource Requirements for LAR Management

Agency/ Expertise by Role	Number	Sub-Total
LAR Team, PMU at LGED		
<i>Senior Social Development Specialist</i>	1	
Design, Supervision and Management Consultant (DSM Consultant)		
<i>Social Development Specialist</i>	1	
<i>Land Acquisition and Resettlement Specialist</i>	1	
LAR Consultant team	LS	
(a) Land acquisition team		
<i>Land Title Specialist</i>	1	
(b) Resettlement team		
<i>Gender Specialist</i>	1	
<i>Data/Ward Processors</i>	1	
<i>Resettlement assistant</i>	6	

* Resources will be proportionate to the volume of land acquisition and involuntary resettlement tasks. This provisions will be included in the DSM Consultancies

Appendix 7: Plot-based Primary Ownership Information of Land Proposed for
Acquisition (Cha Form, ARIPA 2017)

Name of Project :

Name of Requiring Agency :

Location of Land

District :

Upazila :

Mauza :

1. Plot No.

2. Khatian No.

3. Class of Land :

Description of Land Ownership

4. Names and addresses of land owners as per latest land records

5. Names and addresses of land owners as per mutation khatian

6. Quantum of land and mutation case no.

7. Names of purchasers whose mutation has not been completed

8. Names and addresses of successors of deceased recorded/mutated owners

Owners in possession of land plots

Use of the land:

Name of current user(s) of land:

Name(s) of the current owners of the land parcel:

Relation of the user(s) with the legal owner(s):

Length of uninterrupted occupancy in the land by the current owner(s):

Type of ownership: [1] Succession; [2] Purchase; [3] Gift; [4] Exchange

Own share in the land plot:

Names of owner as per latest mutation khatian

Names of owners as per latest survey khatian

Land records available with the owner in possession of land

☐ Latest survey khatian

☐ Succession certificate (for parental property)

☐ Namjari (mutation) khatian

☐ DCR

☐ Current LD tax receipt or Tax Exemption Certificate

Additional supporting records in case of purchased land

☐ All registered deeds of land transfer made during the last 25 years

☐ Original deed of purchase and/or copies of baya deeds

☐ Latest owner's record linked to this transfer

List of any other missing land records:

Any contest over current ownership? ☐ Yes / ☐ No

Any litigation pending in the court? ☐ Yes / ☐ No

Annex-8

List of Community Consultations

Sl. No.	Name of urban center	Date	Number of Participants	Level of Participants
01	Lohagora Pourashava	15/01/2023	29	Elected public representatives, Govt. officials, Civil society representatives, Women, PAP representative, Indigenous Community, Chamber of Commerce, Contractors 30% of the participants were women.
02	Parshuram Pourashava	07/01/2023	26	
03	Pirganj(Rangpur) Pourashava	31/12/2022	33	
04	Nangolkot Pourashava	06/01/2023	23	
05	Chagalnaiya Pourashava	08/01/2023	23	
06	Ishwardi Pourashava	27/12/2022	37	
07	Palashbari Pourashava	31/12/2022	29	
08	Gurudaspur Pourashava	26/12/2022	35	
09	Godagari Pourashava	28/12/2022	43	
10	Naogaon Pourashava	29/12/2022	33	
11	Kotalipara Pourashava	16/01/2023	31	
12	Ramgarh Pourashava	08/01/2023	25	
13	Magura Pourashava	14/01/2023	45	
14	Lakshmipur Pourashava	07/01/2023	48	
15	Narail Pourashava	15/01/2023	50	
16	Rajshahi City Corporation	27/12/2022	46	
17	Bagherpara Pourashava	14/01/2023	25	
18	Madhukhali Pourashava	13/01/2023	28	
19	Joypurhat Pourashava	30/12/2022	41	
20	ChapaiNawabganj Pourashava	28/12/2022	27	
21	Birol Pourashava	29/08/2021	21	
22	Khulna City Corporation	09/10/2021	35	
23	Singra Pourashava	08/12/2021	60	
24	Nator Pourashava	06/12/2021	60	
25	Benapole Pourashava	06/10/2021	20	
26	Chuadanga Pourashava	06/12/2021	37	
27	Gopalganj Pourashava	10/11/2021	40	
28	Jhikargacha Pourashava	07/10/2021	35	
29	Feni Pourashava	02/12/2021	56	
30	Jashore Pourashava	09/10/2021	23	

Sl. No	Name of urban center	Date	Number of Participants	Level of Participants
31	Rajbari Pourashava	30/11/2021	47	
32	Madhabdi Pourashava	06/11/2021	31	
33	Kahaloo Pourashava	07/10/2021	20	
34	Daudkandi Pourashava	14/11/2021	29	
35	Nilphamari Pourashava	24/08/2021	36	
36	Dinajpur Pourashava	28/08/2021	40	
37	Madaripur Pourashava	09/11/2021	66	
38	Jhenaidah Pourashava	10/12/2021	28	
39	Noapara Pourashava	11/10/2021	24	
40	Jibonnagor Pourashava	08/12/2021	29	
41	Kustia Pourashava	30/11/2021	28	
42	Meherpur Pourashava	02/11/2021	32	
43	Panchagar Pourashava	07/09/2021	25	
44	Thakurgaon Pourashava	02/09/2021	20	
45	Shailkupa Pourashava	04/12/2021	24	
46	Saidpur Pourashava	26/08/2021	51	
47	Kaliganj Pourashava	13/10/2021	28	
48	Parbatipur Pourashava	11/10/2021	29	
49	Ghoraghat Pourashava	25/08/2021	22	
50	RaniSankail Pourashava	12/11/2021	62	
51	Fulbari Pourashava	09/10/2021	41	
52	Setabganj Pourashava	13/10/2021	45	
53	Khoksa Pourashava	02/12/2021	60	
54	Shibganj Pourashava	05/10/2021	28	
55	Pabna Pourashava	11/10/2021	30	
56	Boda Pourashava	04/09/2021	34	
57	Birganj Pourashava	31/08/2021	28	
58	Hakimpur Pourashava	27/08/2021	35	
59	Gobindaganj Pourashava	05/10/2021	31	
60	Pirganj (Thakurgaon) Pourashava	10/11/2021	35	
61	Birampur Pourashava	07/10/2021	37	
62	Shariatpur Pourashava	14/11/2021	31	
63	Cumilla City Corporation	04/11/2021	41	
64	Mirsharai Pourashava	30/11/2021	25	
65	Chuadanga Pourashava	12/11/2021	46	
66	Chandina Pourashava	06/11/2021	45	
67	Chakaria Pourashava	02/12/2021	23	
68	Satkania Pourashava	30/11/2021	25	
69	Noakhali Pourashava	28/08/2021	35	
70	Sitakunda Pourashava	24/08/2021	40	
71	Laksam Pourashava	08/11/2021	26	
72	Teknaf Pourashava	06/12/2021	23	
73	Bonpara Pourashava	09/10/2021	22	
74	Tarabo Pourashava	06/12/2021	41	
75	Chandpur Pourashava	10/11/2021	47	
76	Sonargaon Pourashava	30/08/2021	26	
77	Bogura Pourashava	20/08/2021	20	
78	Barairhat Pourashava	26/08/2021	29	
79	Faridpur Pourashava	04/11/2021	58	
80	Narayanganj City Corporation	08/12/2021	33	

81	Rangpur City Corporation	22/08/2021	53	
82	Muksudpur Pourashava	13/11/2021	28	
83	Serpur Pourashava	08/11/2021	52	
84	Patiya Pourashava	18/08/2021	35	
85	Cox's Bazar Pourashava	20/08/2021	27	