

Government of the People's Republic of Bangladesh  
Ministry of Railways  
Bangladesh Railway

Asian Development Bank  
ADB Loan No. 2688-BAN (SF)

## **REGIONAL COOPERATION AND INTEGRATION PROJECT - RAIL COMPONENT: CONSULTANTS' SERVICES**

### **Subproject 2:**

Feasibility Study, Detailed Design and Tendering Services  
for Construction of Dual Gauge Double Rail Line and  
Conversion of Existing Rail Line into Dual Gauge  
between Akhaura and Laksam



# **Final Feasibility Study Report**

## **Volume 4 of 5: RESETTLEMENT PLAN**



in JV with



**SMEC**



**Mobility  
Networks  
Logistics**



**June 2015**

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**Construction of Dual Gauge Double Rail Line and Conversion  
of Existing Rail Line between Akhaura and Laksam**



**Resettlement Plan**

(Updated)

June 2015

## CURRENCY EQUIVALENTS

(as of 18 March 2014)

Currency unit	–	Bangladesh Taka (BDT)
BDT 1.00	=	\$ 0.13
\$ 1.00	=	BDT 77.70

## ABBREVIATIONS

AB	Acquiring Body
AC	Assistant Commissioner (Land)
CE	Additional Chief Engineer
ADB	Asian Development Bank
ADC	Additional Deputy Commissioner
AH	Affected household
AP	Affected person
APD	Additional Project Director
BBS	Bangladesh Bureau of Statistics
BR	Bangladesh Railway
CBE	Commercial and Business Enterprise
CCC	Chittagong City Corporation
CCL	Cash Compensation under Law
CEGIS	Centre for Environmental and Geographic Information Services
CMP	Current Market Price
CPR	Common Property Resources
CRoW	Construction Right-of-Way
CSC	Construction Supervision Consultant
DAE	Department of Agriculture Extension
DC	Deputy Commissioner
DCI	Direct Calorie Intake
DoF	Department of Fisheries
DoF	Department of Forest
EA	Executing Agency
EC	Entitlement Card
EIA	Environmental Impact Assessment
EIB	European Investment Bank
EM	External Monitor
EP	Entitled Person
EPZ	Export Processing Zone
ESDU	Environmental Social Development Unit
FGD	Focus Group Discussion
ft	foot/feet (3.28 ft = 1 m)
FoB	foot overbridge

GDP	Gross Domestic Product
GoB	Government of Bangladesh
GRC	Grievance Redress Committee
ha	hectare
HIES	Household Income and Expenditure Survey
HH	Household
IA	Implementing Agency
ID Card	Identity Card
IGP	Income Generating Programme
ILRP	Income Generating & Livelihood Restoration Programme
IR	Involuntary Resettlement
IoL	Inventory of Losses
JVS	Joint Verification Survey
JVC	Joint Verification Committee
Km	Kilometre
LA	Land Acquisition
LAR	Land Acquisition and Resettlement
LAO	Land Acquisition Officer
LAP	Land Acquisition Plan
LGI	Local Government Institution
LMS	Land Market Survey
LRP	Livelihood Restoration Programme
M&E	Monitoring & Evaluation
MIS	Management Information System
MoC	Ministry of Communications
MoR	Ministry of Railways
MoWR	Ministry of Water Resources
NGO	Non-Government Organisation
NRS	National Resettlement Specialist
PAH	Project Affected Household
PAU	Project Affected Unit
PCR	Physical & Cultural Resources
PD	Project Director
PDB	Power Development Board
PIB	Public Information Brochure
PIM	Project Implementation Unit
PIU	Project Implementation Unit
PMO	Project Management Office
PPR	Project Progress Report
PRA	Participatory Rural Appraisal
PVAC	Property Valuation Advisory Committee
PWD	Public Works Department
R&R	Resettlement and Rehabilitation

RAC	Resettlement Advisory Committee
rft	running feet (of boundary walls)
RP	Resettlement Plan
RB	Requiring Body
RF	Resettlement Framework
RHD	Roads & Highways Department
RO	Resettlement Officer
RoR	Record of Rights
RoW	Right-of-Way
RRP	Revised Resettlement Plan
RS	Resettlement Site
RU	Resettlement Unit
RV	Replacement Value
SES	Socioeconomic Survey
sft	Square feet
TA	Technical Assistance
ToR	Terms of Reference
USD	United States Dollars
VH	Vulnerable Household

## WEIGHTS AND MEASURES

1 ha	–	2.47 acre
1 ha	–	10,000 sq.m
1 acre	–	100 decimal

## NOTE

In this report, "\$" refers to US dollars

## GLOSSARY

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

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

**Awardee** refers to person with interests in land to be acquired by the Project after their ownership of said land has been confirmed by the respective Deputy Commissioner's office as well as persons with interests in other assets to be acquired by the Project. Compensation for acquired assets is provided to 'awardees' through notification under Section 7 of the Land Acquisition Ordinance.

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

**Cut-off date** refers to the date after which eligibility for compensation or resettlement assistance will not be considered. Date of service of notice under Section 3 of Land Acquisition Ordinance is considered to be the cut-off date for recognition of legal compensation and the start date of carrying out the census/inventory of losses is considered as the cut-off date for eligibility of resettlement benefits.

**Eminent Domain** refers to the regulatory authority of the Government to obtain land for public purpose/interest or use as described in the 1982 Ordinance and Land Acquisition Law.

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

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

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

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

**Khas land** refers to state-owned land which the Government is entitled to both lease and give away to citizens of the country who do not own land. Khas land is considered an important livelihood source for the extreme poor and can generate and protect the gains made toward achieving sustainable livelihoods, particularly for those with low quality, under-sized and flood prone land.

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

cannot be denied resettlement assistance.

**Parcha** is a record of rights of a landowner.

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

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

**Project** means Subproject 2 Construction of dual gauge double rail line conversion of existing rail line into dual gauge between Akhaura and Laksam.

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

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

**Replacement Land** refers to land affected by the Project that is compensated through provision of alternative land, rather than cash, of the same size and/or productive capacity as the land lost and is acceptable to the AP. In this Project, there is no provision for replacement land. However, additional Project assistance is allowed in the form of CMP as grant to affected persons to buy land lost to the Project.

**Resettlement** refers to mitigation of all the impacts associated with land acquisition including restriction of access to, or use of land, acquisition of assets, or impacts on income generation as a result of land acquisition.

**Squatters (Informal settlers)** include non-titled and other households, business and common establishments on land owned by the Government (BR). Under the Project this includes railway land on which railway track, stations; residential structures are established and/or remain fallow.

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

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



# Volume 4

## Table of Contents

EXECUTIVE SUMMARY .....	I
1 DESCRIPTION OF THE PROJECT .....	1
1.1 Project Background .....	1
1.2 Project Components .....	2
1.3 Measures to Minimise Impacts .....	2
1.4 Purposes of Resettlement Plan .....	2
1.5 Methodology .....	3
2 SCOPE OF LAND ACQUISITION AND RESETTLEMENT .....	6
2.1 Scope of Land Acquisition .....	6
2.2 Key Impacts of the Project .....	7
2.2.1 Summary .....	7
2.3 Impacts by Categories of Affected Persons .....	8
2.4 Access Roads to Stations .....	9
2.5 Impacts by Various Categories of Losses .....	9
2.6 Asset Inventory and Assessment of Losses .....	9
2.6.1 Ownership of Affected Households Losing Business and Community Structures .....	9
2.6.2 Category of Affected Physical Structures .....	12
2.6.3 Affected Agricultural Land .....	13
2.6.4 Affected Trees and Crops .....	14
3 SOCIO-ECONOMIC DATA AND PROFILES .....	15
3.1 Introduction .....	15
3.2 Profile of the Affected Households .....	15
3.3 Distribution of Household Heads .....	15
3.4 Age Composition .....	16
3.5 Dependence Ratio .....	16
3.6 Marital Status .....	17
3.7 Household by Religion .....	17
3.8 Education .....	18
3.9 Occupation .....	18
3.10 Income Status and Poverty Dimension .....	19
3.11 Poverty and Gender Dynamics .....	21
3.12 Vulnerable Groups .....	21
3.13 Informal Settlers .....	22
3.14 Summary and Implications .....	22
4 CONSULTATION, DISCLOSURE AND PARTICIPATION .....	24
4.1 Introduction .....	24
4.2 Key Stakeholders of the Project .....	24
4.3 Approaches and Methodology .....	24
4.3.1 Social Survey .....	24
4.4 Stakeholder Consultation Meeting (SCM) .....	25
4.5 Focus Group Discussion (FGD) .....	25
4.6 Project and Resettlement Issues Raised During Consultations .....	26
4.7 Stakeholder's Attitude towards the Project .....	27
4.7.1 Concerns Raised at the Consultation Meetings .....	27
4.8 Rental Availability and Affordability Survey and FGDs .....	31
4.9 Consultation Outcomes and Policy Issues .....	31
4.10 Stakeholder's Feedbacks on Revision of Alignment .....	32
4.11 Consultation and Participation during Project Implementation .....	32
4.12 Disclosure of the RP .....	32
5 LEGAL AND POLICY FRAMEWORK .....	33
5.1 National Laws and Regulations .....	33
5.2 Co-financiers Safeguards Policies and Guidelines .....	33
5.3 Gap between GoB Laws and Co-financiers Policies .....	34



5.4	Eligibility and Cut-Off-Dates .....	35
5.5	Valuation Methods for Acquired Assets.....	35
5.6	BR Experience and Commitments to Resettlement .....	37
5.7	Compensation Payment Procedure.....	38
5.8	Procedure of Land Acquisition and Compensation Payment to Titled EPs .....	38
5.9	Compensation Payment Procedure to the Non-titled EPs .....	40
6	ENTITLEMENTS, ASSISTANCE AND BENEFITS .....	42
6.1	Introduction .....	42
6.2	Eligibility Policy and Entitlement Matrix .....	42
6.2.1	Eligibility Criteria .....	42
6.2.2	Compensation and Entitlement Policy .....	42
7	RELOCATION OF HOUSING AND SETTLEMENTS .....	56
7.1	Introduction .....	56
7.2	Scope of Displacement and Relocation.....	56
7.3	Options and Preferences for Relocation.....	56
7.4	Integration of Displaced Households with Host Population .....	58
7.5	Relocation and Reconstruction of PCRs .....	58
8	INCOME RESTORATION, REHABILITATION AND GENDER .....	60
8.1	Introduction .....	60
8.2	Livelihood Impact and Risks .....	60
8.3	Approach towards Income and Livelihood Restoration .....	60
8.4	Rehabilitation Measures .....	61
8.5	Moving Assistance.....	61
8.6	Income-restoration Measures .....	61
8.7	Secure housing and rental assistance measures.....	62
8.8	Livelihood Restoration Programme (LRP) .....	63
8.9	Other Type of Assistance .....	63
8.10	Employment in Construction Work .....	63
8.11	Gender Considerations.....	64
9	GRIEVANCE REDRESS MECHANISMS.....	65
9.1	Introduction .....	65
9.2	ADB/EIB Guidelines on Grievance Mechanisms.....	65
9.3	Grievance Redress Committee (GRC) .....	65
9.4	Composition of the Local GRC .....	65
9.5	Composition of Project – Level GRC .....	66
9.6	Scope of Work of GRC .....	67
9.7	APs Petition to GRC .....	68
9.8	Processes for Filing GRC Cases and Documentation .....	68
10	RESETTLEMENT COSTS AND BUDGET .....	71
10.1	Introduction .....	71
10.2	Summary Land Acquisition and Resettlement Budget .....	71
10.3	Assessment of Unit Value for Compensation .....	72
10.4	Replacement Value of Land .....	72
10.5	Replacement Value of Structures .....	73
10.6	Market Value of Trees .....	74
10.7	Market Value of Crops/Fish .....	75
10.8	Provision for Resettlement and Rehabilitation Allowances and Assistance.....	76
11	INSTITUTIONAL ARRANGEMENTS FOR RP IMPLEMENTATION .....	77
11.1	Introduction .....	77
11.2	Present Institutional Framework of Bangladesh Railway .....	77
11.3	Institutional Framework for RP Implementation .....	77
11.4	The Organisational Set up of the RU.....	78
11.5	Roles and Responsibilities of the Project Management and Resettlement Units .....	79
11.5.1	Role of the Project Director.....	79
11.5.2	Role of Resettlement Unit (RU) .....	79
11.5.3	RU – Role of the Chief Engineer .....	80
11.5.4	Role of the Additional Chief Engineer .....	81

11.5.5	Role of Deputy Director - Resettlement .....	81
11.5.6	Role of Deputy Director – Environment .....	82
11.5.7	Functions and Powers of the Safeguard Manager .....	83
11.6	Roles and Responsibilities of Other Agencies Involved in Resettlement Process .....	83
11.6.1	Roles of Deputy Commissioners' Office(s) .....	83
11.6.2	Role of Implementing NGO/Firm .....	83
11.6.3	Role of External Monitor .....	83
11.7	Ministry of Railways .....	84
11.7.1	Resettlement Management Committees .....	84
11.8	Capacity Building for Resettlement Management .....	84
11.9	Implementation Schedule .....	85
12	MONITORING AND EVALUATION .....	87
12.1	Introduction .....	87
12.2	Monitoring Tasks and Activities .....	87
12.3	Preparatory Stage .....	87
12.4	Relocation Stage .....	88
12.5	Rehabilitation Stage .....	88
12.6	Monitoring and Evaluation Indicators .....	88
12.7	Monitoring Arrangements .....	89
12.7.1	Internal Monitoring .....	89
12.7.2	External Monitoring .....	90
12.8	External Monitoring Activities .....	90
12.9	Reporting Arrangements .....	90

## List of Tables

TABLE 1.1:	SURVEY SECTIONS BY CHAINAGE AND LENGTH .....	3
TABLE 1.2:	METHODS USED IN RP PREPARATION AND REVISIONS .....	4
TABLE 2.1:	AFFECTED LAND IN THE PROJECT AREAS BY USE AND AREA COVERAGE (IN HA) .....	6
TABLE 2.2:	LAND REQUIRED BY SECTION FOR CONSTRUCTION OF THE DOUBLE LINE .....	7
TABLE 2.3:	PROJECT IMPACTS – OVERVIEW .....	7
TABLE 2.4:	IMPACTS BY CATEGORIES OF AFFECTED PERSONS .....	8
TABLE 2.5:	HOUSEHOLDS BY DIFFERENT CATEGORIES OF IMPACT .....	9
TABLE 2.6:	AFFECTED HOUSEHOLDS LOSING STRUCTURES BY TYPE .....	11
TABLE 2.7:	NUMBER OF EMPLOYEES AFFECTED BY THE PROJECT .....	12
TABLE 2.8:	PRIMARY AFFECTED STRUCTURES .....	12
TABLE 2.9:	SECONDARY AFFECTED STRUCTURES ON PRIVATE LAND .....	12
TABLE 2.10:	SECONDARY AFFECTED STRUCTURES OF BR .....	13
TABLE 2.11:	SECONDARY AFFECTED STRUCTURES OF OTHER GOB ORGANISATIONS .....	13
TABLE 2.12:	TOTAL NUMBER OF AFFECTED TREES BY TYPE, SIZE, NUMBER ON BOTH PRIVATE AND GOVERNMENT LAND .....	14
TABLE 3.1:	AREA-WISE DISTRIBUTION OF HOUSEHOLDS AND POPULATION .....	15
TABLE 3.2:	SEX-WISE DISTRIBUTION OF HOUSEHOLD HEADS .....	16
TABLE 3.3:	DISTRIBUTION OF POPULATION IN TERMS OF DEPENDENCE RATIO .....	16
TABLE 3.4:	AFFECTED POPULATION BY RELIGION .....	18
TABLE 3.5:	DISTRIBUTION OF AFFECTED POPULATION (7 YEARS & ABOVE) BY EDUCATION LEVELS .....	18
TABLE 3.6:	OCCUPATION OF THE HEAD OF THE HOUSEHOLD .....	19
TABLE 3.7:	SOURCES OF INCOME (%) .....	19
TABLE 3.8:	ANNUAL INCOME LEVEL OF HOUSEHOLD .....	20
TABLE 3.9:	SOURCE OF LOAN .....	20
TABLE 3.10:	LIST OF VULNERABLE GROUPS AND HOUSEHOLDS .....	21
TABLE 3.11:	SQUATTERS PER CATEGORY .....	22
TABLE 4.1:	SCHEDULE AND NUMBER OF PARTICIPANTS OF SCMS .....	25
TABLE 4.2:	MEETING SCHEDULE AND NUMBER OF PARTICIPANTS OF FGDS .....	26
TABLE 4.3:	PERCEIVED BENEFITS AND IMPACTS OF THE PROJECT .....	27
TABLE 4.4:	STAKEHOLDERS' CONCERNS, RESPONSES AND ACTION TAKEN .....	28
TABLE 4.5:	ISSUES AND CONCERNS REGARDING COMPENSATION AND RESPONSES .....	28

TABLE 4.6: SPECIFIC LOCAL ISSUES/CONCERNS AND RESPONSES .....	30
TABLE 5.1: SUMMARY OF GAPS AND ADDITIONAL GAP-FILLING MEASURES ADOPTED IN THE PROJECT .....	35
TABLE 5.2: CUT-OFF DATES BASED ON CENSUS .....	35
TABLE 5.3: AVERAGE CMP AND MOUZA RATE OF LAND – SUMMARY .....	36
TABLE 5.4: AVERAGE STRUCTURE RATE (BDT) PER SQUARE FEET BY CATEGORY OF STRUCTURES.....	36
TABLE 5.5: CALCULATED CCL AND CMP OF CROPS .....	37
TABLE 6.1: ELIGIBILITY, ENTITLEMENTS, ASSISTANCE AND BENEFITS UNDER RP .....	43
TABLE 7.1: IMPACTS BY CATEGORIES OF PHYSICALLY RELOCATED HOUSEHOLDS .....	56
TABLE 7.2: APs' CHOICE FOR RESETTLEMENT OPTIONS .....	57
TABLE 7.3: LIST OF PHYSICAL & CULTURAL RESOURCES IN THE PROJECT AREA .....	58
TABLE 7.4: NUMBER OF COMMUNITY PROPERTY RESOURCES (CPRs) BY CATEGORY .....	59
TABLE 8.1: TYPE OF INCOME IMPACT ON AFFECTED HOUSEHOLDS .....	60
TABLE 8.2: DETAILS OF INDICATIVE INCOME & LIVELIHOOD RESTORATION OPTIONS FOR AHS.....	63
Table 9.1: MEMBERS OF THE GRC AT UNION PARISHAD/MUNICIPAL LEVEL.....	66
Table 9.2: COMPOSITION OF PROJECT LEVEL GRC .....	66
TABLE 10.1: COSTS AND BUDGET – SUMMARY .....	71
TABLE 10.2: ESTIMATED AMOUNT FOR LAND COMPENSATION FOR THE PROJECT .....	72
TABLE 10.3: ESTIMATED COMPENSATION AMOUNT FOR PRIMARY STRUCTURES.....	73
TABLE 10.4: ESTIMATED COMPENSATION AMOUNT FOR SECONDARY STRUCTURES.....	73
TABLE 10.5: ESTIMATED AMOUNT OF COMPENSATION FOR TREES ON PRIVATE LAND.....	74
TABLE 10.6: ESTIMATED AMOUNT OF COMPENSATION FOR TREES ON GOVERNMENT LAND .....	75
TABLE 10.7: ESTIMATED AMOUNT OF COMPENSATION FOR STANDING CROP AND FISH.....	75
TABLE 10.8: ESTIMATED AMOUNT OF ALLOWANCE AND GRANT .....	76
TABLE 12.1: MONITORING AND EVALUATION INDICATORS .....	89
TABLE 12.2: REPORTING ARRANGEMENTS.....	91

## List of Figures

FIGURE 1.1: LOCATION OF THE PROJECT ALIGNMENT BETWEEN AKHAURA AND LAKSAM .....	1
FIGURE 2.1: LAND ACQUISITION/ROW PROFILE .....	7
FIGURE 3.1: POPULATION PYRAMID IN THE PROJECT AREA .....	16
FIGURE 3.2: DEPENDENCE RATIO IN THE PROJECT AREA .....	17
FIGURE 3.3: MARITAL STATUS IN THE PROJECT AREA .....	17
FIGURE 5.1: COMPENSATION MECHANISM FOR LEGAL TITLE HOLDERS .....	39
FIGURE 5.2: COMPENSATION MECHANISM FOR NON-TITLE HOLDERS .....	41
FIGURE 9.1: GRIEVANCE REDRESS PROCEDURES.....	69
FIGURE 9.2: GRIEVANCE REDRESS MECHANISM .....	70
FIGURE 11.1: RU'S ORGANISATIONAL STRUCTURE .....	78
FIGURE 11.2: RP IMPLEMENTATION SCHEDULE.....	86

## List of Annexes

Annex 1: Base Maps of three Sections of the Project.....	A1
Annex 2: Property Valuation Report – Summary .....	A4
Annex 3: Inventory of Losses .....	A9
Annex 4: Affected Primary and Secondary Structures and Trees .....	A88
Annex 5: Summaries of Consultation Meetings .....	A91
Annex 6: Public Information Booklet (English and Bangla).....	A103
Annex 7: Gaps between GoB Laws and ADB/EIB Policies .....	A146
Annex 8: Property Valuation Advisory Committee .....	A153
Annex 9: Land Acquisition and Compensation Payment Procedure for the Titled Eps .....	A156
Annex 10: Findings of the Rapid Assessment Survey – Summary .....	A158
Annex 11: ToR for RP Implementing NGO/Firm .....	A160
Annex 12: ToR for NGO/Firm for ILRP Implementation.....	A173
Annex 13: List of CPRs/PCRs in the Project Area .....	A178
Annex 14: Draft ToR for External Monitor .....	A180

# EXECUTIVE SUMMARY

## A. Introduction

1. This is a revised version of the Resettlement Plan (RP) of June 2014 prepared for the Akhaura-Laksam Double Track Project (the Project). The revision and updates are done in view of further reduction in the acquisition of private land from 58.43 ha to 37.38 ha for the proposed double line alignment. The reduced land acquisition further minimised Project impacts, particularly dealing with titleholders. The section from Gangasagar Railway Station to Akhaura was re-designed to avoid a major market and settlement, including an old temple. A new station building design was developed and other design changes were made to minimise land acquisition requirements. As a result, the overall impact of the Project was significantly reduced. Bangladesh Railway (BR) under the Ministry of Railways is the executing agency (EA) of the Project. The Asian Development Bank (ADB), European Investment Bank (EIB) and the Government of Bangladesh (GoB) will jointly finance the Project. The Project is developed under the Regional Cooperation and Integration Project (RCIP) – Rail Component for sub regional and Trans-Asian Railway (TAR) connectivity.
2. The RP approach incorporates (i) compensation for land and structures at full replacement cost prior to relocation; (ii) moving/relocation assistance; (iii) income-restoration measures including a livelihood restoration programme (LRP); (iii) special assistance, particularly for women and vulnerable groups; and (iv) assistance to secure housing and rental spaces by the non-titled person living on BR land.

## B. Scope of Land Acquisition

3. Overall, the total numbers of affected entities are 2,004 households/units (titled and non-titled included) who will be physically and economically impacted by the Project. However, the numbers of households (HH) to be affected are 1,947 (excluding the affected units of CPR, PCR, Government/BR buildings, large business entities (Table 2.4). The doubling of the track will require a total 329.76 ha of land. Of this, only 37.38 ha will require private land acquisition – the rest of the land already belongs to BR. However, many households/shops who are currently squatting on BR land will be affected and would require relocation.
4. Out of the 2,004 households/units, 698 title owners will lose their lands, representing 34.83% of affected units. Out of this, 95.27% use their land for agricultural purposes and 4.73% for other purposes. Of those affected, 1,815 households/units (1,763 HHs+52 units i.e., CPR = 49 + large scale business = 3) will have to relocate their homesteads or business structure: these include 303 title-holder households, 887 informal settler households (i.e., squatters) and 573 renters on private land (155) and BR land (418) (see Table A). Finally, 454 employees will also lose their jobs due to impacts associated with the relocation of businesses. The Project will also require removal of trees of various sizes and species.

**Table A: Summary of Key Project Impacts**

Sl. No.	Project Impacts	Total
1	Amount of land to be acquired (ha)	37.38
2	<b>Total number of households requiring relocation</b>	<b>1,815</b>
	Number of titled HHs losing res/com and other structures requiring relocation	303
	Number of squatters losing res/com and structures requiring relocation	887
	Number of renters (from squatters on BR land) losing res/com structures requiring relocation	573
	Number of CPRs requiring relocation	49

Sl. No.	Project Impacts	Total
	Number of Large Scale Business (from titled, non-titled owners and renters) losing structures requiring relocation	3
3	Number of PCRs not requiring relocation	3
4	Number of HH losing other structures	44
5	Number of HH losing land, trees and fish ponds only-no relocation required	713
6	Number of HH losing over 10% of their lands	454
7	<b>Total number of persons affected</b>	<b>9,626</b>
8	Number of trees affected	55,342

5. The proposed Project interventions will also affect common property resources (CPRs) such as community schools, mosques, club house and physical cultural resources (PCRs) – for example, *mazar sharif* (shrine) and *moth* (age-old temple).

### C. Impacts and Socioeconomic Profiles

6. Among the affected households, the male-female ratio is 120:100. The average household size is 4.94. The census findings show that about 69.21% of the affected persons have up to secondary school education, and about 6.33% higher secondary level of education. Although 83.86% of affected households are directly engaged in income generating activities, they belong to diverse occupational groups, the most important of which are businesses (33%) and farming (20%).
7. A good number of landowners were unavailable during previous survey while updated survey covered more number of land owners. Therefore, more than 10% of income loss from agricultural land has increased in the updated RP. As per the land acquisition data, 31.73% (or 211) of the landowners will be losing 10% or more of their income from land. About 25% households/units (505) will have to relocate their business. Finally, 20% of households (404) have been identified as vulnerable, defined as earnings below the poverty line (BDT 74,359.00/year) as well as headed by disabled, female and elderly people.
8. As for the squatters, most of those losing homesteads live in rural sections of the alignment while those losing businesses live close to the stations in urban centres. The number of commercial and residential squatters has increased in updated RP (by 211 units) due to increase of BR land mainly in station areas. The squatters are mostly found in the Akhaura station. The impacts are in the both cases of income and homestead. As per the survey of squatters having shops/businesses around station areas. 61% reported to have residences in town and even own land and house in their village homes. Most of them (76%) earn an income above the average for the district (average of BDT 10,000.00/month. In sum, these informal settlers living in urban areas are relatively well off and do not qualify as vulnerable. They are using BR land free of cost for businesses and to earn a living.

### D. Information Disclosure, Consultation and Responses

9. The primary stakeholders of the Project are land owners, traders, farmers, service holders, day labourers, and rickshaw/van pullers, as well as small shop/kiosk owners, largely on BR land as informal settlers. Stakeholder consultation meetings were held during (i) social surveys (e.g., census, SES, land market survey, and video filming), followed by formal community-wide Stakeholder Consultation Meeting (SCM), and (iii) Focus Group Discussion (FGD). The cut-off dates (a) for land and (b) eligibility for resettlement benefits were discussed during the surveys and local consultation meetings/FGDs. The affected people support the Project that they see will enable faster transportation as well as improve the connection with other parts of



the country and neighbouring countries. However, they raised concerns over timely and fair compensation as well as availability to relocate their businesses in proximity to the stations. Most of these concerns have been integrated into the compensations and resettlement measures outlined in the RP.

10. A Project information brochure, which described key expected environmental and social impacts, was distributed to the communities in the Project's zone of influence during the environmental and social impact assessment. In addition, a RP disclosure brochure, with specific information on entitlements has been prepared in Bangla and distributed in the concerned DC and upazila in May 2014. This revised updated version will also be disclosed by April 2015. Further, an updated brochure will be distributed to every affected household unit prior to RP implementation. The revised RP will also be uploaded on the ADB and BR websites after getting concurrence from the ADB/EIB and approval from the Ministry of Railways. A Grievance Redress Mechanism (GRM) will be put in place prior to the implementation of the RP to ensure complaints and feedbacks from affected people are adequately and timely addressed.

## **E. Legal and Policy Framework**

11. The principal legal instrument governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Ordinance, 1982 (ARIPO 1982/amended) and other land laws and administrative manuals which requires that compensation be paid at "fair value" for (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The Deputy Commissioners (DC) in all the cases, determine the market value of acquired land based on the assessment of transacted deeds of the 12 months prior to the date of notice under Section 3. However, the value provided is generally lower than the true "market value" as owners customarily report lower rates in land transaction prices to avoid duties and taxes.
12. ADB SPS/Involuntary Resettlement Safeguards (2009) as well as EIB/Standard 6 Involuntary Resettlement require payments of replacement cost (RC) of the affected land and other assets. There are evident gaps in the Land Acquisition Law of Bangladesh to address ADB/EIB Safeguards requirements. These gaps have been spelled out in the RP through a comparative assessment between ADB SPS/Involuntary Resettlement Safeguards (2009), EIB/Standard 6 Involuntary Resettlement (2014) and GoB Ordinance II (1982). To ensure fair compensation and comply with the donors' policies, this RP has adopted policy measures to address the losses at full replacement cost (RC) in addition to other resettlement assistance measures further detailed below.
13. Additional surveys and studies have also been undertaken under the Project to assess current market value of land and other assets for payments at replacement cost. These have been synthesised in the Land and Property Valuation Report, which is summarised in Chapter 11 and detailed in Annex 2. The values of the Land and Property Valuation Report will be reviewed and verified by the Property Valuation Advisory Committee (PVAC), which will be set up for the implementation of the RP. More information on the role of the PVAC is provided in Annex 8.

## **F. Entitlements, Assistance and Income-Restoration Measures**

14. Both titled and non-titled affected households to be compensated at full replacement costs for their assets. In addition to compensation measures for land, structures and other assets at full replacement costs, the following income restoration measures have been proposed. It is expected that these additional mechanisms will ensure improvement or restoration to pre-project standards of living of Affected Households and that those of poor and vulnerable households at least meet minimum national standards.

- i. *Moving assistance: This includes transfer grants and reconstruction grants for structure owners and moving grants for tenants.*
- ii. *Income-restoration measures: This includes allowance for loss of income for business owners, allowance for loss of income for employees/wage earners, allowance for loss of income from agricultural land, pond and fruit trees and participation to the Livelihood Restoration Programme.*
- iii. *Assistance measures to secure housing and rental space: This includes assistance to all affected households losing homesteads, business structures or rental space in identifying and securing an alternative space to rent or buy.*
- iv. *Special assistance measures: This includes special cash grants to vulnerable households and poor female-headed households.*

15. The revised and updated RP contain the same comprehensive entitlement matrix covering both titled and non-titled affected households to be compensated at full replacement costs for their assets and assisted in relocation (see Table B). No additional measures are required in the revised version.

**Table B: Entitlements, Assistance and Benefits under the RP – Summary**

Category of Losses	Persons Entitled	Entitlements
<b>1. Loss of agricultural land</b>	Legal owner/ titleholders as identified by Deputy Commissioner (DC)	<ul style="list-style-type: none"> <li>CCL by DC as per 1982 Ordinance</li> <li>The difference between CCL and Replacement value (RV) of land (to be determined by PVAC) paid by the Project as additional payments.</li> <li>Stamp duty and updated registration cost will be paid once the EP purchases new land and submits proper records. The value for stamp duty will be limited to CCL and/replacement value paid.</li> <li>Assistance from INGO in re-titling plot.</li> </ul>
<b>2. Loss of homestead, commercial, industrial land and common property resources</b>	Legal owner/ titleholders as identified by DC	<ul style="list-style-type: none"> <li>CCL by DC as per 1982 Ordinance</li> <li>The difference between CCL and Replacement value (RV) of land (to be determined by PVAC) paid by the Project as additional payments.</li> <li>Stamp duty and registration cost will be paid once the EP purchases new land and submits proper records. The value for stamp duty will be limited to CCL and/replacement value paid.</li> <li>Assistance from INGO in re-titling structure.</li> </ul>
<b>3. Loss of water bodies (ponds, both cultivated and non-cultivated)</b>	Legal owner/ titleholders as identified by DC	<ul style="list-style-type: none"> <li>CCL by DC as per 1982 Ordinance</li> <li>The difference between CCL and Replacement value (RV) of land (to be determined by PVAC) paid by the Project as additional payments.</li> <li>Stamp duty and registration cost will be paid once the EP purchases new land and submits proper records. The value for stamp duty will be limited to CCL and/replacement value paid.</li> <li>Assistance from INGO in re-titling asset.</li> </ul>
<b>4. Loss of residential structures with title to land</b>	Legal owner/titleholders as identified by DC	<ul style="list-style-type: none"> <li>CCL by DC for residential structures</li> <li>The difference between CCL and Replacement Cost (RC) for structures as determined by PVAC</li> <li>Transfer and reconstruction grants respectively of BDT 8,000.00 and BDT 9,800.00</li> <li>Owner allowed to take all salvageable materials free of cost.</li> </ul>
<b>5. Loss of commercial/industrial</b>	Legal owner/titleholders as identified by DC	<ul style="list-style-type: none"> <li>CCL by DC for commercial/industrial structures</li> <li>The difference between CCL and Replacement Cost</li> </ul>



Category of Losses	Persons Entitled	Entitlements
structures with title to land		(RC) for structures as determined by PVAC <ul style="list-style-type: none"> <li>Transfer and reconstruction grants respectively of BDT 8,000.00 and BDT 9,800.00</li> <li>Owner allowed to take all salvageable materials free of cost</li> </ul>
6. Loss of residential and other physical structures without title to land (squatters/ informal settlers)	Socially recognised owners of structures built on the RoW as identified during census.	<ul style="list-style-type: none"> <li>Compensation for the structures as per PWD rates if not available to be determined by PVAC at replacement cost</li> <li>Transfer and reconstruction grants respectively of BDT 8,000.00 and BDT 9,800.00</li> <li>Owner allowed to take all salvageable materials free of cost</li> </ul>
7. Loss of physical cultural resources (PCR) and common property resources (CPRs) structures (a) with or (b) without title to land	<p>(a) Legal owners (or registered committees) identified by DC in the process of CCL payment.</p> <p>(b) Socially recognized owners of structures built on the RoW as identified during census and verified by JVC</p>	<p>(a) CCL by DC to legal owners, plus the difference between CCL and RC of structure as determined by PVAC.</p> <ul style="list-style-type: none"> <li>Transfer grant of BDT 16,000.00 for the relocation of structure;</li> <li>Dismantling and reconstruction cash assistance BDT 10,000.00; and</li> <li>Allowed to take all salvageable materials free of cost.</li> </ul> <p>OR</p> <p>(b) RC for structure as determined by PVAC</p> <ul style="list-style-type: none"> <li>Transfer grant of BDT 16,000.00 for the relocation of structure</li> <li>Reconstruction grant of BDT 10,000.00</li> <li>Owner(s) allowed to take all salvageable materials free of cost</li> </ul>
8. (a) Loss of trees with title to land; and (b) owner of trees on public land or lessees	<ul style="list-style-type: none"> <li>Legal owner as identified by DC.</li> <li>Socially recognised owners of trees grown on public or other land, as identified by census.</li> <li>Owners of trees such as Forest Department, Zilla Parishad, Society, Union Parishad, Lessee on public land.</li> </ul>	<p>(a) Timber trees and bamboos: CCL by DC for those with title to land and difference between CCL and RC as determined by PVAC.</p> <ul style="list-style-type: none"> <li>For fruit trees: CCL by DC for those with title to land and difference between CCL and RC as determined by PVAC.</li> </ul> <p>OR</p> <p>(b) Timber trees and bamboos: Compensation for lost trees as per DOF rates to be determined by PVAC at RC for those w/o title to land.</p> <ul style="list-style-type: none"> <li>For fruit trees: compensation for lost trees as per DOF rates to be determined by PVAC at RC for those w/o title to land.</li> <li>Owner of trees (in both cases) will be allowed to fell and take the trees free of cost</li> </ul>
9. Loss of standing crops/fish stock with (a) title to land and (b) without title to land.	<p>(a) Legal owner/ cultivators as identified in joint verification by DC and BR.</p> <p>(b) socially recognised users of land identified during census and validated by JVC</p>	<p>(a) CCL for crops by DC for those with titles and difference between CCL and RC as determined by PVA; OR</p> <p>(b) compensations for crops/fish stock at RC to be determined by PVAC for those without title.</p> <ul style="list-style-type: none"> <li>Owners/Users will be allowed to take crops and fish stock (within BR declared deadline)</li> </ul>
10. Loss of fruit production (due to loss of fruit trees).	<p>(a) Legal owner/ cultivators as identified in joint verification by DC and BR.</p> <p>(b) socially recognised users of land identified during census and</p>	As mentioned in entitlement measure # 8, RC of fruit production for 3 years.

Category of Losses	Persons Entitled	Entitlements
	validated by JVC	
<b>11. Loss of leased or mortgaged agricultural land or ponds and commercial land</b>	<ul style="list-style-type: none"> <li>Agricultural and commercial plot owner(s) on the Project RoW.</li> <li>Titled and non-titled leaseholders/ licensees/share croppers</li> </ul>	<ul style="list-style-type: none"> <li>CCL as per law for those with registered contracts/lease OR</li> <li>Cash grant of BDT 5,200.00 and BDT 4,600.00 will be paid to the non-titled share croppers, licensees and lessees of agricultural land, and pond respectively by the Project through INGO.</li> <li>In both cases, the cultivator will be allowed to take the crops/fish free of costs within the BR declared deadline.</li> </ul>
<b>12. Loss of income from dismantled commercial and business premises</b>	Any proprietor or businessman or artisan operating in premises, at the time of issuance of notice and/or identified by census.	Cash grant of BDT 30,000.00 for loss of business income by affected trader (based on average monthly income of BDT 10,000.00 for 3 months)
<b>13. Loss of income (wage earners in agricultural, small business and industry; excluding owners or employers)</b>	Regular employees/wage earners affected by the acquisition as identified by census.	Cash grant of BDT 19,500.00 (equivalent to 3 months average income)
<b>14. Loss of income from rented-out Residential and commercial premises</b>	Legal owner of the rented-out premises as identified by census.	Grant for loss of rental income equivalent to Rental assistance for rented residential and commercial structures of BDT 3,000 (equivalent to 2 months rental income.
<b>15. Rental assistance for renters in order to support them finding alternative place to rent</b>	Tenants in rented structures as identified by census.	<ul style="list-style-type: none"> <li>Rental assistance for both residential and commercial tenants of BDT 6,000.00 (equivalent to 4 month rent).</li> <li>Moving grant of 1,500.00</li> </ul>
<b>16. Reconnection of utilities (gas, electricity, telephone, water, sewage, etc.)</b>	Legal subscriber as identified by DC (Eligible only when the affected households can submit evidence of past connections/bills/receipt)	Cash grant for new utilities connection will be provided by BR: (a) Gas connection = BDT 12,000.00; (b) Electricity connection = BDT 7,000.00; (c) Telephone connection = BDT 5,000.00; (d) Water connection = BDT 5,000.00; (e) Sewage connection = BDT 5,000.00.
<b>17. Assistance to vulnerable households</b>	Households under the poverty level and whose head of household are elderly, disabled and very poor	BDT 8,200.00 as one time grant in addition to other compensations
<b>18. Assistance to poor female-headed households</b>	Households headed by women and under the poverty level.	BDT 10,000.00 as one time grant in addition to other compensations
<b>19. Livelihood improvement programme</b>	One member of each vulnerable household as well as households losing 10% over of their total income.	<ul style="list-style-type: none"> <li>Cost of programme implementation (as separate line in budget summary Table 10.1).</li> <li>BDT 16,000.00 to be provided as “seed grant” to each trained member for investment</li> </ul>
<b>20. Personal finance management programme</b>	All households losing structure/trees/crops/ land.	Cost of programme implementation (estimated at BDT 3,000.00/household).

Category of Losses	Persons Entitled	Entitlements
<b>21. Assistance in identifying available land/space/structure to rent or buy</b>	All households losing their homestead or business structure or rented structure.	Cost of programme implementation (as separate line in budget summary Table 10.1).
<b>22. Unforeseen adverse impacts</b>	Households/persons affected by any unforeseen impact identified during RP implementation – for instance, any Project induced impacts	Compensations/allowance and assistance depending on type of loss will follow entitlement matrix
<b>23. Temporary impact during construction</b>	Households/persons and/or community affected by construction impacts	<ul style="list-style-type: none"> <li>The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of borrow materials as per entitlement matrix (see entitlement measure # 1).</li> <li>All temporary use of lands outside proposed RoW to be through written approval of the land owner and contractor.</li> <li>Land will be returned to owner rehabilitated to original preferably better standard.</li> </ul>

## G. Relocation of Housing and Settlements

16. The households who will be physically relocated are either titled homestead/business owners, informal settlers (squatters) on BR land and renters. Most of the affected structures in urban centres tend to be businesses and in rural areas homesteads.
17. A large majority of the affected households (95%) stated their preference to remain in their current location in order to continue their present occupations. When asked about modalities for compensation, the survey shows that 73% of households would opt for cash compensation. 20 percent (mostly private land owners) expressed their preferences for land for land.
18. The relocation of scattered homesteads in rural areas along a 72 km linear stretch is not pragmatic as it would imply concentrating the households in a few identified locations or resettlement sites that would be away from their existing source of livelihood (farming). Most of the landowners will not lose any substantial amount of land due to linear acquisition and will be able to relocate on their residual land. As per the entitlement matrix, land titleholders will receive on average BDT 6,301,383 (USD 81,098.88) per household as compensation, which is believed to be sufficient to rent or buy alternative plots. Non-title holders losing a homestead in rural sections will either relocate on BR land, which is a typical practice as evident in the Tongi-Bhairab Double Line Project, or rent within proximity. According to the rental availability and affordability survey, space and structures to rent in rural areas are readily affordable and accessible.
19. There is limited availability of BR land close to the stations in urban areas that would be sufficient to relocate affected households. Acquiring land from private owners for resettlement is not a pragmatic option, as this would affect another new set of people in a cyclical way. Moreover, the rental availability and affordability survey confirmed that most squatters in urban areas, who represent over 50% of the affected business owners, would not lose their homesteads, as they already own a house (60%) or are renting in town. Their income depends on being in the city and close to the stations. The survey also indicates that while rent from private individuals is affordable in urban centres (from BDT 750.00-1,500.00/month) it is not widely available.

20. It is believed that the compensations, allowances and assistance measures proposed under this RP are sufficient to enable affected households to secure alternative spaces for their homesteads and businesses. The cash option for titled owners as well as informal settlers is very attractive. Firstly, households losing a primary structure (both titled and non-titled holders) will receive an estimated BDT 781,209 (USD 10,054.17), which represents 13 times the average annual income and is more than sufficient to cover several years of rent. As for renters, who will not be compensated for the structure; will receive the equivalent of four-month rent, which is sufficient time for them to find an alternative option. This should address the question of affordability of renting space in urban centres.
21. As for the availability issue, the INGO will assist all affected households losing land or structure (or rented structure) in identifying and securing an alternative space to rent or buy. One of its tasks will be to establish a list of available plots and structures to rent or buy and support the affected household with legal documentation and in negotiations. Assistance from the INGO was explicitly sought by the affected households as demonstrated by the survey (requested by over 80% of those surveyed). Furthermore, under the RP, BR will consider giving priority in re-allocating leases to former leaseholders and affected businesses after modernisation of the station areas.

## H. Grievance Redress Mechanism

22. Grievance redress mechanism (GRM) is a locally based, formalised way of accepting, assessing, and resolving community complaints concerning the performance or behavior of the Project. A two-tier Grievance Redress Committees (GRCs) has been established in this Project to deal with all complaints related to RP implementation. The affected persons will be informed through consultations and FGDs during Project implementation. This will also be clearly outlined in the public information booklet, APs will be informed that they have a right to resolve any land acquisition related grievance or complaints they may have. Grievances will be settled with their full representation in GRCs constituted by the Ministry of Railways with representatives from the Executing Agency (BR), the Implementing NGO (INGO) engaged for RP implementation, LGI representative (2) including one representative of the affected community. The APs will call upon the support of INGO to assist them in presenting their grievances to the GRCs. GRCs will review grievances involving all social, resettlement and environmental issues related to Project implementation. Grievances will be redressed within a month from the date of lodging the complaints.

## I. Resettlement Cost and Budget

23. The total estimated budget for implementation of the Resettlement Plan is BDT **4,418.83.00** million (**USD 56.87 million**). Table C provides a summary of the LAR costs. Details are available in Chapter 10.

**Table C: Costs and Budget – Summary**

Breakdown of Total Cost for LA and Resettlement for Project			
Sl. No.	Head of Budget	Million BDT	Million USD
<b>1. Land Acquisition Cost</b>			
A	Compensation for land (CCL and additional top-up)	2,738.52	35.24
B	Compensation for Primary Structures and Secondary Structures	553.06	7.12
C	Compensation for Trees	80.49	1.04
D	Compensation for Crop Production	2.10	0.03

Breakdown of Total Cost for LA and Resettlement for Project			
Sl. No.	Head of Budget	Million BDT	Million USD
E	Compensation for Fish Stock	2.00	0.03
F	Other Resettlement Benefits/Allowance and Grants	80.91	1.04
G	Income Generation and Livelihood Restoration	9.84	0.13
H	Assistance in identifying space to rent/buy	5.50	0.07
I	Cost of NGOs for carry out Income Generation and Livelihood Restoration Programme (ILRP) and Capacity Building & Training of Officials of EA	15.00	0.19
J	RP implementing NGO Operation cost for RP Implementing Agency/INGO (LS)	50.00	0.64
K	RP External Monitoring NGO/Agency	7.00	0.09
L	Relocation of three PCRs	4.70	0.06
M	Compensation and rehabilitation assistance to informal settlers on land near Rail Bhaban for construction of a new building under this Project	468.00	6.02
	<b>Sub Total</b>	<b>4,017.12</b>	<b>51.70</b>
N	Contingency @10%	401.71	5.17
<b>Total Estimated Budget</b>		<b>4,418.83</b>	<b>56.87</b>

**Table D: Detailed Breakdown Cost and Estimates**

Sl. No	Description	Unit	Quantity	Rate (Taka)	Total Amount (Taka)	Total Amount (MillionTaka)
<b>A</b>	<b>Land Acquisition</b>					
A.1	Price of Land	Acre	92.30	29,668,530.71	2,738,521,092.00	2,738.52
A.2	Price of Primary Structure	Sft.	606,513.00	852.80	517,233,618.00	517.23
A.3	Price of Secondary Structure	LS			35,825,662.00	35.83
A.4	Price of Trees on Private Land	No.	19,652.00	2,512.97	49,384,794.00	49.38
A.5	Price of Trees on GoB. Land	No.	35,690.00	871.67	31,109,772.00	31.11
A.6	Price of Crops	Dec.	5,246.00	400.00	2,098,400.00	2.10
A.7	Compensation for Fish Stock	Dec.	1,997.90	1,000.00	1,997,900.00	2.00
	<b>Total of A.1 to A.10</b>				<b>3,376,171,238.00</b>	<b>3,376.17</b>
	Contingency @10%				337,617,123.80	337.62
	<b>Sub-Total-A : Total Cost of Land Acquisition</b>				<b>3,713,788,361.80</b>	<b>3,713.79</b>
<b>B</b>	<b>Resettlement Allowance and Grants</b>					
B.1	Transfer Grant per affected titled and non-titled Residential and Commercial Structures	No.	1,763	8,000	14,104,000.00	14.10
B.2	Special Grant per affected Community Property (PCR & CPR) Structures	No.	49	16,000	784,000.00	0.78
B.3	Reconstruction Grant per affected titled and non- titled Residential and Commercial Structures	No.	1,190	9,800	11,662,000.00	11.66

Sl. No	Description	Unit	Quantity	Rate (Taka)	Total Amount (Taka)	Total Amount (MillionTaka)
B.4	One time moving grant for tenants	No.	573	3,000	1,719,000.00	1.72
B.5	Rental Assistance for both residential and commercial tenants	No.	574	6,000	3,444,000.00	3.44
B.6	Grant for loss of rental income to the legal owner for rented residential & commercial structures	No.	574	3,000	1,722,000.00	1.72
B.7	Re-connection of Gas supply services	No.	14	12,000	168,000.00	0.17
B.8	Re-connection of Electricity supply services	No.	500	7,000	3,500,000.00	3.50
B.9	Re-connection of Water supply services	No.	408	5,000	2,040,000.00	2.04
B.10	Re-connection of Telephone services(approximate)	L.S	85	5,000	425,000.00	0.43
B.11	Re-connection of sewerage services	No.	500	5,000	2,500,000.00	2.50
B.12	Assistance to vulnerable households or households with disabled/ handicapped/ elderly/very poor	No.	404	8,200	3,312,800.00	3.31
B.13	Assistance to Female headed households under the poverty level	No.	74	10,000	740,000.00	0.74
B.14	Grant for Loss of business Income by affected trader	No.	507	30,000	15,210,000.00	15.21
B.15	Grant for loss of regular wage income for labours and employees	No.	464	19,500	9,048,000.00	9.05
B.16	Grant for loss of income from agricultural land to non-titled share croppers, licensees and lessees	No.	34	5,200	176,800.00	0.18
B.17	Grant for loss of income from pond/water bodies to non-titled licensees and lessees	No.	145	4,600	667,000.00	0.67
B.18	Grant for loss of fruit production to the legal owners (Price of total fruit trees)	LS			10,110,203.00	10.11
B.19	Assistance in identifying space to rent/buy	L.S			5,500,000.00	5.50
B.20	Relocation of three PCRs	L.S			4,700,000.00	4.70
B.21	Compensation and rehabilitation assistance to informal settlers on land near Rail Bhaban for construction of a new building under this project	L.S			468,000,000.00	468.00
	<b>Total of B.1 to B.21</b>				559,532,803.00	559.53
	Contingency @10%				55,953,280.30	55.95
	<b>Sub-Total-B : Total Cost of Resettlement Allowance and Grants</b>				615,486,083.30	615.49
<b>C</b>	<b>Income Generation and Restoration</b>					
C.1	Income Generation and Livelihood Restoration	L.S			9,840,000.00	9.84



Sl. No	Description	Unit	Quantity	Rate (Taka)	Total Amount (Taka)	Total Amount (Million Taka)
C.2	Cost of NGOs for carry out Income Generation and Livelihood Restoration Programme (ILRP) & Capacity Building and Training of Officials of EA	L.S			15,000,000.00	15.00
	<b>Total of C.1 to C.2</b>				24,840,000.00	24.84
	Contingency @10%				2,484,000.00	2.48
	<b>Sub-Total-C : Total ( ILRP Costs)</b>				27,324,000.00	27.32
<b>D</b>	<b>Administrative Cost</b>					
D.1	Operation cost for RP Implementing Agency/ INGO (LS)	L.S			50,000,000.00	50.00
D.2	RP External Monitoring NGO/Agency	L.S			7,000,000.00	7.00
	<b>Total of D.1 to D.2</b>				57,000,000.00	57.00
	Contingency @10%				5,700,000.00	5.70
	<b>Sub-Total-D: Total Administrative Cost</b>				62,700,000.00	62.70
	<b>Total Estimated Cost (A+B+C+D)</b>				<b>4,419,298,445.10</b>	<b>4,419.30</b>

24. This budget includes compensation for land, structures, trees, standing crops and fish, along with other resettlement benefits. A provisional lump sum has been kept in the budget (i.e., M) for payment of compensation and rehabilitation assistance for squatters to be affected by the construction of the Engineers Main Office for the Project in Dhaka near the current BR headquarters (more in Chapter 1). Provision of contingency costs (10%) has also been calculated and incorporated in this budget to meet unforeseen expenses during RP implementation. The RP budget further includes capacity building of the Executive Agency (BR), the operational cost for the INGO and training cost of income generating activities for vulnerable households. INGO will review and adjust the budget further in consultation with BR prior to Project implementation. This budget is indicative of outlays for different expenditure categories assessed by census and IoL survey (May-June 2013, Feb 2014, December 2014 and January 2015) for physical assets and estimates of land for acquisition. These costs will be updated and adjusted once the land acquisition boundaries will be finalised and the Government adopts a price of land and other assets based on recommendations of the PVAC for replacement cost prior to implementation.

## J. Institutional Arrangements for RP Implementation

25. BR will establish a Project Implementation Unit (PIU) for the implementation of the Project in which a resettlement unit (RU) will be set up for RP implementation. The PIU will be headed by the General Manager/Project Director (PD) and the RU by an Additional Chief Engineer (ACE). The PD will engage a non-governmental organisation (INGO) to assist the RU in the implementation of the RP. The INGO will assist the RU in disbursing compensation and resettlement benefits to the Project affected persons as will be responsible for elaborating and conducting the livelihood restoration programme, as well as key activities related to the implementation of the gender action plan that has been designed for the Project and which purpose goes beyond this RP. BR will ensure land acquisition with assistance from Deputy Commissioners of Brahmanbaria and Comilla. Besides, the Ministry of Railways will form various teams/committees such as Property Valuation Advisory Committee



(PVAC), and Grievance Redress Committee (GRC) and JVC with representatives of BR, DC, LGI and APs for ensuring stakeholder participation and upholding the interest of the vulnerable APs.

## **K. Monitoring and Evaluation**

26. BR will set up under DD (Resettlement) a Monitoring and Evaluation (M&E) system for collecting and analysing information on RP implementation in a systematic and continuous process and for identifying the constraint of the process. A multi-level monitoring system has been established that includes both internal and external members to provide feedback to the PIU as well as to assess the effectiveness of the RP implementation. Internal monitoring will be carried out by the RU and while external monitoring will be carried out by the Project Supervision Consultants. ADB will also monitor RP implementation activities during periodic mission. The monitoring reports will be accessible to stakeholders and posted in Project website.

# 1 Description of the Project

## 1.1 Project Background

27. The Akhaura-Laksam Double Track Project (the Project) will bring efficiency in railway operation and enhance the line capacity significantly from the current 31 train pairs per day to around 72 train pairs per day. Further, the upgrading under the Project, particularly the existing loops will also permit the operation of longer trains, making better utilisation of the available train slots. The Project alignment between Akhaura and Laksam is shown in Figure 1.1. Bangladesh Railway (BR) under the Ministry of Railways (MoR), is the executing agency (EA) of this Project.
28. The Project has been developed under the framework of the Regional Cooperation and Integration Project (RCIP) designed to develop Sub-Regional and Trans-Asian Railway (TAR) connectivity as well as improving the communication system between and among the South Asian and other Asian countries with Bangladesh. The overall objectives of RCIP are to (i) promote economic cooperation and (ii) internal efficiency and effectiveness of the transport sector.

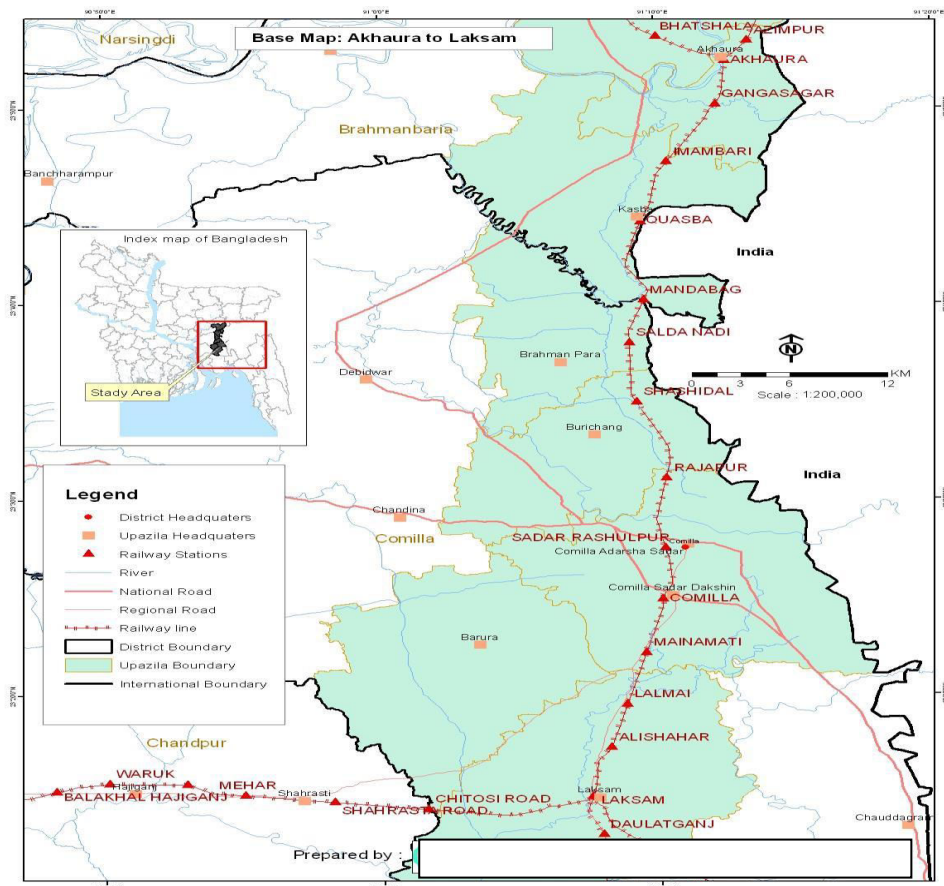


Figure 1.1: Location of the Project Alignment between Akhaura and Laksam

## 1.2 Project Components

29. The existing Akhaura to Laksam single railway line was built on land acquired in the 1890s. The embankment along single railway line can largely accommodate a second line with additional acquisition for land for doubling, including provisions for dual gauge tracks, new bridges and culverts, modifications to stations or construction of new stations and diversions where necessary. The total length of the proposed strip is 72 km with variable width of 30 m to 100 m, depending on embankment heights, bridges and stations. In addition to construction of the double line, the Project includes the following components:
- a. Construction of 59 (fifty nine) new bridges and culverts; this also includes 13 major bridges (more than 40 ft);
  - b. Eleven new stations will be built replacing existing stations within the same station complex;
  - c. Improving access at 2 existing stations (Comilla and Akhaura) by construction of foot-over-bridges (FoB) and ramps;
  - d. Construction of Engineers Main Office Building for the Project in Dhaka (close to BR headquarters building).<sup>1</sup>
30. In addition to affected titled owners, the proposed Project interventions will cause displacement of largely informal settlers/squatters (residential and commercial/shops), tenants and encroachers from BR land and in and around station areas with adverse impacts on their assets and livelihoods.

## 1.3 Measures to Minimise Impacts

31. The Project considered many technical options in order to reduce land acquisition and minimise possible adverse impacts. For example,
- i. Out of total required area of around 320 ha, only 37.38 ha (11.7%) of area will be acquired for Project implementation; the remainder is BR land;
  - ii. The section from Gangasagar Railway Station to Akhaura was re-designed to avoid a major market and settlement, including an old temple. As a result, the overall impact of the Project was significantly reduced;
  - iii. The reconstruction and modernisation of the stations were designed as much as possible within the available BR land. As a result, land acquisition was reduced during the design phase; and
  - iv. Access roads to some stations were re-designed through further field inspections to reduce land acquisition and minimise impacts.
32. During Project implementation, the Project will make further efforts to minimise Project impacts and disruptions as much as possible.

## 1.4 Purposes of Resettlement Plan

33. The purpose of the RP is to mitigate, compensate and re-establish the lives and livelihoods of the affected persons and communities affected by the Project. The RP is based on GoB laws/legal framework for land acquisition and compensation payments. It also complies with the ADB SPS/Involuntary Resettlement Safeguards and EIB Standard 6 - Involuntary Resettlement and other relevant guidelines<sup>2</sup> with

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<sup>1</sup> The land already belongs to BR; however, there are several run down railway staff quarters and many squatters/shops on the railway land. These temporary shops and settlements have to be removed and rehabilitated. An initial assessment has already been carried out; however, a full census and IOL will be prepared soon and an addendum to the RP will be submitted in due course. A lump sum budget has already been included to cover compensation and rehabilitation assistance as per the Project entitlement matrix.

<sup>2</sup> EIB Standard 5 Cultural Heritage; Standard 7 Rights and Interests of Vulnerable Groups; and Standard 10 Stakeholders Engagement. Environmental and Social Handbook, 2014.

Project- specific provisions for replacement value for assets acquired, assistance for relocation and construction of houses, livelihood restoration and other allowance for vulnerable groups so that those affected can maintain and/or improve their pre-Project standard of living. The compensation rates assessed and the resettlement assistance and benefits to be provided under the RP will help the affected households and businesses to re- establish themselves in post-relocation period. Special attention has been given to non-titled affected squatters/informal settlers, shops and business owners on BR land along the alignment and in and around the station areas to support their relocation and safeguard their livelihoods. The RP implementation NGO (INGO) will further assist in the relocation and rehabilitation processes.

## 1.5 Methodology

34. For the purpose of social survey/census, the alignment from Akhaura–Laksam was divided into three sections, namely (i) Laksam–Comilla, (ii) Comilla–Salda Nadi, and (iii) Salda Nadi–Akhaura (see Table 1.1)

**Table 1.1: Survey Sections by Chainage and Length**

Section	Chainage	Length (km)
Laksam-Comilla	130+625 to 155+000	24.375
Comilla-Salda Nadi	155+000 to 174+500	19.500
Salda Nadi-Akhaura	174+500 to 202+700	28.200

35. The data/tables in the RP are presented accordingly. The base maps of three sections are presented in Annex 1 (Map A1.1, Map A1.2 and Map A1.3).
36. In preparing the RP a participatory approach was followed for collecting data and information. The tools and techniques used include (i) census of affected households (100%); (ii) sample socio-economic survey (SES) of 20% affected households; (iii) property valuation survey (PVS); (iv) stakeholder consultation meetings (SCMs); and (v) focus group discussions (FGDs). Besides, the house/structure marking along with video filming was done also. Finally, a rapid assessment and four FGDs were conducted (7-10 May 2014) among the squatters and informal settlers in three major station areas.
37. Additional surveys were carried out in Akhaura, Comilla and Laksam station areas in February-March 2014 to assess the availability and affordability of commercial/residential spaces or accommodation for the informal settlers.
38. Initially BR land area was calculated based on mouza maps and assumed BR Right of Way, based on field visits. The revised area is based on land records of civil land authorities. In fact additional land acquisition has been reduced. Finally, in view of reduced land acquisition proposal, field-level surveys and verifications were conducted in December 2014 and January 2015 to identify and exclude the plots that will not be affected as per the LAP. Some adjustments in station areas were recorded having impacts on an additional 21.05 ha railway land involving squatters/informal settlers, railway colonies and buildings. Landowners not affected by the revised LAP have been dropped from the IOL. As a result, the overall impacts have now been minimised. In total, 211 non-titled households increased in the updated RP, while the number of titled households reduced by 87 HHs. Table 1.2 provides a full list of survey activities carried out for preparing the RP and the present revision.

**Table 1.2: Methods Used in RP Preparation and Revisions**

Sl. No.	Methods
1	Household/Unit level census – conducted in 2012-2013
2	Socioeconomic sample survey – conducted 2012-2013
3	Property valuation survey – conducted 2012-13
4	Stakeholder consultation meetings held in 2012-13
5	Focus Group Discussions – held in 2012-2013
6	Rapid Assessment Surveys in Station Areas conducted in 2014
7	Field Survey and verifications after LAP – conducted in December 2014/January 2015

39. Structured questionnaires and checklists were used for collecting data/information. A team of experienced professionals along with a number of field staff was engaged in conducting these surveys and consultations following the offset data and profile drawings provided by the design consultants. The tasks are further briefly explained.

### **Census and Inventory of Losses (IoL) Survey**

40. Census and IoL survey was conducted for all affected households, shops, irrespective of title to the land including squatters, encroachers, vendors, tenants, wage labourer, etc. The enumerators visited house to house and collected information from the household head or his/her senior proxy. All of the affected entities such as land owners, structure owners, businessmen, tenants, pond owners, vendors, and community properties were covered by the census and IoL survey. Census and IoL survey was conducted thrice for this Project, once in May-June 2013, again in February 2014 and later in December 2014-January 2015, primarily due to changes in alignments to reduce and minimise impacts identified during the May-June 2013, and February 2014 surveys.

### **Socio-economic Survey (SES)**

41. Based on the census and IoL survey 20% of enumerated households were selected for conducting detailed SES. In this regard systematic random sampling technique was used in selecting households. The selected households/entities were informed in advance by the enumerators concern for ensuring their presence during the interview for SES.

### **Property Valuation Survey (PVS)**

42. PVS was conducted for the affected land, structures, trees and other properties by collecting information from knowledgeable persons of the affected mouzas within the Project areas. In this regard prices of the affected properties were collected from potential sellers and buyers, deed writers, religious leaders, school teachers, etc. At least five persons were interviewed in a mouza. Besides, Government property rates were collected from the Register Offices (for land), from the PWD (for structures) and from the Forest Department (for trees) concerned. More information on the valuation methodology is provided in Chapter 5 (also, see Annex 2 Property Valuation Report 2014).

### **Structure Marking and Video Filming**

43. All of the affected entities with their owner households were identified during the census survey conducted in May-June, 2013, February 2014 and December 2014-January 2015. Based on the 'number of census form' the individual household number was created. The household number was written with permanent ink (red colour) on the visible wall of the structure, where necessary live evidences were recorded through carrying out video filming. The video filming was done for preventing fraudulent claims by the structure owner(s) in future and to restrict policy abuse and influx of outsiders into the Project RoW for fraudulent claims. The

affected structure along with the household head or any members of the family were captured during video filming with name of household head with father's/husband's name and address.

### **Stakeholder Consultation Meeting (SCM)**

44. A two-fold SCM process was carried out simultaneously during the social survey. In this regard, the SCMs were conducted firstly with both the primary and secondary stakeholders and later, affected persons within the occupation and gender based groups were consulted through FGDs. Nine (9) SCMs were carried out at three sections of the Project area (a. Laksam–Comilla, b. Comilla–Salda Nadi and c. Salda Nadi- Akhaura). On the other hand, thirty FGDs were conducted at different locations of the Project areas with five different occupational/gender groups, e.g., businessmen/traders, farmers, day labourers, landless and women. During the consultation meetings and discussions, the cut-off date (commencement date of survey, e.g., May 02, 2013) was shared with the participants.

### **Rapid Assessment Surveys**

45. A rapid assessment survey was carried out in three station areas (Akhaura, Comilla and Laksam) in May 2014 to explore the availability of alternative rental spaces for businesses and/or accommodation for the affected squatters/informal settlers currently settled in and around major railway stations in urban areas. A total of 86 shops/business and residential unit were interviewed. In addition, four FGDs were conducted for collecting additional qualitative data on issues related to availability of alternatives rental space for business and housing. The findings have been used to revise and update the RP.

### **Field Level Survey and Verifications as per LAP**

46. A full survey team along with land surveyors was mobilized to identify households who will remain unaffected as per the LAP, discuss with the concerned households and to explain the reduced land acquisition and the positive benefits of these minimised impacts. Needless to say that those households who were dropped off from the IOL list were very happy. Informal consultation meetings with the communities further explained the processes involving the final field level verification and surveys.

### **Data Generation**

47. Filled-in survey questionnaires were sent to the RP Consultant's central office, Dhaka at the end of each week by the Field Supervisor concerned in coordination with the Field Coordinator for data coding and entry into the computer. The survey and data entry were conducted simultaneously. The Data Entry Operators under the guidance of Data Manager inserted the surveyed data into the computer system in a user-friendly menu-driven software. The entered data were analysed in MS Access and SPSS as well and auto generated in tabular form as per requirements of preparing the RP.



## 2 Scope of Land Acquisition and Resettlement

### 2.1 Scope of Land Acquisition

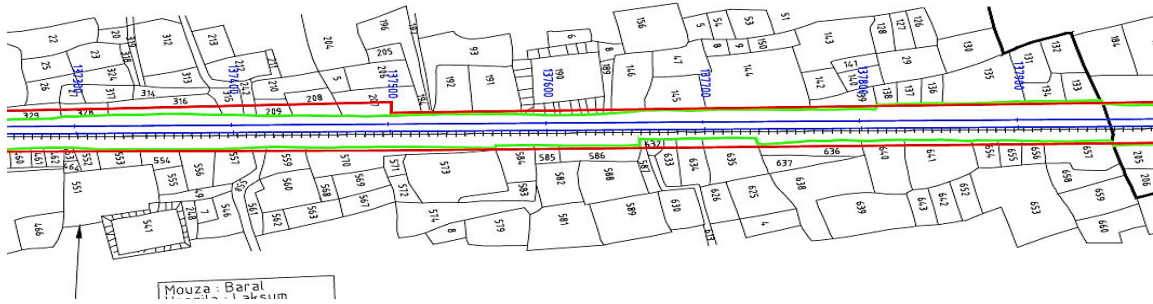
48. A total of 320 ha of land will be required for doubling the track. In this revised RP, the overall use of BR land has reduced by around 10 ha (from around 330 ha in RP/June 2014). Initially BR land area was calculated based on the mouza maps and assumed BR Right of Way, based on field visits. Revised area is based on land records of civil land authorities. In fact additional land acquisition has been reduced. The use of private land has reduced from 58.43 ha to 37.38 ha (Table 2.2). The use of Project-affected land was marked in the census and IoL survey. A major portion of the affected private land is located in the Salda Nadi-Akhaura section. In total, 211 (887-676) non-titled households increased in the updated survey compared to previous survey, while the number of titled households reduced by 87 (303-390) HHs (Table 2.3). Details of affected land, however, in the Project area by use and area coverage in ha are presented in Table 2.1.

**Table 2.1: Affected Land in the Project Areas by Use and Area Coverage (in ha)**

Land Use	Laksam–Comilla	Comilla-Salda Nadi	Salda Nadi-Akhaura	Total
Homestead	1.66	0.67	0.84	3.17
High land	0.23	0.49	0.23	0.95
Cropped land	6.09	6.05	3.61	15.75
Bamboo	0.07	0.00	0.02	0.09
Orchard	0.21	0.31	0.31	0.83
Pond	1.45	3.33	1.22	6.00
Wet land	0.03	0.53	0.10	0.66
Others (fallow, road, etc.)	0.71	0.28	8.93	9.92
<b>Total</b>	<b>10.45</b>	<b>11.66</b>	<b>15.27</b>	<b>37.38</b>

49. The land use types used in the table above are briefly defined here: (Homestead land: The homestead land refers to a piece of land where people are living by constructing residential structure; vitta/highland: The vitta/highland is above high flood level and suitable for construction of structure but structure is not yet constructed; Orchard: The orchard is same category of vitta/highland and used as fruit/timber tree garden; Cropped/arable (Nal) land: Agricultural land, which is used for crop production in once, twice, or thrice a year. Level of land is below the homestead, vitta or orchard; and Pond: A particular area of the land, which is surrounded by embankment/bund where water is found almost round the year. Fish is cultivated or even not cultivated; both are treated as pond based on characteristics of the land).
50. About 15.75 ha of the affected area is agricultural land (cropped land); of which 3.61 ha belong to the Salda Nadi–Akhaura section followed by Laksam–Comilla (6.09 ha) and Comilla-Salda Nadi (6.05 ha) sections of the Project area. A sample of the land acquisition profile is shown in Figure 2.1.
51. In this selected profile, the red line is the construction right-of-way (CRoW) while the green line is the boundary of BR land on the alignment. The two lines/tracks are presented in blue.





**Figure 2.1: Land Acquisition/RoW Profile**

52. Several plots are partially affected in this section. Table 2.2 provides an estimate of private and BR lands by sections in the Project. Less than 10% of the total requirements will be acquired for the Project and a little less than a half of the new acquisition (15.27 ha) is from Salda Nadi to Akhaura Section.

**Table 2.2: Land Required by Section for Construction of the Double Line**

Section	Location	Chainage	BR Land/ha	Private Land/ha	Total/ha
1	Laksam to Comilla	130+625 to 155+000	86.22	10.45	96.67
2	Comilla to Salda Nadi	155+000 to 174+500	79.98	11.92	91.90
3	Salda Nadi to Akhaura	174+500 to 202+700	126.18	15.01	141.19
	<b>Total</b>		<b>292.38</b>	<b>37.38</b>	<b>329.76</b>

## 2.2 Key Impacts of the Project

### 2.2.1 Summary

53. According to the census and IoL survey conducted in the Project area, 2,004 affected households/units will experience different types of losses (a full list of IoL is in Annex 3). From among 2,004 HHs/units 1,815 (1,763 HHs+52 units) require relocation. Out of 1,815 HHs/units 1,763 HHs include titled (303), non-titled (887) households and renters (573); and 52 units include CPR (49) and large-scale business (3). Physical relocation has increased in the updated RP compared to the previous survey due to increase of number of squatters. Table 2.3 presents a summary of the Project impacts. The details are discussed in the rest of the Chapter.

**Table 2.3: Project Impacts - Overview**

Sl. No.	Project Impacts	Total
1	Amount of land to be acquired (ha)	37.38
2	<b>Total number of households requiring relocation</b>	<b>1,815</b>
	Number of titled HHs losing res/com and other structures requiring relocation	303
	Number of squatters losing res/com and structures requiring relocation	887
	Number of renters (from squatters on BR land) losing res/com structures requiring relocation	573
	Number of CPRs requiring relocation	49
	Number of Large Scale Business (from titled, non-titled owners and renter) losing structures requiring relocation	3
3	Number of PCR not requiring relocation	3
4	Number of HH losing other structures	44
5	Number of HH losing land, trees and fish ponds only-no relocation required	713

Sl. No.	Project Impacts	Total
6	Number of HH losing over 10% of their income from land	454
7	<b>Total number of persons affected</b>	<b>9,626</b>
8	Number of trees affected	55,342

Source: Census & IOL survey, 2013, 2014 & 2015

54. There are three government buildings (including BR) in the Project alignment, which needs relocation and it will be arranged in consultation between the government institutions and BR. The institutions are as follows: Comilla City Corporation, Akhaura Khadda Gudam, Bangladesh Asahly Shisu Complex, and Bangladesh Railway. From among the government institutions, three are renters also.

### 2.3 Impacts by Categories of Affected Persons

55. Table 2.4 provides further breakdown of the impacts by (i) titled owners; (ii) renters from titled owners; (iii) squatters on BR land; and (iv) renters from squatters on BR land. The data provided in the table provides a clear insight in to nature of impacts, particularly those on BR land (962 units) and those renting from squatters (431 units) on BR land. Thus, about 53% of the affected units do not have titles.

It is observed that the private landowners have increased (698) in the updated RP compared to that (672) mentioned in the previous/original RP. Actually the number of titled landowners depends on their availability during survey, as in the case of agricultural land survey 100% owners are not covered. But during the latest survey some titled landowners were available and interviewed who were not interviewed during previous survey. Likewise, the number of commercial squatters has increased in updated RP due to increase of BR land, especially in the BR station areas like Akhaura station. However, it is evident from Table 2.4 that 2,004 titled (1,042) and non-titled (962) HHs/units and their renters from titled HHs/units (190) and non-titled HHs/units (431) are affected due to the Project. As such in total 2,625 (2,004+621) HHs/units and renters are directly and indirectly affected due to the Project.

**Table 2.4: Impacts by Categories of Affected Persons**

Category	Titled Owners	Renters (from Titled Owners)	Squatters on BR Land	Renters (from Squatters on BR Land)	Total
HH losing land	698	31	0	1	730
HH losing residential structure	224	48	461	117	850
HH losing commercial structures	49	85	357	239	730
HH losing both com. and residential structures	30	22	69	62	183
HH losing other structures	15	0	29	0	44
HH losing trees only	0	0	11	0	11
PCRs and CPRs	25	3	24	9	61
Government buildings	0	0	6	3	9
HH losing fishing ground	0	0	4	0	4
Large Scale Business	1	1	1	0	3
<b>Total</b>	<b>1,042</b>	<b>190</b>	<b>962</b>	<b>431</b>	<b>2,625</b>

Source: Census & IOL survey, 2013, 2014 & 2015

## 2.4 Access Roads to Stations

56. Of the total 11 stations along the alignment, seven (i.e., Gangasagar, Imambari, Quasba, Mandabag, Salda Nadi, Shashidal, and Rajapur) will be rebuilt replacing the existing buildings. In five of seven stations, a total of 350 m of improvements in the access roads outside the stations' construction right-of-way was initially envisaged. This would have resulted in affecting some roadside structures as confirmed by a survey conducted in March 2014. It was decided to review the access roads provisions. In April 5-6, 2014 a team of BR engineers and the Consultant undertook a joint site inspection of all the station locations, and revised the access roads provisions. The inspection led to redesigning the station areas and access ensuring that (a) existing access roads to the stations will be retained and not widened/expanded; and (b) no new access roads will be necessary. This was achieved in part by amending the siting of some station buildings to eliminate the need for new access roads for station access. This was conducted with the view of further reducing the impacts of the Project. As a result, there is no need for census and additional budget necessary for access roads in the Project.

## 2.5 Impacts by Various Categories of Losses

57. The disaggregated results identified that the household losing land only are 698, losing residential and other structures are 729 (685+44), losing commercial structures only are 406, losing residential cum commercial structures are 99, losing trees only are 11, and losing fish ground only are four. There are 52 affected PCRs/CPRs also. Details are presented in Table 2.5 below.

**Table 2.5: Households by Different Categories of Impact**

Type of Losses	Section			Total
	Laksam-Comilla	Comilla-Salda Nadi	Salda Nadi-Akhaura	
Loss of land only	182	241	275	698
Loss of residential structures	200	134	351	685
Loss of com/business structures	134	94	178	406
Loss of residence-cum-commercial structures	21	35	43	99
Loss of trees only	2	2	7	11
CPRs/PCRs	18	17	17	52
Government institutions	3	2	1	6
Loss of other structures	15	11	18	44
Loss of fishing ground		1	3	4
Medium to large business	1		1	2
<b>Total</b>	<b>576</b>	<b>534</b>	<b>894</b>	<b>2,004</b>

Source: Census & IOL survey, 2013, 2014 & 2015

## 2.6 Asset Inventory and Assessment of Losses

### 2.6.1 Ownership of Affected Households Losing Business and Community Structures

58. All the physically displaced households, shops, business enterprises and PCR structures are included. These structures are either private properties or Government or both, meaning that someone built his structure on his own land but extended his property - i.e., encroached on the adjacent BR/Government land. Table 2.6 shows distribution of households by type and ownership of structures and location.

59. In total 464 employees of business structures in the Project area will lose their jobs (12.72% of them are employed with the affected business for more than six months and 87.28% for less than six months). The number of employees losing job due to impacts on businesses is higher in the Comilla–Salda Nadi section. Table 2.6 shows the details.

**Table 2.6: Affected Households Losing Structures by Type**

Area	Residential			Commercial			Residential & commercial			CPR			PCR			Railway			Other's GoB. Organization			Others		
	Pvt.	Govt.	Both	Pvt.	Govt.	Both	Pvt.	Govt.	Both	Pvt.	Govt.	Both	Pvt.	Govt.	Both	Pvt.	Govt.	Both	Pvt.	Govt.	Both	Pvt.	Govt.	Both
Laksam-Comilla	35	132	33	22	108	4	2	17	2	5	10	2									3	2	11	2
Comilla-Salda Nadi	9	89	36	1	89	4	1	22	12	5	5	2			2		1				1	2	7	2
Salda Nadi-Akhaura	46	240	65	6	160	12	3	30	10	2	7	3		1							1	3	11	4
Total	90	461	134	29	357	20	6	69	24	12	22	7	0	1	2	0	1	0	0	0	5	7	29	8
%	13.14	67.3	19.56	7.14	87.93	4.93	6.06	69.7	24.24	29.27	53.66	17.07	0	33.33	66.67	0	100	0	0	0	100	15.91	65.91	18.18

Source: Census & IOL survey, 2013 & 2014

**Table 2.7: Number of Employees Affected by the Project**

Area	Total No. of Affected Employees		No. of Employees Working more than 6 Months		No. of Employees Working less than 6 Months	
	No.	%	No.	%	No.	%
Laksam-Comilla	166	35.78	16	27.12	150	37.04
Comilla-Salda Nadi	125	26.94	9	15.25	116	28.64
Salda Nadi-Akhaura	173	37.28	34	57.63	139	34.32
<b>Total</b>	<b>464</b>	<b>100.00</b>	<b>59</b>	<b>100.00</b>	<b>405</b>	<b>100.00</b>

Source: Census & IOL survey, 2013, 2014 & 2015

## 2.6.2 Category of Affected Physical Structures

60. Most of the affected dwellings and other physical structures in the Project areas have been identified, including community structures. Table 2.8 shows various types of primary structures that might be affected due to the Project (detailed categories of affected structures are presented in Annex 4: (Table A4.1). The majority of these structures (45.75%) will be affected in the Salda Nadi-Akhaura section. Details of the affected secondary structures are shown in Table 2.9, Table 2.10 and Table 2.11.

**Table 2.8: Primary Affected Structures**

Category of Structure	Unit	Laksam-Comilla		Comilla-Salda Nadi		Salda Nadi-Akhaura		Total	
		No.	Area	No.	Area	No.	Area	No.	Area
Total primary structures of titled & non-titled owners	sft	697	199,270	531	124,546	1164	268,423	2,392	592,239
Total primary structures of BR	sft	0	0	153	121,202	0	0	153	121,202
Total primary structure of other Govt. organisations	sft	3	860	0	0	3	13,464	6	14,324
Grand total	sft	700	200,130	684	245,748	1,167	281,887	2,551	727,765
Percentage (%)		27.44	27.50	26.81	33.77	45.75	38.73	100	100

Source: Census & IOL survey, 2013, 2014 & 2015

**Table 2.9: Secondary Affected Structures on Private Land**

Secondary Structure	Unit	Laksam-Comilla		Comilla-Salda Nadi		Salda Nadi-Akhaura		Total	
		No.	Area	No.	Area	No.	Area	No.	Area
Boundary wall (5")	rft	17	1,146	20	2,306	42	4,530	79	7,982
Tin boundary wall	rft	20	888	24	5,391	23	909	67	7,188
Grill	rft	6	52			1	260	7	312
Brick stair at pond	rft	1	20			1	26	2	46
Gas line	rft			1	50			1	50
Gate	rft	1	20			1	10	2	30
Boundary wall (10")	rft	1	72	3	325			4	397
Culvert	rft					1	12	1	12
Drain	rft			2	164			2	164
Tubewell	no.	50	50	63	69	165	179	278	298

Secondary Structure	Unit	Laksam-Comilla		Comilla-Salda Nadi		Salda Nadi-Akhaura		Total	
		No.	Area	No.	Area	No.	Area	No.	Area
Sanitary latrine	no.	38	76	50	75	69	84	157	235
Slab latrine	no.	87	91	48	58	143	149	278	298
Katcha latrine	no.	3	3	5	5	14	14	22	22
Shahid Minar	no.	1	1					1	1
Water pump	no.	4	4	16	20	8	9	28	33
Urinal Place	no.	1	2					1	2
Bakery Burner	no.			1	3			1	3
Deep tubewell	no.			1	1	1	1	2	2
Graveyard	no.			2	3			2	3
Pillar	no.					4	8	4	8
Mobile Tower	no.					1	1	1	1
Mosque Wash Room	no.	1	4					1	4
Water tank	cft	2	5,597	1	112	4	2,598	7	8,307

**Table 2.10: Secondary Affected Structures of BR**

Secondary Structure	Unit	Laksam-Comilla		Comilla-Salda Nadi		Salda Nadi-Akhaura		Total	
		No.	Area	No.	Area	No.	Area	No.	Area
Boundary wall (5")	rft			2	3,278			2	3,278
Gate	rft			1	15			1	15
Tubewell	no.			1	12			1	12
Sanitary latrine	no.			1	35			1	35
Pillar	no.			1	2			1	2

**Table 2.11: Secondary Affected Structures of other GoB Organisations**

Secondary Structure	Unit	Laksam-Comilla		Comilla-Salda Nadi		Salda Nadi-Akhaura		Total	
		No.	Area	No.	Area	No.	Area	No.	Area
Boundary wall (5")	rft	1	190	2	0	1	299	4	489
Tin boundary wall	rft	1	100	24	0	0	0	25	100
Sanitary latrine	no.	2	6	1	1	0	0	3	7

Source: Census & IOL survey, 2013, 2014 & 2015

### 2.6.3 Affected Agricultural Land

61. According to the Land Acquisition Plan, it is estimated that 37.38 ha of land will be acquired by the Project, of which 15.75 ha will be agricultural land. In the process of acquisition, if any plot of land so acquired becomes unviable (for example, if less than 10% remains) and if the owner(s) wants the same to be acquired, BR will acquire the entire plot and pay compensation as per the set entitlement in this Project.



## 2.6.4 Affected Trees and Crops

62. The Project will also require removal of trees of various sizes and species. The census and IoL survey found varieties of trees on both private and BR land. Different species of trees are divided into four categories by size viz., big, medium, small and sapling. There are 97 species of trees found in the Project areas: 37 species of fruit trees, 51 species of timber and seven (7) species of medicinal trees. Number of affected trees on private and BR land in the Project areas by type and size are presented in Annex 3. The highest number of trees/plants/bamboo (12,070) on private land is found in Salda Nadi–Akhaura section followed by Laksam-Comilla (4,236) and Comilla-Salda Nadi (3,346) sections, while those on BR/Government land are 26,343, 7,011 and 2,336, respectively (Annex 4: Table A4.2 and Table A4.3). Table 2.12 shows the aggregated number of trees found on both Government and private land.

**Table 2.12: Total Number of Affected Trees by Type, Size, Number on both Private and Government Land**

Categories of Trees	Name of Sections			Total
	Laksam-Comilla	Comilla-Salda Nadi	Salda Nadi-Akhaura	
Fruit	3,227	1,700	8,619	13,546
Percentage of fruit trees	23.82	12.55	63.63	100.00
Timber	4,223	2819	24,707	31,749
Percentage of timber trees	13.30	8.88	77.82	100.00
Medicinal	59	18	111	188
Percentage of medicinal trees	31.38	9.57	59.04	100.00
Banana	1,315	690	2,161	4,166
Percentage of banana plants	31.57	16.56	51.87	100.00
Bamboo	2,423	455	2815	5,693
Percentage of bamboo	42.56	7.99	49.45	100.00
<b>Grand total</b>	<b>11,247</b>	<b>5,682</b>	<b>38,413</b>	<b>55,342</b>
<b>Percentage of grand total</b>	<b>20.32</b>	<b>10.27</b>	<b>69.41</b>	<b>100.00</b>

Source: Census and IoL survey by 2013, 2014 & 2015

## 3 Socio-Economic Data and Profiles

### 3.1 Introduction

63. This chapter presents the socio-economic profile of the affected households. No ethnic minority or indigenous peoples are affected by the Project alignment. Socio-economic profiles of the affected households include demographic characteristics, income and expenditure status and poverty dimension. These are discussed in the following sections of this chapter.

### 3.2 Profile of the Affected Households

64. Table 3.1 presents both number of HHs and their population belongs to 1,947 HHs. There are 1,947 households (excluding CPR/PCR, and large scale business enterprises) with a total population of 9,626. The male population is higher than that of female. There are 54.55% males and 45.45% females as found in the household census. The average male-female ratio is 120 i.e., 120 males per 100 females which is higher than the national figure of 100.3 and significantly higher than that of Chittagong<sup>3</sup> Division of 96.1 (BBS 2011). The Comilla-Salda Nadi area has the highest sex ratio (123) and the Laksam-Comilla area has the lowest (118). The average household size is 4.94 (Table 3.1); it is also higher than the national household size of 4.50 (HIES 2010<sup>4</sup>). Area-wise distribution shows that the Salda Nadi-Akhaura area has a higher population and household size (respectively 4,663 and 5.33) while Laksam-Comilla and Comilla-Salda Nadi have a smaller population and household size. With the proximity of the Project site to Dhaka, male members remain away from home as temporary migrant workers to earn a living.

**Table 3.1: Area-wise Distribution of Households and Population**

Area	HH	Male		Female		Total Population		HH Size	Sex Ratio
	No.	No.	%	No.	%	No.	%		
Laksam-Comilla	554	1,369	54.17	1,158	45.83	2,527	100.00	4.56	100:118
Comilla-Salda Nadi	518	1,344	55.17	1,092	44.83	2,436	100.00	4.70	100:123
Salda Nadi-Akhaura	875	2,538	54.43	2,125	45.57	4,663	100.00	5.33	100:119
<b>Total</b>	<b>1,947</b>	<b>5,251</b>	<b>54.55</b>	<b>4,375</b>	<b>45.45</b>	<b>9,626</b>	<b>100.00</b>	<b>4.94</b>	<b>100:120</b>

Source: Household Census, 2013, 2014 & 2015

### 3.3 Distribution of Household Heads

65. The following table (Table 3.2) shows sex-wise distribution of household heads. It is observed from the table that the percentage of male headed households (88.65%) is higher than that of female headed households (11.35%). The Population and Housing Census of Bangladesh in 2011 and in 2001 found 15.6% and 13.8% female headed households in the country.

<sup>3</sup> In most cases, the data are compared with that of Chittagong Division only as the study area falls under that division.

<sup>4</sup> HIES 2010 refers to House hold Income and Expenditure Survey conducted by the Bangladesh Bureau of Statistics (BBS) in 2010.

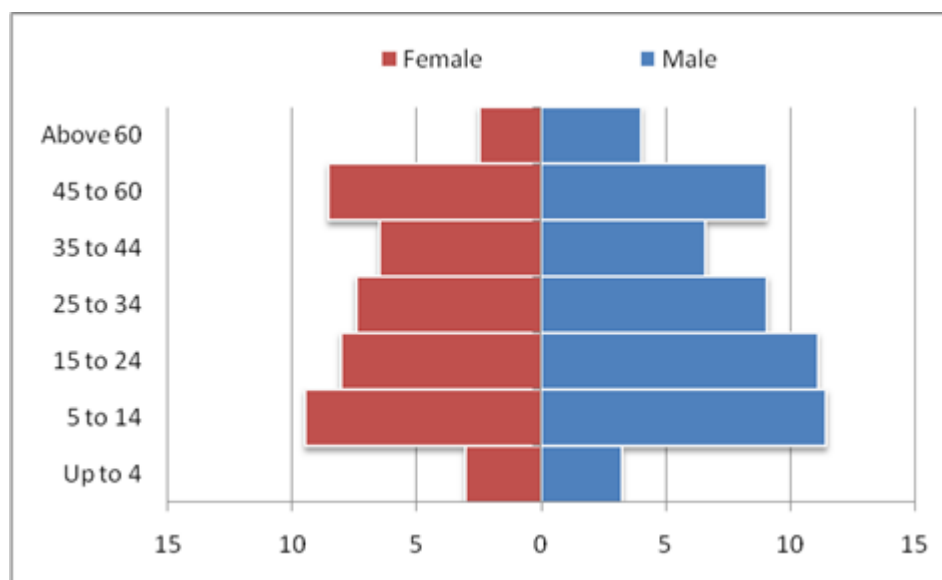
**Table 3.2: Sex-wise Distribution of Household Heads**

Type of household	Laksam-Comilla		Comilla-Salda Nadi		Salda Nadi-Akhaura		Total	
	No.	%	No.	%	No.	%	No.	%
Male headed	498	89.89	459	88.61	769	87.89	1,726	88.65
Female headed	56	10.11	59	11.39	106	12.11	221	11.35
<b>Total</b>	<b>554</b>	<b>100.00</b>	<b>518</b>	<b>100.00</b>	<b>875</b>	<b>100.00</b>	<b>1,947</b>	<b>100</b>

Source: Household Census, 2013, 2014 & 2015

### 3.4 Age Composition

66. The following figure (Figure 3.1) shows population distribution in the Project area on the basis of age composition. It shows that the highest section of the population constitutes the age category of 5 to 14 years (20.92%). The second highest category is 15 to 24 years (19.16%). In all of the age groups the number of males is higher than that of females.



Source: Household Census, 2013, 2014 & 2015

**Figure 3.1: Population Pyramid in the Project Area**

### 3.5 Dependence Ratio

67. Dependence ratio refers to the ratio of the dependent population (population aged 0-14 years and 60 years and over) to the working age population (population aged 15-59 years). The dependence ratio of total alignment is estimated as 50.76. The dependence ratio is highest in Salda Nadi-Akhaura section (53.64%) followed by Comilla-Salda Nadi (49.63%) and Laksam-Comilla (46.75%) sections (Table 3.3 and Figure 3.2).

**Table 3.3: Distribution of Population in Terms of Dependence Ratio**

Area	Total Population	Dependent Population	Probable Workforce
Project area	9,626	3,241	6,385
Laksam-Comilla	2,527	805	1,722
Comilla-Salda Nadi	2,436	808	1,628
Salda Nadi-Akhaura	4,663	1,628	3,035

Source: Household Census, 2013, 2014 & 2015

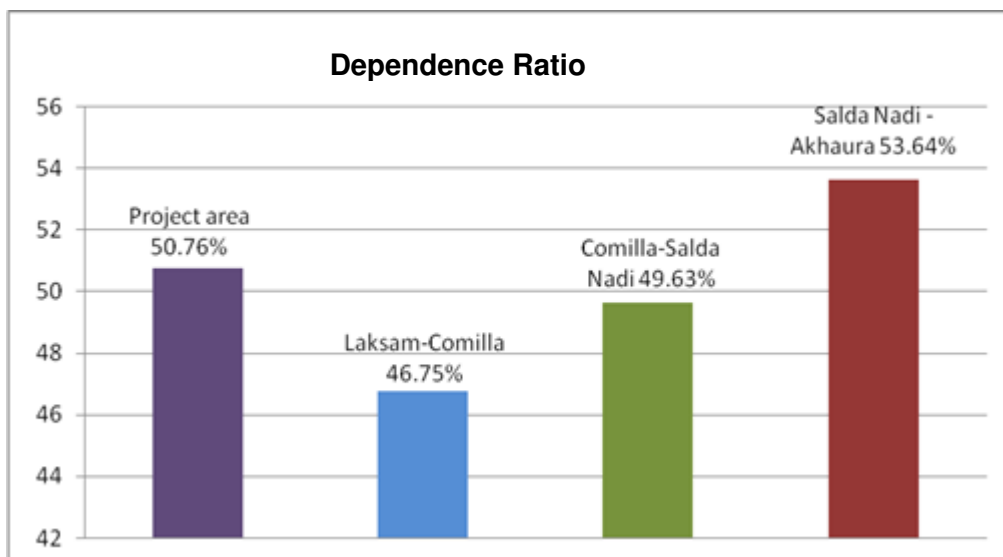
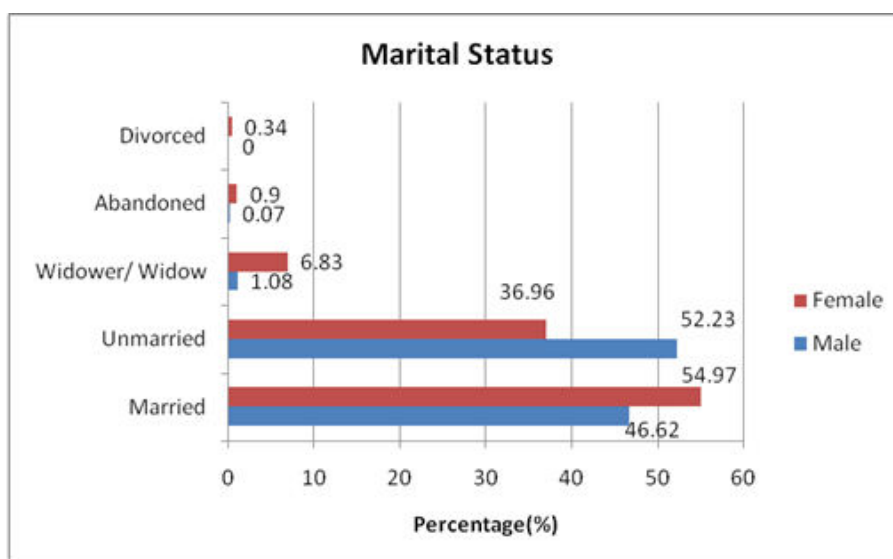


Figure 3.2: Dependence Ratio in the Project Area

### 3.6 Marital Status

68. The following figure (Figure 3.3) shows the marital status of population in the Project area. Irrespective of age group it is found that the rate of married people is higher than that of unmarried people. In the married category, the rate of unmarried males is higher than that of females. In the widow/widower category, the percentage of female is higher compared to that of male. The percentage of abandoned and divorced category is minimal compared to the rest of the categories.



Source: Household Census, 2013, 2014 & 2015

Figure 3.3: Marital Status in the Project Area

### 3.7 Household by Religion

69. The following table (Table 3.4) shows the distribution of households by religion category. It is found that Islam is the predominant religion in the Project area (95%). The percentage of Hinduism and Buddhism are minimal (4% and 1% respectively).

**Table 3.4: Affected Population by Religion**

Religion	Laksam-Comilla		Comilla-Salda Nadi		Salda Nadi-Akhaura		Total	
	Male	Female	Male	Female	Male	Female	Male	Female
	%	%	%	%	%	%	%	%
Islam	91.02	90.41	94.57	95.15	96.65	96.80	94.65	94.70
Hinduism	5.77	6.13	5.43	4.85	3.35	3.20	4.51	4.39
Buddhism	3.21	3.45	0.00	0.00	0.00	0.00	0.84	0.91
<b>Total</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>	<b>100.00</b>

Source: Household Census, 2013, 2014 & 2015

### 3.8 Education

70. Census findings of the Project area show that concentration of literate people is higher in primary (26.44%) and secondary levels – class six to ten (30.84%) and SSC or equivalent (11.93%); higher the levels of education lower the percentages of literate population. In all levels of education the percentages of males are higher than that of females. The rate of higher education is negligible in the Project area due to the lack of opportunity and lack of interest of the people. The illiteracy rate in the Project area, however, is lower i.e., only 18.8% are found as illiterate (Table 3.5). In Bangladesh, 42.1% of population aged seven years and above (BBS, 2011, HIES-2010) are illiterate.

**Table 3.5: Distribution of Affected Population (7 years & above) by Education Levels**

Education Level	Male		Female		Total	
	Number	%	Number	%	Number	%
Up to class five/Ebtedayee Madrasha	1,229	14.46	1018	11.98	2247	26.44
Class Six to Ten	1,340	15.77	1281	15.07	2621	30.84
SSC or Equivalent	613	7.21	401	4.72	1014	11.93
HSC or Equivalent	377	4.44	161	1.89	538	6.33
BA or Equivalent	255	3.00	81	0.95	336	3.95
MA or Equivalent	101	1.19	22	0.26	123	1.45
Hafez	20	0.24	3	0.04	23	0.27
Only can signature	441	5.19	485	5.71	926	10.90
Illiterate	277	3.26	394	4.64	671	7.90
<b>Total</b>	<b>4,653</b>	<b>54.75</b>	<b>3,846</b>	<b>45.25</b>	<b>8,499</b>	<b>100.00</b>

Source: Household Census, 2013, 2014 & 2015

### 3.9 Occupation

71. Considering occupational distribution, diverse occupational groups are found in the Project area. Major occupations of the household heads are business (33.38%) and farming (20.39%) and mostly of them are male. Other remarkable occupations are service, day labouring, and transportation. A few female heads are engaged with all of those occupations except transportation. About 3% male heads also work in abroad and they send remittance in their households. No female heads work in abroad and most of the female heads are housewives and engaged with household chores (Table 3.6).

**Table 3.6: Occupation of the Head of the Household**

Occupation	Male		Female		Total	
	No.	%	No.	%	No.	%
Farming	396	20.34	1	0.05	397	20.39
Transport work	99	5.08	0	0.00	99	5.08
Job in abroad	63	3.24	0	0.00	63	3.24
Service	174	8.94	6	0.31	180	9.24
Housewife	0	0.00	148	7.60	148	7.60
Self Employed	16	0.82	4	0.21	20	1.03
Business	639	32.82	11	0.56	650	33.38
Day labour ing	129	6.63	27	1.39	156	8.01
Technical Worker	38	1.95	0	0.00	38	1.95
Domestic Worker	23	1.18	6	0.31	29	1.49
Religious Leader	1	0.05	0	0.00	1	0.05
Unemployment	9	0.46	0	0.00	9	0.46
Student	7	0.36	0	0.00	7	0.36
Aged people/Retired	132	6.78	18	0.92	150	7.70
<b>Total</b>	<b>1,726</b>	<b>88.65</b>	<b>221</b>	<b>11.35</b>	<b>1,947</b>	<b>100.00</b>

Source: Household Census, 2013, 2014 & 2015

### 3.10 Income Status and Poverty Dimension

72. **Income:** A description has been presented earlier on occupation i.e., sources of income. This section describes the extent of income earned from the sources in the Project area. The highest income comes from business (23.4%) followed by pension/gratuity (11.8%), remittance (11.7%) and so on. The amounts of household income with ranges are presented in the Table 3.7.

**Table 3.7: Sources of Income (%)**

Sources of Income	Percentage of Income
Business	23.4
Pension/gratuity	11.8
Remittance	11.7
Service	7.4
Farming	7.2
Driving	5.1
House rent	4.5
Cobbler	4.5
Day labouring	4.1
Barber	3.8
Medical profession	3.8
Rickshaw puller	3.8
Masonry	3.5



Sources of Income	Percentage of Income
Mechanic	3.1
Carpentry	1.3
Teaching	0.9
Cottage Industry	0.9
<b>Total</b>	<b>100.0</b>

Source: Socio-economic Survey, 2013

73. Using the lower poverty line, it is found that per capita/per month income of the poor in Chittagong Division is BDT 1,259.46 and household income at that level is BDT 6,196.58 while at annual level it is up to BDT 74,359.00. On other hand, using the upper poverty line, per capita/per month income of the poor is found BDT 1,328.03 while household income at that level is BDT 6,533.92 and at annual level it is up to BDT 7,8407.00. Thus, it can be concluded that households whose annual income range is up to BDT 78,407 belong to the poorer category (both lower and upper poverty). In this context, it is observed that about 21.11% of households belong to the poorer category. On the other hand, about 78.89% of the total households belong to the above poverty line category (Table 3.8).

**Table 3.8: Annual Income Level of Household**

Income ranges (yearly)	Laksam-Comilla		Comilla-Salda Nadi		Salda Nadi-Akhaura		Total	
	No.	%	No.	%	No.	%	No.	%
Up to 74,359	102	18.41	140	27.03	162	18.51	404	20.75
74,360-78,407	0	0.00	3	0.58	4	0.46	7	0.36
78,408-100,000	63	11.37	97	18.73	98	11.20	258	13.25
100,001-120,000	82	14.80	88	16.99	136	15.54	306	15.72
Above 120,000	307	55.42	190	36.68	475	54.29	972	49.92
<b>Total</b>	<b>554</b>	<b>100.00</b>	<b>518</b>	<b>100.00</b>	<b>875</b>	<b>100.00</b>	<b>1947</b>	<b>100.00</b>

Source: Household Census, 2013, 2014 & 2015

74. **Loan:** The following table (Table 3.9) shows the amount of loan received by the local people from Government, non-Government, and private money lending agencies. On average, a total of BDT 2,957,942.00 was received by them as loan from those agencies. It shows that they received loan at various amount for various duration of time. Preference is given for choosing sources of loan on average duration of repayment. The higher the duration, the bigger the size of loan.

**Table 3.9: Source of Loan**

Name of the Area	Name of Source	Average Loan Size	Average Duration of Repayment (yr)
Laksam-Comilla	BRAC	30,000.00	1
	ASA	15,000.00	1
	Grameen Bank	57,916.67	1
	Local NGOs	17,500.00	1
	Private Bank	200,000.00	3
	Govt. Bank	2,000,000.00	5
Comilla-Salda Nadi	BRAC	252,222.23	2

Name of the Area	Name of Source	Average Loan Size	Average Duration of Repayment (yr)
	ASA	40,277.33	1
	Grameen Bank	66,044.44	1
	Local NGOs	42,130.00	1
	Govt. Bank	37,000.00	1
Salda Nadi-Akhaura	BRAC	125,909.09	1
	ASA	43,600.00	1
	Grameen Bank	44,400.00	1
	Local NGOs	50,833.33	1.75
	Private Bank	10,955.56	1
	Govt. Bank	60,000.00	1

### 3.11 Poverty and Gender Dynamics

75. By assessing income status it is found that 21% of the households belong to the poorer category. About 27 women work as day labourer followed by business (11), service (6) and domestic worker (6). According to survey data, the household income of the poor at lower poverty level is BDT 74,359.00. About 22% and 10% of the female-headed household (FHH) and male-headed household (MHH), respectively earn yearly income at lower poverty level. About 64% of FHHs have homestead land which is much higher than that of MHHs (48%) and about 27% MHHs have agricultural land which is higher than that of FHHs (18%). The gender analysis conducted in this Project examined the differences in women's and men's lives to understand social and economic inequity for women and its underlying causes, including provisions for income restoration, training and livelihoods programme for poorer women in this Project. Furthermore, the Project design has integrated gender-friendly features in the railway stations to be built under the Project.

### 3.12 Vulnerable Groups

76. Vulnerable households have been defined as (i) headed by single woman or woman with dependents and low incomes; (ii) headed by elderly/disabled people without means of support; (iii) households that are below the latest nationally defined poverty line iv) households of indigenous population or ethnic minority; and (v) households of low social group or caste. During the elaboration of the RP no indigenous population, ethnic minority or affected person of low social group or caste were identified. In all, there are 404 households listed under vulnerable groups (see Table 3.10). Of them, 74 are female-headed households. It needs mentioning here that vulnerable households (VHH) increases in updated RP (404 VHH) compared to that (274 VHH) in the original RP due to increase of the number of squatters. Although private land requirements have reduced but areas increased mostly in BR station areas, which increased the squatters/VHH.

**Table 3.10: List of Vulnerable Groups and Households**

Category	Type	Number
Female Headed HHs	Female HHs (income level up to BDT 74,359.00/year)	57
	Female & Disabled HHs (income level up to BDT 74,359.00/year)	2
	Elder Female HHs (income level up to BDT 74,359.00/year)	15
<b>Sub total</b>		<b>74</b>
Headed by elderly (60 year)	Elder male HHs (income level up to BDT 74,359.00/year)	61

Category	Type	Number
old) male-headed		
<b>Sub total</b>		<b>61</b>
Disabled HHs	Disabled male HHs (income level up to BDT 74,359.00/year)	2
<b>Sub total</b>		<b>2</b>
Households under poverty line (less than BDT 74,359.00/year)	Male HHs, under 60 (income level up to BDT 74,359.00/year)	<b>267</b>
<b>Total</b>		<b>404</b>

77. Those listed as vulnerable groups will receive special attention in relocation and benefit from Project implementation. The entitlement matrix has provision for one-time grants in addition to eligible compensation. Furthermore, there are provisions for training for income with seed grant money to each member of vulnerable households.

### 3.13 Informal Settlers

78. The survey identified 887 informal settlers (squatters) located on BR land (see Table 3.11). The number of squatters has increased in updated RP (887 compared to the number of 676 in original RP) due to increase of BR land. These impacts are mostly felt in the BR station areas, especially in the Akhaura station. Most of them (461 or 51.97%), however, will lose their residential structures in rural sections of the alignment. Another important portion of them will lose their commercial (357 or 40.25%) or commercial cum residential (69 or 7.78%) structures in urban areas, with major concentration in Akhaura, Comilla and Laksam station areas.

**Table 3.11: Squatters per Category**

Squatters on BR Land	No.
HH losing residential structure	461
HH losing commercial structures	357
HH losing both com. and residential structures	69
<b>Total</b>	<b>887</b>

79. A survey and FGD with squatters conducted in May 2014 (Rental availability and affordability survey, see Annex 10) concluded that informal settlers, and in particular commercial squatters, are not poor or vulnerable. Most of them (61%) own a house and 39% live in rented houses in town. For the ones who rent in town, the monthly rent ranges from 750.00 to 1,500.00 BDT a month. Overall, 40% of those interviewed have land and houses in their village homes despite their “illegal” status as shops and business owners on BR land. In addition, 76% of them have a monthly income over BDT 10,000.00, which is above the average in the Project area. Finally, the survey revealed that a half of the squatters (47%) rent-out from BR land around the stations area. BR has a standard policy to provide lease for commercial purposes around the stations when land is available.

### 3.14 Summary and Implications

80. The Project impacts have both physical and economic dimensions. It is evident from the analysis presented in this chapter that the impacts are more on small businesses/shops, largely owned by those who live on BR land. Male members have greater mobility compared to the females, who largely work within the household except for poorer women who reported earning their living as wage labourers. The occupational and income differences are also significantly different between men and women in the Project area. Among the affected households, those without titles and live on BR land will

experience significant adverse impacts. The resettlement policy and mitigation measures outlined in this Project including livelihood rehabilitation programme, have been tailored to the address these impacts.

## 4 Consultation, Disclosure and Participation

### 4.1 Introduction

81. Public consultation is an essential part of the social safeguard planning process aimed at involving the local stakeholders in the Project development and implementation phases of the Project cycle. The stakeholders, in this process, are able to provide inputs and engage themselves in developing measures to minimise and/or avoid impacts and development mitigation measures, based on local needs and conditions. Potential Project impacts were disclosed and discussed in stakeholders meetings along the alignment. These meetings, which were attended by both men and women, provided venues to influence, share their views, and raise their voices in decision making processes leading to sustainable resettlement.

### 4.2 Key Stakeholders of the Project

82. The consultation, discussion and participation processes start by identifying the stakeholders of the Project. The stakeholders of the Project were identified through a 'stakeholder mapping exercise' conducted by the field survey team members. The exercise was done by categorising the potential affected/benefited persons and host communities who have a stake in the Project. The identified primary stakeholders are the land owners, traders, farmers, service holders, day labourers, rickshaw/van pullers etc, who will be directly and/or indirectly affected by the Project interventions.

83. The identified secondary stakeholders are the public representatives, local Government administration, the executing agency, financing institutions, consultants, construction contractors, suppliers and service providers. The list of secondary stakeholders for the Project includes the BR, ADB, EIB, DC-Comilla and Brahmanbaria, public representatives, Project Preparation Consultants including Social Safeguard Consultants, Implementing NGO, and Management/Supervision Consultants.

### 4.3 Approaches and Methodology

84. The approach for discussion, consultation and participation was structured in such a way that it would offer a platform to all the stakeholders where they may discuss, share and debate their opinions. The GoB ordinance/acts and policies as well as policy/guidelines of the Project financiers have been followed in designing and performing the consultation and participation process. The process was initiated through conducting necessary stakeholder consultation meetings (SCMs) in the Project area. Despite the local practice of *purdah* (seclusion of women) from public gatherings, the team encouraged the participation of women in the stakeholders meetings. Thus, both men and women were in attendance in the consultation meetings, particularly in primary stakeholders' consultation meetings. These SCMs were preceded by meetings with local administration at the Upazila and district levels. In sum, multi-level consultations were carried out, starting with initial meetings with local administration, SCMs, and FGDs. The process continued at individual level also through various surveys undertaken in this Project.

#### 4.3.1 Social Survey

85. A number of social surveys were conducted such as (i) a census & inventory of losses survey, (ii) a socio-economic survey, (iii) a property valuation/market survey, and (iv) marking of the properties and video filming etc. The census covered 100% of the APs while the socio-economic survey (SES) covered 20% of the households. The house/structure marking along with video filming was done also. These surveys and associated activities conducted in the field have brought the specific affected persons into an effective consultation and participation process. The updated survey covered 2,004 households which reduced from 2,180. The numbers covered for other surveys remained the same such as socio-economic survey covered 418 households; market

survey covered about 350 persons in 70 mouzas. as only the IoL survey was conducted for updating the RP. In the time of RP updating no formal consultation meeting was held but informal consultations were held to explain the purpose of the resurvey and updates.

#### 4.4 Stakeholder Consultation Meeting (SCM)

86. In order to assess stakeholder needs, expectations, perceptions, and choices, and to ensure their rights and voices a two-fold consultation process was carried out during the survey. In this regard, SCMs were conducted firstly with both the primary and secondary stakeholders and later, affected persons within the occupation and gender based groups were consulted through FGDs. Ten (10) SCMs were carried out at three sections of the Project (a. Laksam–Comilla, b. Comilla-Salda Nadi and c. Salda Nadi-Akhaura). The total number of participants in ten (10) SCMs was 515 (Table 4.1). In addition, six consultation meetings were also conducted during the additional survey (February 2014) to inform local stakeholders the design modifications in new railway stations that minimised impacts in the locality. These meetings were held at (i) Dharmapur Railway Gate (Kotowali, Comilla); (ii) Alishahar Railway Station (Comilla Sadar Dakshin); (iii) Comilla Railway Station (Comilla Sadar); (iv) Sadar Rashulpur Railway Station (Comilla Sadar); (v) Quasba Railway Station (Quasba, Brahmanbaria) and Mogra UP Office (Akhaura, Brahmanbaria).

**Table 4.1: Schedule and Number of Participants of SCMs**

Section	Meeting Place	Upazila Name	Mouza/Union Name	Date	Time	No. of Participants
A	Beside Alishahar Railway Station	Comilla Sadar Dakshin	Uttor Perul	20/05/13	10 am	58
	Talukdar Tower, Baghmara Bazar	Comilla Sadar Dakshin	Baghmara	20/05/13	03 pm	30
	Bara Para UP Office (Beside Bijoypur Bazar)	Comilla Sadar Dakshin	Bara Para	21/05/13	10 am	59
	Dharmopur near Comilla Rail Station, Comilla	Comilla Sadar	Dharmopur	17/04/14	03 pm	88
B	Mim Hospital (Near Comilla Sadar Railway Station)	Comilla Adarsha Sadar	Comilla Sadar, Ward No. 3	19/05/13	10 am	81
	Beside Sadar Rashulpur Railway Station	Burichang	Rajapur	19/05/13	03 pm	37
	At Rajapur Railway Station	Comilla Adarsha Sadar	Amratali	20/05/13	10 am	34
C	Bayek UP Office (Near Salda Nadi Railway Station)	Quasba	Bayek	20/05/13	03 pm	39
	Ganganagar Govt. Primary School (Jajishar, near Quasba Railway Station)	Quasba	Quasba	21/05/13	10 am	54
	Akhaura Upazila HQ (Near Akhaura Railway Station)	Akhaura	Radhanagar	21/05/13	03 pm	35

#### 4.5 Focus Group Discussion (FGD)

87. The specific issues and concerns and choices of particular occupation and gender based groups within the primary stakeholder were obtained from the FGDs. Thirty (30) FGDs were conducted at different locations of the Project area with five different occupational/gender groups. In this regard 9 (nine) FGDs were conducted with businessmen/traders, 9 (nine) with farmers, 5 (five) with day labourers, 2 (two) with the landless and 5 (five) with the women groups. About 393 participants from different groups were attended in 30 (thirty) FGDs (Table 4.2).



**Table 4.2: Meeting Schedule and Number of Participants of FGDs**

Section	Meeting Place	Upazilla Name	Mouza/Union Name	Date	Stakeholder Group	No. of Participants
Laksam-Comilla	Chhoto Harkila (adjacent to rail line)	Sadar Dakhin	Uttar Perul (11 No.) 5 No. Ward	28/05/13	Day Labour	14
	Aliwsahar Mitarpura	Sadar Dakhin	Uttar Perul (10 No.), 2 No. Ward	28/05/13	Farmer	12
	Baral	Sadar Dakhin	Dakhin Baghmara	28/05/13	Businessman	11
	Baghmara	Sadar Dakhin	Dakhin Baghmara	27/05/12	Landless	15
	Dattapur	Sadar Dakhin	Barpara	29/05/13	Woman	11
	Jangalia	Sadar Dakhin	21 No. Ward, Comilla City Corporation	27/05/13	Businessman	8
	Saktala	Sadar Dakhin	21 No. Ward, Comilla City Corporation	29/05/13	Woman	9
	Daulatpur	Sadar Dakhin	Kotowali	27/05/13	Landless	9
	Durgapur	Sadar Dakhin	4 No. Baropara	29/05/13	Farmer	9
	Dharmapur	Sadar Dakhin	South Durgapur	29/05/13	Day Labour	11
Comilla-Salda Nadi	Shasongasa-1	Comilla Adarsha Sadar	Shasongachha	03/06/13	Woman	12
	Shasongachha-2	Comilla Adarsha Sadar	Durgapur	04/06/13	Day Labour	9
	Shasongachha-3	Comilla Adarsha Sadar	Durgapur	04/06/13	Woman	12
	Arajura	Comilla Adarsha Sadar	Arajura	03/06/13	Businessman	9
	Rashulpur	Comilla Adarsha Sadar	Amratoli	06/06/13	Businessman	10
	Panchara	Burichong	Rajapur	09/06/13	Farmer	8
	Dakshin Teta Bhomi	Brahmanbaria	Shashidal	09/06/13	Farmer	8
	Uttar Teta Bhumi	Brahmanbaria	Shashidal	09/06/13	Farmer	8
	Shashidal	Brahmanbaria	Shashidal	07/06/13	Businessman	9
	Salda Nadi	Brahmanbaria	Shashidal	07/06/13	Businessman	9
Salda Nadi-Akhaura	Raghurampur	Quasba	Raghurampur	03/06/13	Farmer	21
	Mondobagh	Quasba	Chandkhola	03/06/13	Businessman	14
	Uttar Chakbosta	Quasba	Kalyanpur	02/06/13	Farmer	21
	Quasba Rail Station	Quasba	Quasba	30/06/13	Businessman	10
	Noahpara	Quasba	Guruhit	29/05/13	Farmer	20
	Mogra	Akhaura	Mogra	06/06/13	Businessman	14
	Dharmanagar	Akhaura	Dharmanagar	05/06/13	Fish Farmer	35
	Basudevpur	Akhaura	Basudevpur	05/06/13	Day Labour	20
	Debgram	Akhaura	Debgram	06/06/13	Day Labour	15
	Chandansar	Akhaura	Chandansar	06/06/13	Woman	20

#### 4.6 Project and Resettlement Issues Raised During Consultations

88. The Project, its preliminary design and its anticipated impacts were shared with the affected/benefitted people at the beginning of each SCM session. The major issues that were discussed included: (i) Project details and alignment; (ii) benefit and adverse impact of the Project; (iii) opinion on the compensation against potential losses; (iv) compensation for the vulnerable population; (v) mechanism of compensation, and (vi) resettlement assistance and options. The stakeholder participants joined actively in all

discussions and shared their views, needs and aspirations from the Project (for details, see Annex 5).

#### 4.7 Stakeholder's Attitude towards the Project

89. Local stakeholders' have a very positive attitude towards the Akhaura-Laksam Double Line Project. They opined that, an important sector of the country will be developed through implementation of this Project. The stakeholders were happy to learn that the rail communication of the country will be modernised in terms of its system and services. As the railway is used frequently by the mass people due to its comfort and cost-effectiveness; and it provides an environment friendly means of transportation in the country, therefore, this Project will accelerate overall socio-economic development of the country. The local people were happy that the railway communication system will be improved as an outcome of the double line. They were ready to support the Project implementing authority as they understood that the Project will improve local infrastructures and businesses as well as establish improved connection with other parts of the country and neighbouring countries for the purposes of education and health care, trade and commerce, tourism etc.

##### 4.7.1 Concerns Raised at the Consultation Meetings

90. The stakeholders identified the prospects as well as issues related to the construction of the Project and recommended solutions as per their own perceptions. In this section, the concerns, issues, and recommendations are presented in various tables. Further, the recommendations were duly recorded in the meeting minutes and also documented. The overall outcomes of the consultation meetings are presented in detail in the [Annex 5](#).

91. During the consultation the stakeholders expressed their views of the overall benefit and adverse impacts of the Project. Table 4.3 presents the perceived outputs of the proposed Project as discussed in the consultation meetings.

**Table 4.3: Perceived Benefits and Impacts of the Project**

Issues	Responses
<b>Perceived Outputs of the Proposed Project</b>	
Benefits of the Project	Modernisation of railway sector with improved communication system and quality service Development of local infrastructures of roads and highways. Development in communication network and business with neighbouring countries Enhancement of socio-economic state of the locality as well as the country.
Adverse impacts of the Project	Displacement of affected households and squatters on BR land Temporary unemployment due to loss of business/dislocation Adverse impacts on extended/joint family and increase of nuclear family Loss of trees/plants and degradation of environment Noise and air pollution during construction Increased possibility of accidents due to enhanced railway traffic Potential increase in crime in terms of smuggling of illegal goods and human trafficking through international connectivity.

92. The general issues and concerns that were discussed in the consultation meetings are presented in Table 4.4. During the first series of consultations, the stakeholders were principally concerned about the alignment and to make sure the final alignment integrated the inputs of consultation with the local community. Other major concerns expressed were the impacts of land acquisition on asset and income.

**Table 4.4: Stakeholders' Concerns, Responses and Action Taken**

Issues	Observations by Stakeholders	Responses and Follow up Action Taken to Address the Issues
Project alignment	<p>Alignment should be selected with correct information by following the CS and RS map and should follow BR Records. The selection of alignment has not done appropriately in many areas, hence require re- design by the authority concerned.</p> <p>The authority should clearly disclose all information regarding the existing and required land on the east and west sides of the railway tract.</p>	<p>The communities were told that their concerns would be taken into account.</p> <p>The alignments were subsequently adjusted taking into accounts key concerns. For example (i) the original alignment in Gangasagar to Akhaura station was adjusted to avoid impacts on the local bazar and old historical sites; (ii) the station area in Mandabag and others were redesigned to reduce acquisition of private land; and (iii) alignments were adjusted to avoid impacts on two PCRs.</p>
Effect of the land acquisition on asset	<p>Loss of land, houses, commercial/ business structures, trees, tube wells, boundary walls, latrines, fish pond/ farms etc.</p> <p>Loss of productive agricultural land with good intensity of crop production.</p> <p>Day labourers/landless people will lose work and/or shelter, or both, therefore, livelihoods will be severely hampered Farm day labourers who cultivate vegetable beside railway land round the year will lose their gardens.</p> <p>Day labourer/landless community will face financial crisis and would not be able to rebuild their house.</p>	<p>The communities were told that their concerns would be taken into account and that any impact on their land, asset or livelihood would be compensated.</p> <p>In practice, private land acquisition was reduced from 99 ha to 58.43 ha and later from 58.43 ha to 37.38 ha with further adjustments of the design. This includes both tracks and station areas.</p> <p>The concerns with regard to loss of structures and livelihoods have been adequately addressed in the entitlement matrix.</p>
Effect of the land acquisition on work /source of income	<p>Temporary loss of jobs/business/work hamper Income sources from business/ trade/agriculture crop/labour wage The women community and their children will be at risk of being relocated and unable to adapt new environment after displacement Income sources will be hampered up until replaced/ rehabilitated. Women and children will suffer from lack of nutrition because due to loss of income Disruption of income sources will cause insecurity in food, accommodation, education facilities etc. for the affected persons</p>	<p>The issues of loss of business, income/livelihoods, relocation adjustments have been addressed in terms of compensation and assistance. Since the affected families are likely to relocate within the vicinity, the disruptions will be limited, including access to schools for children. Essentially, the families will re-establish themselves within their communities.</p>

93. The opinion on compensation issues e.g., type and form of compensation; mechanism and modalities of compensation payment including suggestions offered by the people on restoration/rehabilitation assistance are given in Table 4.5.

**Table 4.5: Issues and Concerns Regarding Compensation and Responses**

Issues	Concerns Raised by Stakeholders	Responses and Policy Actions
Compensation against loss	<p>Special consideration for the people who will lose all their land and structures entirely. Consider all affected HHs irrespective of titles Compensation should be determined according to current market price. Affected infrastructure should be rebuilt/ reconstructed by authority. Acquired land should be compensated by land as much as possible</p>	<p>Compensation will be paid at market rates; First, DC will pay as per the 1982 Ordinance. Second, the difference between the DC and market rate (replacement value) will be paid by the Project. Through the elaboration of the RP, the Project has conducted a valuation report that assesses market</p>

Issues	Concerns Raised by Stakeholders	Responses and Policy Actions
		<p>rate of land and assets.</p> <p>Since land for land is not possible, market value will be provided so that those losing lands may buy or rent replacement land. For title holders, the Project will pay transaction costs such as stamps and duties required.</p>
Compensation for vulnerable population	<p>Arrange land within same area and/or set up cluster villages in elsewhere for the resettlement of slum dwellers. Landless people/small businessman should be given gross amount/compensation at a time so that they can relocate/resettle to other places. Build market beside the rail station and shared with affected petty traders on lease or other way as rehabilitation. Special compensation should be given to distressed women and landless people. Alternative assistance should be given to affected small/marginal/tenant farmers so that they become re-established.</p>	<p>Compensation for structures, including those illegally built on BR land, will be paid. The establishment of new markets will be explored although BR land around stations is very limited. Poor women and vulnerable people will get additional assistance.</p>
Compensation type including relocation	<p>Suitable places/lands for relocation are very scarce in the area as people are unwilling to sell homestead/commercial lands. Alternative land in the same area or nearby as compensation for commercial/homestead/agriculture purpose. Alternative accommodation facility (single/cluster) for low earners group. The affected community should be relocated near their village of origin so that they can continue their local business/work/farming.</p>	<p>Land for not is not an option due to land scarcity. Those affected and requiring relocation will be assisted by the INGO in identifying land/structure to buy or to rent, in addition to compensation for the structures will be paid, salvageable will be allowed to be taken away free of costs, relocation grant/assistance will be provided. All these elements will be explained in the entitlement matrix for compensation and resettlement.</p>
Mechanism of compensation	<p>Replacement value/price should be determined in consultation with LGI, public representatives and local elites concerned. In terms of rehabilitation of traders (e.g. constructing business centres) compensation may be provided to community instead of individual.</p> <p>The compensation should consider alternative options (e.g. land, livelihood etc.) besides cash money.</p> <p>The grievance redress committee should play proper role in determining the ownership of land.</p> <p>Payments in cash directly through bank cheques/ money transfer to local bank or postal services or by hand by the relevant Project officials.</p> <p>Not to involve any public representatives (e.g., Chairman, Member of UP and Councilor of Pourashava) in the cash payment process. There should not be political manipulations involved in the compensation of the affected persons, specially the women and vulnerable groups.</p> <p>Necessary consultation and disclosure should be arranged for disseminating all updated information to the local people.</p> <p>The INGO should be trustworthy to all stakeholders.</p>	<p>The Project will pay replacement value for assets to be acquired. Compensation will be paid in checks to the bank account – no cash will be involved. Also no “middlemen” will be used. The Project will employ an experienced and capable INGO to assist this process and to help the affected families to receive their compensation and other entitlements. The INGO will conduct regular group meetings with affected families to explain the process and assist the APs.</p>
Livelihood restoration/ rehabilitation	<p>A livelihood Improvement programme will be provided along with financial assistance for better livelihood for the low earners group.</p>	<p>The RP will have provision for skill training for alternative livelihoods. Also, those willing to work, the construction</p>

Issues	Concerns Raised by Stakeholders	Responses and Policy Actions
assistance	<p>Provide/arrange jobs for the affected family members suitable to their skills and expertise. Arrange training facilities to enable displaced people to adapt to the alternative livelihood/occupations.</p> <p>Skills development training on cattle, duck and poultry rearing as well as farming will make the APs self-reliant. Women community requires training for employment in garments and small cottage industries. The women want production tools/instruments (e.g. sewing machine etc.) for employment so that they can work at home.</p>	<p>contractors will give preference in hiring affected persons for unskilled/daily labouring jobs. Contractors can't discriminate between men and women in terms of wages and other benefits. The INGO will conduct additional survey to identify skill and training needs. Poor and vulnerable families will be eligible for seed grants for small businesses with approved business plans. INGO will also assist in the development of business plans.</p>

94. During the meetings, some location-specific issues and concerns were raised. The members present also provided some recommendations. These are discussed in Table 4.6 below.

**Table 4.6: Specific Local Issues/Concerns and Responses**

Issues	Suggestions	Responses
New market/trade Centres and/or land for market	<p>To establish new market/business centres at Bara Bazar (Akahura Rail Station), Baghmara Bazar (Comilla Sadar Dakshin);</p> <p>Bijoypur Bazar, Comilla Sadar Dakshin (Rajapur Station (Burichang, Comilla) and Comilla Sadar Railway Station.</p>	<p>The Project will explore such possibilities but BR land around those stations is extremely limited. Acquisition of private land for establishing markets or business centres will not be considered to avoid further impacts and displacement.</p>
Alternative agricultural land and BR land for resettlement	<p>Settlement of landless squatters (on both sides of the railway line), Comilla Sadar.</p> <p>Fish hatcheries adjacent to Sadar Rashulpur Station, Comilla Sadar Uttar</p> <p>Agricultural land as compensation instead of cash money to enable 70% of farmers near Salda Nadi Station to continue earning their livelihoods from agriculture.</p> <p>Fish farms at Gangasagar for the fishermen community of Dharmapur mouza of Akahura Upazilla.</p>	<p>There are no BR lands on both sides of the track forcing BR to acquire private land for the double track. So resettlement of squatters on BR land on both sides of the track is not a feasible option.</p> <p>Land-for-land for agriculture will be problematic as it will lead further acquisition. The Project will pay replacement value for land as a support to buy alternative agriculture land by the titleholders. The fish farms affected will get similar compensation to reestablish their farms.</p>
Reconstruction of PCRs/CPRs at Project costs	<p>Mogra Bazar, Akahura Old Hindu Temple, Mogra Bazar, Akahura Union Parishad, Mogra Bazar, Akahura Baghmara Bazar, Comilla Sadar Dakshin Nandaram Shadur Mandir, Rajapur Railway Station, Burichang, Comilla is to be left undisturbed.</p> <p>Shrine to be left undisturbed and a pucca road (1 km from Nandoram's temple) to be reconstructed, Burichang, Comilla Mosque at Baghmara Bazar, Comilla Sadar Dakshin.</p> <p>Bijoypur High School, Bara Para (near Bijoypur Bazar), Comilla Sadar Dakshin Mim Hospital near Comilla Railway Station Eidgah and graveyard, Shashangasa, Comilla Sadar Deep tube well (for irrigation) near Sadar Rashulpur Station, Comilla Sadar Uttar</p>	<p>All affected PCRs (historical buildings like temple) and CPRs (community buildings, schools, clubs etc.) will be reconstructed at Project costs. The Project team will review some of the PCR sites for realignments and avoid impacts, and also institutions like local hospitals will likely be avoided through technical adjustments.</p> <p>* Most of these concerns have been taken into account. Many of the structures listed have been avoided now – for instance, three major PCRs, the Mim Hospital in Comilla, the old Pagoda at Alishahar station.</p>



Issues	Suggestions	Responses
	<p>Public toilet at Bijoypur Bazar, Comilla Sadar Dakshin.</p> <p>Existing village located on the north side of the Mandabag Rail Station.</p> <p>An old Pagoda named Meghusen Buddha Bihar near Alishahar Railway Station, Comilla Sadar Dakshin.</p>	
Construction of RoB, FoB, bridge/culvert and roads	<p>Road overbridge (RoB) at rail crossing gate beside Akhaura Rail Station, Akhaura.</p> <p>Foot overbridge (FoB), Sadar Rashulpur Station, Comilla Sadar Uttar</p> <p>Small bridge (that will be damaged) near Rajapur Railway Station.</p> <p>Burichang, Comilla Paved road along the railway line between Akhaura and Gangasagar Rail Station.</p> <p>Paved road (on both sides of the railway line of Comilla Sadar) for local residents.</p>	The Project design has provisions for RoB and FoB in major stations like Akhaura and Comilla. Additional, guarded rail crossing gates have been designed for safety purposes.

#### 4.8 Rental Availability and Affordability Survey and FGDs

95. A rental availability and affordability survey and FGDs was conducted in May 2014 to assess the overall socioeconomic context of the squatters/informal settlers in station areas, current incomes, and future options for relocation and re-establishment of businesses. Of the 89 respondents interviewed, 87 (98%) are shops/businesses while only 2 (2%) are business-cum-residences. Twenty-five (28%) respondents reported to have taken commercial lease of land from BR.
96. Four FGDs were also conducted. In all four FGDs, a key demand was cash compensation by BR prior to relocation. They expressed desire to stay around the station areas in order to continue their businesses. One participants said, compensation first and then shifting. Another said, “we need sufficient advance notice for shifting.” Those attended clearly mentioned that they are not interested in changing their occupations and stay in business in the future. They also requested for assistance from INGO to support them in identifying another place to relocate (rent or buy) in proximity of the station. FGD participants, particularly those who are BR lease holders, demanded that BR gives them “priority” in re-allocating shops after modernisation of the stations. Also, they should be allowed to operate within the station platform for businesses.

#### 4.9 Consultation Outcomes and Policy Issues

97. The outcomes of the consultation meetings were very helpful in minimising the impacts of the Project. First, the alignment from Gangasagar to Akhaura was realigned to save Mogra Bazar partially and avoided the old temple. Second, two private hospitals near Comilla Town were also saved. Third, compensation for the affected structures on BR land will be given by the Project at market rates. Fourth, based on discussion at the consultation meetings, the Project has designed special compensation packages for the poorer families and livelihood restoration for the affected families. It was explained clearly at the meetings that land for land as an alternative was not an option in this Project; however, adequate compensation will be paid and the Project will assist the relocation and rehabilitation of the affected families. Finally, the rapid assessment and FGDs provided helpful data for designing appropriate level of supports for relocation and re-establishment of businesses by the informal settlers.



#### 4.10 Stakeholder's Feedbacks on Revision of Alignment

98. In order to reduce the overall impacts of the Project and rationalize the cost and budget, BR decided to minimise the amount of acquisition of private land by using more BR owned land. The Project, therefore, realigned the land acquisition plan in December 2014 proposing significant reduction of private land for acquisition, which was proposed earlier in June 2014. In this regard the amount of land for acquisition has been reduced to 37.38 ha from 58.43 ha and consequently the Sub-Contractor conducted a resurvey in December 2014 - January 2015. During this resurvey the survey team for clarifying the background of resurvey and variation of the alignment attempted some informal discussion.
99. The discussions held between the local people and the team in rural areas experienced that the stakeholders are very happy in most of the areas as the width of alignment has been reduced and a good number of APs fall beyond the alignment and thus they are excluded from the earlier AP list. Besides, in some urban areas e.g. Dharmapur (under Sadar Dakhin Upazilla, Comilla) and Shasongachha (Comilla Adarsha Sadar Upazilla) the amount of acquisition of land have also been reduced. Many expressed their gratitude to BR for relieving a good number of previously identified APs from the burden of involuntary displacement. Additional squatter families and some BR and government buildings were added to the list.

#### 4.11 Consultation and Participation during Project Implementation

100. A consultation and participation mechanism has been developed by engaging the primary stakeholders in local committees – for instance, grievance redress committees (GRC) and property valuation advisory committee (PVAC). The INGO to be appointed by the Project for the implementation of RP will continue the processes of consultation and participation by involving the affected households and the beneficiaries as well. Thus, consultation will remain as an integral part of Project management and implementation.

#### 4.12 Disclosure of the RP

101. As per the guidelines of ADB and IEB, the EA will disclose the RP in a summarised form as an Information Brochure and Booklet in Bangla language to the local stakeholders immediately after the RP is approved by the co-financiers. Copies of the RP and the Booklet will be available in DC offices in Comilla and Brahmanbaria, and in the sub-districts (Upazillas) within the Project area for the general public and civil society members. In disclosure sessions, the extent of Project impacts on their communities and individual households will be fully disclosed to the directly affected persons and communities. The policies for mitigation of adverse social impacts will also be disclosed to the affected persons. In this regard, meaningful consultations will be arranged by the INGO with affected persons for enabling their informed participation in preparing, implementing, and monitoring of the RP.
102. The Booklet already drafted in English and Bangla ([see Annex 6](#)) briefly presents (i) the Project impacts; (ii) mitigation measures and entitlement matrix; (iii) grievance redress mechanisms; (iv) the institutional framework for Project implementation; (v) schedule for implementation and monitoring arrangements; and (vi) a set of common Q&A about the Project for affected people. The RP will be also uploaded in the BR website after obtaining concurrence from the ADB and approval from the Ministry of Railways, GoB.

## 5 Legal and Policy Framework

### 5.1 National Laws and Regulations

103. The principal legal instrument governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Ordinance, 1982 (subsequent amendments of it up to 1994). The 1982 Ordinance 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 Ordinance provides certain safeguards for the owners and has provision for payment of “fair value” for the property acquired. The Ordinance, however, does not cover Project-affected persons without titles or ownership record, such as informal settler/squatters, occupiers, and informal tenants and lease-holders (without document) and does not ensure replacement value of the property acquired. The Act has no provision of resettlement assistance and transitional allowances for restoration of livelihoods of the non-titled affected persons.
104. The Deputy Commissioners (DC) in all cases, determine “market value” of acquired assets on the date of notice of acquisition (notice under section 3 of the Ordinance). The DCs then add 50% premium of the assessed value, which becomes “*cash compensation under law*” (CCL) of all acquired assets due to compulsory acquisition. The CCL paid for land is generally less than the “market value” as owners customarily report lower values during registration to avoid and/or pay fewer taxes. If land acquired has standing crops cultivated by tenant (bargadar) under a legally constituted written agreement, the law requires that part of the compensation money be paid in cash to the tenants as per the agreement. Places of worship, graveyard and cremation grounds are not to be acquired for any purpose. The law requires that the Government will auction the salvaged materials, upon payment of compensation.

### 5.2 Co-financiers Safeguards Policies and Guidelines

105. The Project co-financiers – ADB and EIB – have specific social and resettlement safeguards that recognise and address the resettlement and rehabilitation (R&R) impacts of the affected persons irrespective of their titles and require preparation of RP in every instance where involuntary resettlement occurs. In brief, the policy requirements are:
- i. avoid or at least minimise impacts where possible i.e. explore viable alternative Project designs to avoid and/or minimise involuntary resettlement;
  - ii. carry out meaningful consultations with affected persons, avoid and/or prevent forced eviction and provide effective remedy to minimise negative impacts;
  - iii. provide resettlement support and/or sites to communities impacted by the Project, including host communities;
  - iv. pay compensation for acquired assets at the replacement value;
  - v. enhance, or at least restore, the livelihoods of all affected persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups;
  - vi. planning through a survey and/or census of displaced persons, including gender analysis, specifically related to resettlement impacts and risks;
  - vii. inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation and M&E of resettlement programmes;
  - viii. pay particular attention to the needs of the vulnerable groups, especially those below poverty line, the landless, the elderly, women and children and indigenous people, and those without title to land, and ensure their participation in consultations;
  - ix. establish a grievance redress mechanism for dispute resolution support the social

- and cultural institutions of displaced persons and their host population;
- xi. provide resettlement assistance to displaced persons, including non-titled persons;
- xii. socio-economic surveys and a census are to be conducted, with appropriate socio-economic baseline data to identify all persons who will be displaced by the Project and to assess the Project's socio-economic impacts on them;
- xiii. the social impact assessment will identify individuals and groups who may be differentially or disproportionately affected by the Project because of their disadvantaged or vulnerable status;
- xiv. Resettlement Plans will elaborate displaced persons entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring & reporting framework, budget and a time-bound implementation schedule; and
- xv. disclose the Resettlement Plan and other relevant information in a form and language(s) accessible to key stakeholders, civil society, particularly affected groups and the general public.

### 5.3 Gap between GoB Laws and Co-financiers Policies

106. There are evident gaps in the GoB 1982 Ordinance for land acquisition and ADB/EIB policies and guidelines related to land acquisition, compensation and involuntary resettlement. A Gap analysis is presented in Annex 6 describes gaps between GoB and co-financiers policies and Project-specific measures to bridge the gaps. A brief summary of the gaps between GoB and ADB/EIB is in order:
107. Generally, the 1982 Ordinance II does not recognise unauthorised occupants on the Government land and there is no clear indication about avoiding or minimising displacement. Both ADB and EIB policies strongly require avoidance or at least minimise adverse impacts through alternative design options.
108. The adverse social impacts are not entirely recognised by the 1982 Ordinance – for instance, there are no provisions for resettlement of the displaced population, whereas both ADB and EIB policies require not only resettlement sites and support but uphold and at least restore pre-project standard of living of the affected people.
109. The 1982 Ordinance pays very little attention to public consultation and stakeholders engagements in Project planning and execution. ADB/EIB policies require meaningful consultation with the affected people and other stakeholders to disseminate Project goals and objectives to obtain stakeholders' views and inputs in Project planning and implementation.
110. Finally, ADB/EIB policies pay special attention to gender issues and vulnerable groups in the resettlement processes, particularly the non-titled and the affected poor households. The policy gaps have been bridged by additional Project-specific measures adopted in the RP. The Project has minimised displacement of people as much as possible by exploring all viable design alternatives. Extensive community consultations were held during Project preparation and will continue during implementation of the Project. Adequate compensation; replacement cost (for lost assets and income); and rehabilitation and livelihood assistance will be provided so that APs can improve or at least restore their standard of living at pre-project level. Special attention will be given to vulnerable APs including elderly and women headed households. In sum, the added measures in this Project fully comply with ADB/EIB social and resettlement safeguard policies. Table 5.1 provides a summary of the key measures taken to comply with ADB/EIB Policy requirements (for details, see [Annex 7](#)). These measures are derived from “good practices” in resettlement management in other externally funded (i.e., ADB, World Bank) Projects in Bangladesh.

**Table 5.1: Summary of Gaps and Additional Gap-filling Measures Adopted in the Project**

Sl. No.	Gaps between ADB/EIB Policies and GoB 1982 Ordinance II	Gap-filling Measures/Actions Taken in this Project
1	Gaps with regard to avoidance and minimised Project impacts	The Project designs adopted aimed to minimise impacts and adjusted tracks and station design further to reduce impacts.
2	Existing GoB laws recognise title owners only; informal settlers are not covered	All affected persons irrespective of titles have been identified for compensation and assistance
3	Existing laws and methods of assessments do not ensure full replacement costs	Provisions have been adopted for additional top up payments to ensure current market or replacement costs
4	Consultation with affected community not legally required under GoB 1982 Ordinance II	Extensive consultations were carried out during the preparatory phase; similar consultations will continue during Project implementation
5	No relocation assistance or support under 1982 Ordinance II	Affected households and businesses will receive relocation assistance and support from the Project
6	No support or programme for income and livelihood restoration	The Project benefits include income and livelihood restoration, including training for alternative incomes, and seed grants for small businesses
7	No provision for reconstruction of common property resources	The Project will reconstruct all physical and cultural resources (PCRs) and common property resources affected by the Project.

#### 5.4 Eligibility and Cut-Off-Dates

111. Eligibility to receive compensation and resettlement assistance will be limited by “cut-off” dates. There will be two cut-off-dates in this Project. The first cut-off-date is for titled owners only to be notified by the Deputy Commissioner (DC) under Section 3 of the 1982 Ordinance II informing the land owners of the Project right-of-way land for the double track. This will be done once Land Acquisition Plans (LAPs) are submitted by BR to respective DCs. The second cut-off-date is called the “social cut-off-date” - based on the census for identification and eligibility for all “non-land” related entitlements. The social cut-off-dates were set during the survey and disclosed publicly in the consultation meetings and also during household-level interviews in the concerned affected villages and communities. In this Project, the household level census was conducted in the three sections at different dates. Table 5.2 lists the cut-off dates to be used in different sections for eligibility by any non-titled persons such as squatters or other informal settlers and additional benefits under the Project entitlement matrix.

**Table 5.2: Cut-off Dates Based on Census**

Sl. No.	Location	Cut-off Date	Cut-off Date for Updated Survey
1	Laksam-Comilla	31 May 2013	15 December 2014
2	Comilla-Salda Nadi	15 June 2013	15 December 2014
3	Salda Nadi-Akhaura	30 June 2013	15 December 2014

112. The census has identified and established the households living in the Project area, including the squatters/informal settlers on BR land and will be affected by the Project. It has also established a record of all losses at household level, including structures, trees and communal structure. Any persons moving into the Project area after the cut-off dates will not be entitled for compensation from DCs or any assistance from BR.

#### 5.5 Valuation Methods for Acquired Assets

113. In this Project, two steps will be followed in the determination of replacement value for the assets acquired. The first is the “conventional” rule set by the law – often called DC payments or cash compensation under law (CCL). Second, the Project has provision for

“top up” payments to match replacement value for assets acquired in the case of differences between DC valuation and current market price (CMP). To do that, a *Property Valuation Report* (2014) has been prepared, which covers lands, structures, trees and crops. The study is based on field surveys as well as use of secondary data collected from local land registration office, public works department, forests department and department of agricultural extension for crops. The Report recommended CMP for various types of land acquired by *mouza* (revenue unit), structures by types, trees and crops. Once the DC payments are determined and paid to the affected persons, the second step for “top up” payments will begin. The Property Valuation Advisory Committee (see Chapter 11) to be constituted by the Project will review the recommended CMP and finally determine the replacement value of the assets, and any additional payments to be made by the Project. Any additional payments for land will also include transaction costs to pay for stamps and duties. These procedures are familiar and well established, based on practices in large Projects such as the Padma Bridge Project.

114. Table 5.3 provides average CMP of various kinds of land under the Project, the *mouza* rates and the ratio of the differences between the CMP and *mouza* rates. The CMP is based on data collected from various sources while the *mouza* rates are from government land registration office, which is used by DCs for payments of compensation. In all cases, the CMP is higher than the *mouza* rates (including 50% or CCL rate). Valuation assessments have also been made for structures, trees and crops, which are summarized in Tables 5.4 and 5.5. As noted earlier, the PVAC will use the recommended value, review and verify – including field verification of the data – prior to determining the replacement value or rates for land and other assets. Further details on PVAC formation and functions are available in [Annex 8](#) (Property Valuation Advisory Committee).

**Table 5.3: Average CMP and Mouza Rate of Land – Summary**

Category of Land	Quantity (Decimal)	Average CMP of Different Land	Average Mouza Rate including 50% Premium/CCL	Difference Between CMP & CCL	Ratio
Homestead	782.99	159,435.62	89,896.08	69,540	100:177
Vita/ Highland/Hilly land	234.65	733,734.95	386,653.57	347,081	100:190
Crop land	3,890.25	108,400.00	74,081.82	34,318	100:146
Bamboo thicket	22.23	8,245.49	5,166.67	3,079	100:160
Orchard/Forest land	205.01	175,553.07	106,042.79	69,510	100:166
Pond	1482	79,526.10	62,437.26	17,089	100:127
Wet land/Ditch	163.02	131,372.87	94,125.62	37,247	100:140
Others	2,450.24	752,727.51	591,406.86	161,321	100:127
<b>Total/Average</b>	<b>9,230.39</b>	<b>296,685.31</b>	<b>219,723.39</b>	<b>76,962</b>	<b>100:135</b>

Source: Property Valuation Survey 2013

**Table 5.4: Average Structure Rate (BDT) per Square Feet by Category of Structures**

Sl. No.	Primary Structures	Unit	Akhaura-Laksam
1	Pucca (floor pucca) (sft)	Sft.	2124
2	Pucca (floor katcha) (sft)	Sft.	1621
3	Semi Pucca (floor pucca) (sft)	Sft.	1171
4	Semi Pucca (floor katcha) (sft)	Sft.	1014



Sl. No.	Primary Structures	Unit	Akhaura-Laksam
5	Tin made double barrelled house (floor pucca) (sft)	Sft.	785
6	Tin made double barrelled house (floor katcha) (sft)	Sft.	510
7	Tin made house with only one slanting roof (floor pucca) (sft)	Sft.	703
8	Tin made house with only one slanting roof (floor katcha) (sft)	Sft.	412
9	Katcha double barrelled (sft)	Sft.	338
10	Katcha house with only one slanting roof (sft)	Sft.	254
11	Thatched (sft)	Sft.	131
12	House with only polythene made roof (sft)	Sft.	34
13	House with only one slanting tin roof without wall (sft)	Sft.	150
14	House without roof (floor & wall pucca) (sft)	Sft.	700
15	House with only pucca roof (without wall & floor) (sft)	Sft.	500
16	House under construction (sft)	Sft.	700
17	House with polythene made roof and Tin made wall (floor katcha) (sft)	Sft.	131

Source: Property valuation survey, 2013

**Table 5.5: Calculated CCL and CMP of Crops**

Variety of Crops	CCL for Crops (in BDT/Decimal)	CMP of Crops (in BDT/Decimal)
Tomato	1392	1618
Boro Dhan (Paddy)	521	862
Aus Dhan (Paddy)	145	420
Aman Dhan (Paddy)	167	550
Gol Alu (Potato)	1920	693
Begun (Brinjal)	3,970	728
Dherosh (Ladies Finger/Okra)	507	307
Karala (Bitter Gourd)	910	460

Source: Property valuation Survey, 2013

## 5.6 BR Experience and Commitments to Resettlement

115. BR policy commitments for resettlement are evident from many Projects – for instance, the ongoing Tongi-Bhairab Bazar Double Line Project (TBDLP) and Jamuna Bridge Railway Link Project (JBRLP, completed in 2001). In both Projects, BR took efforts and minimised negative impacts, consulted the affected people on policy aspects and implemented RPs as social development activities. These are very much in conformity with ADB policies. Likewise, BR in compliance with the ADB/EIB policy requirements and as well as past experience from Project implementation, confirms the following principles:

- The land acquisition and resettlement impacts would be avoided or minimised as much as possible through alternate design options;
- A summary of the RP with the entitlement matrix will be disclosed to the affected persons in local language;
- Compensation for land and other assets acquired will be paid prior to the start of civil work in accordance with the provisions described in this document;
- People moving in the Project area after the cut-off date will not be entitled to any assistance;
- Appropriate grievance redress mechanism will be established to ensure speedy



resolution of disputes;

- All activities related to Resettlement Planning, implementation, and monitoring would ensure the involvement of women and other vulnerable groups; and
- There should be a clause in the contract agreement that the construction contractor will compensate any loss or damage in connection with collection and transportation of borrow-materials.

116. In accordance with the resettlement principles adopted in this Project, all displaced households and persons will be entitled to a combination of compensation packages in cash and kind and resettlement assistance depending on the nature of ownership rights on lost assets, scope of the impacts including socioeconomic vulnerability of the displaced persons and measures to support livelihood restoration if livelihood impacts are envisaged. The displaced persons will be entitled to

- a. compensation for the loss of land at replacement value;
- b. compensation for loss of structures (residential/commercial) and other immovable assets at their replacement value;
- c. compensation for trees, crops and fish stock to legally or socially recognised owners at current market price;
- d. assistance for loss of business/wage income;
- e. assistance for shifting of structures;
- f. rebuilding and/or restoration of community resources/facilities;
- g. special assistance to women headed and vulnerable households with support to livelihood and income restoration; and
- h. assistance from the INGO in identifying available premises to rent or buy from private owners.

117. In sum, BR will provide cash compensation and support the relocation and resettlement of the affected households to the extent possible to ensure that all affected households are resettled and rehabilitated. There will not be any forced eviction without payments of compensation. The affected households and communities will be informed well ahead of relocation schedule. The difference between the CCL and Replacement Cost (RC) as determined by PVAC will be paid by the INGO. BR will be involved through the INGO in meaningful consultation and participation of the affected people in Project implementation.

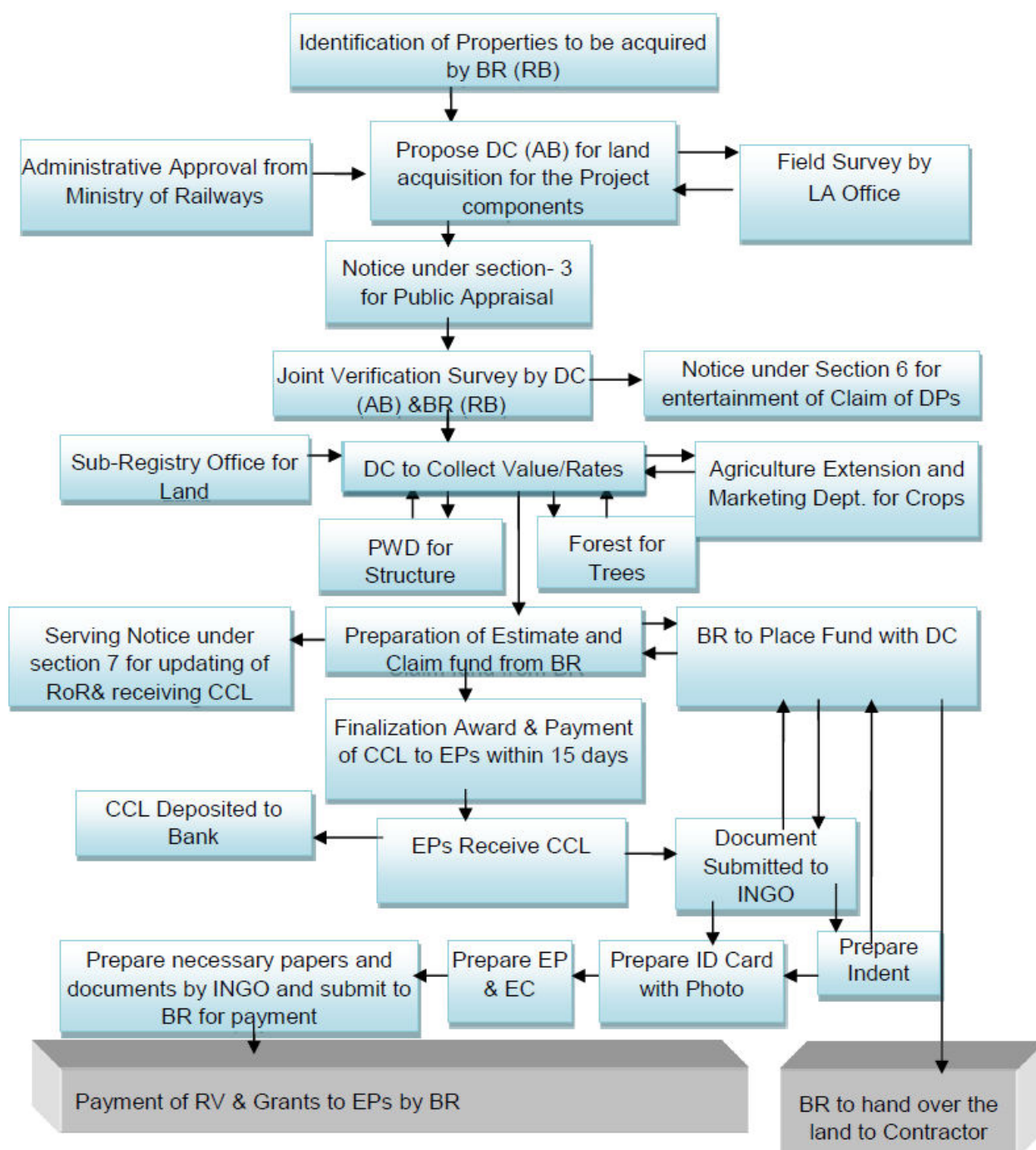
## **5.7 Compensation Payment Procedure**

118. BR will ensure that the properties (land, structure and non-structure assets) to be displaced by the Project will be compensated at their full replacement cost determined by the Property Valuation Advisory Committee (PVAC) as per the RP. The modalities for payment of compensation and other assistance for assets, incomes and livelihoods, resettlement assistance for substituting and restoration of loss of income and workdays by the relocated households are explained below.

## **5.8 Procedure of Land Acquisition and Compensation Payment to Titled EPs**

119. BR produces land acquisition proposal to Deputy Commissioner (DC) with Administrative Approval from the Ministry of Railways (MoR) on the acquisition. Upon approval of the LAP from the Ministry of Land (MoL) or from the Divisional Commissioner, DC serves notice to the recorded owner of the affected property for public appraisal. DC and BR conduct joint verification of the affected properties. DC collects prices of land, structures, trees, crops from Sub-register office, PWD, BFD, DAE & DAM, respectively for valuation as per Government rules. Upon placement of fund by BR, the DC serves notice to the titled APs for receiving cash compensation under law (CCL). The difference between

the CCL and Replacement Cost (RC) as determined by PVAC will be paid by the INGO. The detailed process of compensation payment is presented in [Annex 9](#) and the schematic view of the process is presented in Figure 5.1.



**Figure 5.1: Compensation Mechanism for Legal Title Holders**

## 5.9 Compensation Payment Procedure to the Non-titled EPs

120. The non-titled EPs i.e., those have no legal ownership of the affected property but socially recognised and enlisted during census, SES and or joint verification survey on the RoW will be compensated following a separate procedure. The Acquisition and Requisition of Immovable Property Ordinance 1982 has no provision to compensate these types of affected people, but the ADB prescribes to address the non-titled EPs as stated in the SSP 2009 explicitly states that such people cannot be denied resettlement assistance.
121. Steps to be followed in paying resettlement benefits to non-titled EPs:
- a) As per tripartite joint verification survey and consult the census data, a final list of APs will be prepared by the INGO;
  - b) Individual identity number will be created against the name of each entitled person (EP);
  - c) Photograph of the EPs will be taken and ID cards will be prepared;
  - d) The INGO will prepare EPs file and entitlement card (EP file & EC) for each of the EPs;
  - e) The INGO will assist the EPs opening Bank Account in their names should they not have a Bank account. If the EP is a woman, ensure that the Bank account is in her name;
  - f) The tenants of the house or commercial premises will collect documents
  - g) in favor of their tenancy or identification from the owner of the structure which will be attested by the concern UP Chairman/Ward Councillor/Mayor;
  - h) Wage labourers will collect certificate for the employer which will be attested by the concern UP Chairman/Ward Councilor/Mayor;
  - i) The ID card will be jointly signed by the BR and INGO representative and photograph will be attested by the UP Chairman/Ward Councilor/Mayor concerned; and
  - j) The INGO will assist the Project/PMU in preparing payment debit voucher as per EP file & EC and those will be disbursed in Account Payee Cheque in public place or office of the UP Chairman issuing prior notice to the EPs.
122. The schematic view of the process of compensation payment to the non-titled EPs is presented in Figure 5.2.

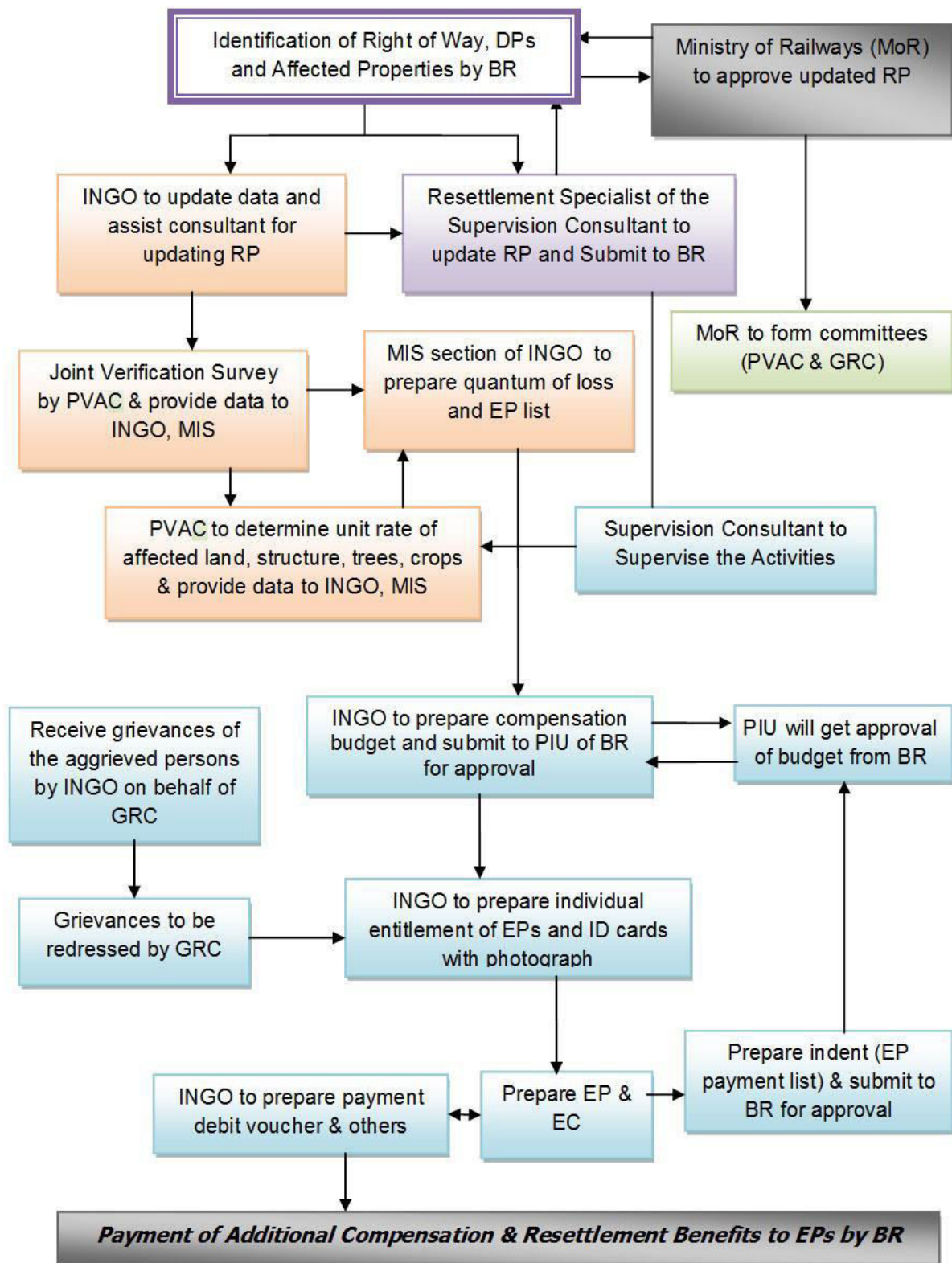


Figure 5.2: Compensation Mechanism for Non-title Holders



## 6 Entitlements, Assistance and Benefits

### 6.1 Introduction

123. The GoB and ADB/EIB policies define the entitlement of compensation, assistance and benefits for APs who lose all or part of their physical and non-physical assets, including homes, communities, productive lands, fishing areas, important cultural sites, commercial properties, tenancy, income-earning opportunities, as a consequence of the Project. The unit of entitlement may be an individual, a household, a family or a community. The unit of loss will determine the unit of entitlement. If more than one person has customary rights to a resource (for example, common property), the compensation may be shared by all. Households headed by women are to be recognised and compensated equally with households headed by men. Widowed women or divorcees living within male-headed households and having no legal rights to land will be considered as separate units for relocation purposes. All of the APs will be benefited by providing (i) compensation for lost assets, incomes, and livelihoods; (ii) assistance for relocation; and (iii) assistance for rehabilitation to achieve at least the same level of well-being with the Project as without it. No changes have been made in the entitlement matrix of the RP (June 2014) in this revised and updated version.

### 6.2 Eligibility Policy and Entitlement Matrix

#### 6.2.1 Eligibility Criteria

124. All APs will be entitled to compensation and resettlement assistance based on severity of impacts. Nevertheless, eligibility to receive compensation and other assistance will be limited by the cut-off date. The absence of legal title will not bar APs from compensation and assistance, as specified in the entitlement matrix (Table 6.1).

125. Land owners as identified by the DC office will be eligible for compensation under law (CCL) and additional benefit to reach the replacement value to be determined by the PVAC and paid by the Project directly to the entitled persons/family. Structures located on GoB land, if displaced, will be entitled for compensation under the policy of the Project. Vulnerable APs will qualify for additional assistance to facilitate them relocation and restoration of their livelihoods. Non-vulnerable households with land and or structures affected will be entitled to compensation for lost assets at replacement costs and assistance for shifting and reconstruction of the structure. Any structure not directly used by a non-vulnerable household i.e., rented out for income will also qualify for additional resettlement assistance.

#### 6.2.2 Compensation and Entitlement Policy

126. An Entitlement Matrix has been prepared on the basis of information derived from census and inventory of losses (IoL) survey of the households, shops and common/community properties affected within the Project right-of-way. It identifies the categories of impact based on the census and IoL and shows the entitlements for each type of loss. The matrix describes the units of entitlements for compensating the loss of land, structure, business and various resettlement benefits.

127. The affected persons of Akhaura-Laksam Double Line Project will be entitled to:

- i. compensation for the loss of land, crops/trees at their replacement value;
- ii. compensation for structures (residential/commercial) and other immovable assets at their replacement value;
- iii. assistance for loss of business/wage income;
- iv. assistance for shifting and reconstruction;
- v. cash assistance for renting and accommodation;

- vi. re-building and/or restoration of community resources/facilities; and
- vii. income and livelihood restoration assistance.

128. Other than those entitlement mentioned above, the Akhaura-Laksam Project has also specific provisions of entitlement for (i) loss of income from rented-out and access to rented-in residential and commercial premises, (ii) reconnection of utilities (gas, electricity, telephone, water, sewage, etc.), (iii) unforeseen adverse impacts; and (iv) compensation for any construction-related impacts during Project implementation. Female headed households and other vulnerable groups, irrespective of their title to acquired property, will be eligible for additional assistance for relocation and income restoration to achieve at least the same level of well-being with the Project as without it. Cash grants will be on lump sum basis to both titled and non-titled APs for transfer and construction of structures, to both titled and non-titled lessee/licensee/share croppers and employer/employee in business/commercial premises for income loss.
129. In accordance with the resettlement principles of the Project, all affected households and persons will be entitled to a combination of compensation packages and resettlement assistance depending on the nature of ownership rights on lost assets, scope of the impacts including socio-economic vulnerability of the affected persons and measures to support livelihood restoration if livelihood impacts are envisaged. The informal settlers – both commercial and residential – on BR land will receive compensation for their lost assets and relocation/resettlement assistance and income restoration and livelihood support from the Project.
130. The resettlement benefits for indirect losses will be directly paid by BR through RP implementing agency (INGO). The APs will be allowed to fell and take away trees and salvaged materials of affected structures free of cost without delaying the Project works. The crops owners will be given one-month prior notice to harvest the crops if it is at or near harvesting period. If the Project damages the standing crops, the actual owners of crops will be entitled for compensation for crops at market price. Any trees planted on BR land by local people is required for the Project work, the owner/planter of the trees will be eligible for compensation. The INGO will assist the BR in preparation of necessary papers (ID cards, EP/EC, indent, debit voucher, etc.) for making payment of resettlement benefits to the EPs.

**Table 6.1: Eligibility, Entitlements, Assistance and Benefits under RP**

Loss Item 1: Loss of Agricultural Land				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Legal owner/ titleholders as identified by Deputy Commissioner (DC)	<ul style="list-style-type: none"> <li>• CCL by DC as per 1982 Ordinance</li> <li>• Difference between CCL and RV as defined by PVAC to be provided by Project.</li> <li>• Stamp duty and registration cost will be paid once the EP purchases new land and submits proper records. The value for stamp duty will be limited to CCL and/replacement value paid.</li> </ul>	<ul style="list-style-type: none"> <li>• Land on the Project right-of-way to be acquired by DC.</li> <li>• Top up RV will be recommended by PVAC.</li> <li>• DC will pay (cash compensation under law) CCL for the land.</li> <li>• If RV is higher than CCL, the difference will be paid by BR with the assistance of INGO.</li> <li>• The dislocation allowance will be paid by BR with assistance of INGO.</li> </ul>	<ul style="list-style-type: none"> <li>• Legal owners will be assisted by INGO to arrange legal documents in support of their ownership and titles.</li> <li>• INGO will identify loss and entitlement of co-sharers (including female members) through share determination at the field upon receipt of payment data from DC Office.</li> <li>• INGO will assist APs in re-titling</li> </ul>	Replacement of land or the value to the APs.



Loss Item 1: Loss of Agricultural Land				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>Persons entitled will be informed of the details about the land acquisition and compensation process, resettlement package and payment procedure.</li> <li>PVAC will recommend RV for land based on current market price (CMP) assessed by the RP Consultant at the time of preparation of RP. The RV may be updated at the time of dispossession, if required. CMP will be assessed for each affected mouza for each type of land averaging (i) minimum approved price of land available in the respective Sub- registrars' offices, (ii) reported price, and (iii) transacted price of land at those mouzas (CMP may not be less than minimum approved price of land). The Ministry of Railway will approve RV.</li> <li>DC will determine the market price of land averaging last 12 months sale prices (from the date of service of notice under section 3) as per registration deeds in affected mouzas for each type of land obtained from respective sub-registrar's offices. For all private land, the market price will be enhanced by 50% for CCL. For khas land (DC is the owner at respective districts on behalf of the Government), CCL will be assessed as the market price without 50% enhancement.</li> <li>Title updating for usufruct and other rights will be done before issuance of notice under section 6 with assistance from INGO.</li> <li>The INGO shall encourage entitled persons (EPs) to consider purchasing replacement land or investing the money in productive/ income generating alternatives.</li> </ul>				

Loss Item 2: Loss of Homestead, Commercial, Industrial Land and Common Property resources				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Legal owner/ title holders as identified by DC	<ul style="list-style-type: none"> <li>CCL by DC as per 1982 Ordinance</li> <li>The difference between CCL and replacement value (RV) of land (to be determined by PVAC) paid by the Project as additional payments.</li> <li>Stamp duty and registration cost will be paid once the EP purchases new land and submits proper records. The value for stamp duty will be limited to CCL and/replacement value paid.</li> </ul>	<ul style="list-style-type: none"> <li>Land on the Project right-of-way to be acquired by DC.</li> <li>PVAC will recommend RV.</li> <li>DC will pay CCL for the land.</li> <li>If RV is higher than CCL, the difference will be paid by BR with the assistance from the RP INGO.</li> <li>The dislocation allowance will be paid by BR with assistance from INGO.</li> </ul>	<ul style="list-style-type: none"> <li>Legal owners will be assisted by INGO to arrange legal documents in support of their ownership and titles</li> <li>INGO will identify loss and entitlement of female owners and co-sharers through share determination at the field upon receipt of payment data from DC office.</li> <li>INGO will assist APs in re-titling</li> </ul>	Replacement of land or the value to the APs.

**Implementation Issues:**

Persons entitled will be informed details of the compensation policy, resettlement package and payment procedure. RV will be determined and approved for the Project following the procedure as stated under Loss Item 1.

CCL for private and khas land will be determined by DC as stated under Loss Item 1.

Title updating for usufruct and other rights will be done before issuance of notice under Section 6 with assistance from the INGO.

The INGO will encourage and motivate EPs to purchase homestead/commercial/community or industrial land or invest the compensation money in productive or income generating activities.

Loss Item 3: Loss of Water Bodies (Ponds, Both Cultivated and Non-Cultivated)				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Legal owner/title holders as identified by DC	<ul style="list-style-type: none"> <li>CCL by DC as per 1982 Ordinance</li> <li>The difference between CCL and Replacement value (RV) of land (to be determined by PVAC) paid by the Project as additional payments.</li> <li>Stamp duty and registration cost will be paid once the EP Purchases new land and submits proper records. The value for stamp duty will be limited to CCL and/replacement value paid.</li> </ul>	<ul style="list-style-type: none"> <li>Land on the Project right-of-way to be acquired by DC.</li> <li>PVAC will recommend RV of private land.</li> <li>DC will pay CCL for the land.</li> <li>If RV is higher than CCL, the difference will be paid by BR with the assistance from the RP INGO.</li> </ul>	<ul style="list-style-type: none"> <li>INGO will identify loss and entitlement of female owners and co-sharers through share determination at the field upon receipt of payment.</li> <li>Assistance from INGO for re-titling</li> </ul>	Replacement of land or the value to the APs.

**Implementation Issues:**  
Persons entitled will be informed details of the compensation policy, resettlement package and payment procedure. RV will be determined and approved for the Project following the procedure as stated under Loss Item 1.

CCL for private and khas land will be determined by DC as stated under Loss Item 1.  
Title updating for usufruct and other rights will be done before issuance of notice under Section 6 with assistance from the INGO.

The INGO will encourage and motivate EPs to purchase homestead/commercial/ community or industrial land or invest the compensation money in productive or income generating activities.

Loss Item 4: Loss of Residential Structures with Title to Land				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Legal owner/title holders as identified by DC	<ul style="list-style-type: none"> <li>CCL by DC as per 1982 Ordinance</li> <li>The difference between CCL and Replacement value (RV) of land (to be determined by PVAC) paid by the Project as additional payments.</li> <li>Transfer Grant of BDT 8,000.00 to legal owner(s).</li> <li>Reconstruction Grant of BDT 9,800.00 to legal owner(s).</li> <li>Owner will be allowed to take away all salvageable materials (within BR declared deadline)</li> </ul>	<ul style="list-style-type: none"> <li>Structure on the Project right-of-way identified by DC and/or the census.</li> <li>Applicable to all structures located on the Right-of-Way (RoW) at cut-off dates.</li> <li>DC will pay CCL for structure</li> <li>RV for structures to be determined by PVAC</li> <li>BR will provide other resettlement benefits directly with assistance from INGO.</li> </ul>	Assistance in relocation and reconstruction.	Reconstruction of structure at a new site.

Loss Item 4: Loss of Residential Structures with Title to Land				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
	free of cost			
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>Joint Verification (DC and BR) and/or Census will identify (records floor areas and category) structure for titled Owners;</li> <li>DC office with assistance from district Public Works Department (PWD) office will determine the market price of structures and enhance it by 50% for cash compensation under law (CCL);</li> <li>Compensation must be paid before EP dismantles and removes the structures as per civil works requirement;</li> <li>The date of serving of notice u/s 3 will be the cut-off date for titled owners and the date of census will be the cut-off date for structures not covered by DC (i.e., social cut-off-date).</li> </ul>				

Loss Item 5: Loss of Commercial/Industrial Structures with Title to Land				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Legal owner/title holders as identified by DC	<ul style="list-style-type: none"> <li>CCL by DC for commercial/ industrial structures</li> <li>The difference between CCL and Replacement Cost (RC) for structures as determined by PVAC</li> <li>Transfer Grant of BDT 8,000.00 to legal owner(s).</li> <li>Reconstruction Grant of BDT 9,800.00 to legal owner(s).</li> <li>Owner will be allowed to take all salvageable materials (within BD declared deadline) free of cost.</li> </ul>	<ul style="list-style-type: none"> <li>Applicable to all structures located on RoW at cut-off dates.</li> <li>DC will pay CCL for structure</li> <li>BR will provide other resettlement benefits with assistance from INGO.</li> </ul>	Assistance to be provided by INGO in identifying available premises to rent or buy	Reconstruction of structure at a new site.
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>Joint Verification Committee identifies (records floor areas and category) structure for titled owners.</li> <li>CCL will be determined in the process as stated in Loss Item 4.</li> <li>Compensation must be paid before AP dismantles and removes the structures as per civil works requirement.</li> <li>The cut-off dates for titled owners and socially recognised owners as stated in Loss Item 4.</li> </ul>				

Loss Item 6: Loss of Residential and other Physical Structures without Title to Land (Squatters/Informal Settlers)				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Socially recognised owners of structures built on the RoW as identified during census.	<ul style="list-style-type: none"> <li>Compensation for structures as per PWD rates to be determined by PVAC at replacement cost</li> <li>Transfer Grant of BDT 8,000.00 to non-tilted owners</li> </ul>	<ul style="list-style-type: none"> <li>Applicable to all structures located on RoW at social cut-off dates.</li> <li>BR will provide other resettlement benefits directly with assistance from</li> </ul>	Assistance to be provided by INGO in identifying available premises to rent or buy	Reconstruction of structure at a new site.

Loss Item 6: Loss of Residential and other Physical Structures without Title to Land (Squatters/Informal Settlers)				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
	including renters and informal settlers. • Reconstruction Grant of BDT 9,800.00 to non-tilted owner(s). • Owner will be allowed to take all salvageable materials (within BR declared deadline) free of cost.	INGO.		
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>• Census identifies structure on the BR or any Government land within Project right-of-way for non-titled owners.</li> <li>• Compensation must be paid before EP dismantles and removes the structures as per civil works requirement.</li> <li>• The date of census will be the cut-off date for non-titled owners.</li> </ul>				

Loss Item 7: Loss of PCR and CPR Structures with or Without Title to Land				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
(a) Legal owners (or registered committee) identified by DC in the process of CCL payment. (b) Socially recognised owners of structures built on the RoW as identified by JVC and in census.	<ul style="list-style-type: none"> <li>• CCL by DC to legal owners, plus the difference between CCL and RC of structure as determined by PVAC.</li> <li>• cash compensation for CPRs on land without titles to be determined by PVAC to match RV for the structure</li> <li>• Dismantling and Reconstruction cash assistance BDT 10,000.00</li> <li>• Transfer Grant of BDT 16,000.00 for relocation of structure.</li> <li>• Owners will be allowed to take all salvageable materials (within BR declared deadline) free of cost</li> </ul>	Applicable to all PCRs and CPRs located on RoW at cut-off dates.	INGO to conduct community consultations to ensure PCR/CPRs are relocated taking into account community concerns.	Restoration of community structure for common benefits.
<b>Implementation Issue:</b> Joint Verification identifies (records floor areas and category) structure for titled owners and census identifies structure for non-titled owners.				

Loss Item 8: Loss of Trees with Title to Land and Owner of Trees on Public Land or Lessees				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
<ul style="list-style-type: none"> <li>• Legal owner/title holders as identified by DC.</li> <li>• Socially recognised owners of trees grown on public or other land, as identified by census.</li> <li>• Owners of trees such as Forest Department, Zilla Parishad, Society, Union Parishad, Lessee on public land.</li> </ul>	<ul style="list-style-type: none"> <li>• Timber trees and bamboos: CCL by DC for those with title to land and difference between CCL and RC as determined by PVAC.</li> <li>• For fruit trees: CCL by DC for those with title to land and difference between CCL and RC as determined by PVAC.</li> </ul> <p>OR</p> <p>(b) Timber trees and bamboos: Compensation for lost trees as per DOF rates to be determined by PVAC at RC for those w/o title to land.</p> <ul style="list-style-type: none"> <li>• For fruit trees: compensation for lost trees as per DOF rates to be determined by PVAC at RC for those w/o title to land. In addition, market value of fruits for average 3 annual year production.</li> <li>• Owner of the trees (in all cases) will be allowed to fell and take the trees free of cost</li> </ul>	Applicable to all trees and plants located on RoW at cut-off dates.	INGO to explain RP policies regarding compensation for the trees of different categories and size and make the EPs aware that they could take the timber and fruits free of cost.	Compensation for trees.
<p><b>Implementation Issues:</b></p> <ul style="list-style-type: none"> <li>• Standard rates for trees of different species available with the Bangladesh Forest Department will be considered by PVAC</li> <li>• DCs will determine the market price of trees with assistance from Bangladesh Forest Department and enhance it by 50% to fix compensation under law (CCL).</li> <li>• The INGO will provide guidance in plantation and post-plantation care.</li> </ul>				

Loss Item 9: Loss of Standing Crops/Fish Stock with (a) Title to Land and (b) Without Title to Land				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
(a) Legal owner/cultivators as identified in joint verification by DC and BR.  (b) socially recognised users of land identified during census and validated by JVC	(a) CCL for crops by DC for those with titles and difference between CCL and RC as determined by PVAC; OR (b) compensations for crops/fish stock at RC to be determined by PVAC for those without title.  • In both cases, owners/Users will be allowed to take crops and fish stock (within BR declared deadline)	• Applicable for all crops/fish stock standing on land/pond within RoW at the time of dispossession.  • DC will pay CCL for crops/fish stock; for (b), PVAC will determine the compensation to be paid by the Project	INGO will assist APs in the process of claiming compensation from DC/Project offices	Compensation for standing crops and fish stock.
<b>Implementation Issues:</b> DCs will determine the market price of crops with assistance from district Department of Agricultural Extension and district Agricultural Marketing and market price of fish with assistance from district Department of Fisheries. Likewise, PVAC will determine the value of compensation for socially recognised owners/users.				

Loss Item 10: Loss of Fruit Production (due to Loss of Fruit Trees).				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
(a) Legal owner/cultivators as identified in joint verification by DC and BR.  (b) socially recognised users of land identified during census and validated by JVC	As mentioned in entitlement measure # 8, RC of fruit production for 3 years.	Applicable to all fruit trees and plants located on RoW at cut-off dates.	INGO to explain RP policies regarding compensation for the trees of different categories and size and make the EPs aware that they could take the fruits free of cost.	Compensation for trees.
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>PVAC will fix the price of fruit production as per the market price of fruit.</li> <li>DC will fix the price in coordination with concern department and will increase the price 50% to fix the CCL.</li> </ul>				

Loss Item 11: Loss of Leased or Mortgaged Agricultural Land or Ponds and Commercial Land				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
• Agricultural and commercial plot owner(s) on the Project RoW.  • Titled and non-titled leaseholders/licensees/share	• CCL as per law for those with registered contracts/lease OR • Cash grant of BDT 5,200.00 and BDT	• With legal agreement: Legal owner and mortgagee/leaseholder will be paid CCL by DC in accordance with the	• INGO will assist in ensuring that the lessee receives all eligible payments.  • INGO will mediate refund of outstanding lease	Compensation for loss of access to agricultural/commercial land and pond.



Loss Item 11: Loss of Leased or Mortgaged Agricultural Land or Ponds and Commercial Land				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
croppers	<p>4,600.00 will be paid to the non-titled share croppers, licensees and lessees of agricultural land, and pond respectively by the Project thru INGO.</p> <p>• In both cases, the cultivator will be allowed to take the crops/fish free of costs within the BR declared deadline</p>	<p>law.</p> <p>• With customary tenancy agreements, including socially-recognised verbal Agreements: Legal owner will receive CCL from DC. The legal owner will pay the outstanding liabilities to the lessee/mortgagee. Under the following conditions: (i) all contractual liabilities are already paid up; (ii) if not, the legal owner will get the residual payment after all liabilities are paid up.</p>	money by the owner to the lessees.	
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>• Legal tenants of land will be identified by DCs and non-titled tenants, licensees/lessees of land will be identified by the Census.</li> <li>• PVAC will identify each land owner and any persons who presently have interest in the acquired land due to mortgage, license, share cropping, lease.</li> <li>• Any disputes over status of present interest in the land will be resolved through grievance redress procedure. Once resolved, INGO will assist in processing payments of all outstanding liabilities on the land to the appropriate persons.</li> <li>• Cash grant to cover loss of income will be paid to the tenant, licensee/lessee as per Project-specific policy provisions.</li> </ul>				

Loss Item 12: Loss of Income from Dismantled Commercial/Business Premises				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Any proprietor or Businessman or artisan operating in premises, at the time of issuance of notice u/s 3 and/or as per census.	Cash grant of BDT 30,000 for loss of business income by affected trader (based on average monthly income of BDT10,000 for 3 months)	BR will directly pay the entitlement to the eligible displaced persons with assistance from INGO.	Vulnerable EPs will be brought under income generating programme.	Income support in post-displaced period.
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>• Primary eligibility to be based on businessmen identified by census and/or DC/BR joint verification.</li> <li>• All the business operators will be entitled for grant against loss of business.</li> <li>• The income-generating programme will be implemented engaging an NGO experienced in rehabilitation and livelihood generation activities for the poor.</li> </ul>				

### Loss Item 13: Loss of Income (Wage Earners in Agricultural and Small Business Enterprises Excluding Owners or Employers)

Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Regular employees/wage earners affected by the acquisition as identified by census.	Cash grant of BDT 19,500.00 to the affected employees/wage earners equivalent to 3 months income as per the survey data	<ul style="list-style-type: none"> <li>• EP must have been an employee of land owner or business located in the acquired lands for at least twelve months, as identified by Joint Verification and/or census.</li> <li>• The needs of vulnerable groups will be assessed.</li> <li>• The resettlement benefits will be paid by BR with assistance from INGO.</li> </ul>	<ul style="list-style-type: none"> <li>• Vulnerable EPs will be brought under income and livelihood regenerating programme.</li> <li>• Involvement of qualified APs in construction work.</li> <li>• Involvement of qualified APs in tree plantation and social afforestation.</li> </ul>	Income support in post-displaced period.

#### Implementation Issues:

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.

### Loss Item 14: Loss of Income from Rented-out Residential and Commercial Premises

Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Legal owner/Title holders of the rented-out premises as identified by census.	Rental assistance for both residential and commercial structure rented-out EPs or owners with rental assistance of BDT 3,000.00 for loss of income on an average (equivalent to 2 months rental income as per the survey)	<ul style="list-style-type: none"> <li>• The owners of rented out premises will be entitled for dislocation allowance for each unit of premises rented out to separate households or persons.</li> <li>• Dislocation allowance will be paid by BR with assistance from INGO.</li> </ul>	EPs will be brought under income and livelihood regenerating programme.	Income support in post-displaced period.

#### Implementation Issues:

Census and/or Joint Verification will identify the owner of the residential and commercial premises

### Loss Item 15: Rental Assistance for Renters in Order to Support them Finding Alternative Place to Rent

Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Household/person rented-in any such structure as identified by census.	•Rental assistance for both residential and commercial rented-in EPs (tenants) in the amount BDT 6,000.00	• Each tenant household/person of affected rented-in premises will be entitled for the	EPs will be brought under income and livelihood regenerating programme.	Income support in post-displaced period.

Loss Item 15: Rental Assistance for Renters in Order to Support them Finding Alternative Place to Rent				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
	(equivalent to 4 months • One time moving grant of BDT 1,500.00	dislocation allowance. • Dislocation allowance will be paid by BR with assistance from INGO.  • In case of any advance deposited by the tenant, an agreement on non-claim or outstanding balance should be certified by the local Government representative between owner and tenant. The agreement will have to be submitted by both parties at the time of payment of resettlement assistance. It will be considered an essential part of the payment procedure.		
<b>Implementation Issues:</b> Census and/or Joint Verification will identify the household/person rent-in of the residential and commercial premises				

Loss Item 16: Reconnection of Utilities (Gas, Electricity, Telephone, Water, Sewage, etc.)				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Legal subscriber as identified by DC (Eligible only when the affected households can submit evidence of past connections/ bills/receipt)	Cash grant for new utilities connection will be provided by BR: (a) Gas connection = BDT 12,000.00; (b) Electricity connection = BDT 7,000.00; (c) Telephone connection = BDT 5,000.00; (d) Water connection = BDT 5,000.00; (e) Sewage connection = BDT 5,000.00.	BR will make payment of the compensation money with assistance from INGO	INGO will help reinstallation of the line	Reconnection of utilities.
<b>Implementation Issues:</b> This additional entitlement will be paid to the head of the household by BR through INGO for the reconnection of utilities				

Loss Item 17: Assistance to Vulnerable Households				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Households under the poverty level and whose head of household are elderly, disabled and very poor	BDT 8,200.00 as one time grant in addition to other compensations	The EPs will be identified as per the census and income and livelihood support will be provided by BR with assistance from INGO.	INGO will motivate the EPs for appropriate skill training	Income and livelihood support.
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>Vulnerable households losing income from business, employment, livelihood resources and for the transitional time up to permanent settlement will be assessed by INGO-BR joint verification.</li> <li>These persons will be covered under the skill training programme and the allowances will be paid upon performance following the entitlement package.</li> </ul>				

Loss Item 18: Assistance to Poor Female-Headed Households				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Households headed by women and under the poverty level.	BDT 10,000.00 as one time grant in addition to other compensations	The EPs will be identified as per the Census and income and livelihood support will be provided by BR with assistance from INGO.	INGO will motivate the EPs for appropriate skill training	Income and livelihood support.
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>Female-headed households losing income from business, employment, livelihood resources and for the transitional time up to permanent settlement will be assessed by INGO-BR joint verification.</li> <li>These persons will be covered under the skill training programme and the allowances will be paid upon performance following the entitlement package.</li> </ul>				

Loss Item 19: Livelihood Improvement Programme				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
One member of each vulnerable household as well as households losing 10% over of their total income.	<ul style="list-style-type: none"> <li>Cost of programme implementation (as separate line in budget summary Table 10.1).</li> <li>BDT 16,000.00 to be provided as "seed grant" to each trained member for investment</li> </ul>	The EPs will be identified as per the census and income and livelihood support will be provided by BR with assistance from INGO.	INGO will motivate the EPs for appropriate skill training	Income and livelihood support.
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>Vulnerable households losing income from business, employment, livelihood resources and for the transitional time up to permanent settlement will be assessed by INGO-BR joint verification.</li> <li>These persons will be covered under the skill training programme and the allowances will be paid upon performance following the entitlement package.</li> </ul>				

Loss Item 20: Personal Finance Management Programme				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
All households losing structure/trees/crops/land.	Cost of programme implementation (estimated at BDT 3,000.00/household).	The EPs will be identified as per the census and income and livelihood support will be provided by BR with assistance from INGO.	INGO will motivate the EPs for appropriate skill training	Income and livelihood support.
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>Affected households losing income from business, employment, livelihood resources and for the transitional time up to permanent settlement will be assessed by INGO-BR joint verification.</li> <li>These persons will be covered under the skill training programme.</li> </ul>				

Loss Item 21: Assistance in Identifying Available Land/Space/Structure to Rent or Buy				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
All households losing their homestead or business structure or rented structure.	Cost of programme Implementation (as separate line in budget summary Table 10.1).	The EPs will be identified as per the census.	INGO will help the EPs to find out land/homestead during the Project period.	Homestead/Business will be restored.
<b>Implementation Issues:</b> <p>Assistance will be provided to the affected households losing their homestead, land/business for restoring their socio-economic condition.</p>				

Loss Item 22: Unforeseen Adverse Impacts				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Households/persons affected by any unforeseen impact identified during RP implementation - for instance, any Project induced impacts	Compensations/ allowance and assistance depending on type of loss will follow entitlement matrix	<ul style="list-style-type: none"> <li>The unforeseen impacts will be identified through special survey by BR as per request from impacted population.</li> <li>The entitlements will be approved by MoR and ADB.</li> </ul>	As appropriate	Adverse impacted mitigated
<b>Implementation Issues:</b> <ul style="list-style-type: none"> <li>The unforeseen impacts and displaced persons will be identified with due care as per policy framework and proposed to the MoR and ADB for approval including quantity of losses, their owners and the entitlements.</li> </ul>				

Loss Item 23: Temporary Impact during Construction				
Persons Entitled	Entitlements	Application Guidelines	Additional Services	Expected Outcomes
Households/ persons and/or community affected by construction impacts	<ul style="list-style-type: none"> <li>The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of borrow materials as per entitlement matrix (see entitlement measure # 11).</li> <li>All temporary use of lands outside proposed RoW to be through written approval of the land owner and contractor.</li> <li>Land will be returned to owner rehabilitated to original preferably better standard.</li> </ul>	<ul style="list-style-type: none"> <li>The temporary impacts will be identified through special survey by BR as per request from impacted population.</li> <li>The entitlements will be approved by BR as per the entitlement matrix policy</li> </ul>	As appropriate	Land returned and restored to original preferably better standard.
<b>Implementation Issues:</b> The temporary impacts and displaced persons will be identified with due care as per policy framework of the Project and approved by BR.				



## 7 Relocation of Housing and Settlements

### 7.1 Introduction

131. The Project will displace households from their residence, business-structures, and productive resources like land, employment and income. Affected persons will experience loss of livelihood sources mainly due to loss of shops/commercial enterprises and agricultural lands. In addition, wage earners such as employees of shops and businesses and those working on the affected agricultural lands will also incur loss in their income. The affected households will be provided with compensation and assistance for relocation of their housing, productive assets and employment affected due to the Project. Necessary efforts have been made so as to minimise the Project impacts and to reduce impacts on assets and disruption of livelihood.

### 7.2 Scope of Displacement and Relocation

132. Of the total 2,004 affected households/units, 1,815 households/units (which does not count units losing land, fish pond, other structures, PCR, government structures), will have to be physically relocated from their homestead or business. Detailed distribution of affected properties is shown in Table 7.1 below.

**Table 7.1: Impacts by Categories of Physically Relocated Households**

Category	Titled Owners	Renters (from Titled Owners)	Squatters on BR land	Renters (from Squatters on BR land)	Total
HH losing residential structure	224	48	461	117	850
HH losing commercial structures	49	85	357	239	730
HH losing both commercial and residential structures	30	22	69	62	183
CPRs	19	1	20	9	49
Large Scale Business	1	1	1	0	3
<b>Total</b>	<b>323</b>	<b>157</b>	<b>910</b>	<b>427</b>	<b>1,815</b>

*Source: Census & IoL survey, 2013 & 2014*

### 7.3 Options and Preferences for Relocation

133. The households who will be physically relocated are either titled homestead/business owners, informal settlers (squatters) on BR land and renters. Most of the affected structures in urban centres tend to be businesses and in rural areas homesteads.

134. Most of these households (95%) stated their preference to remain in their current location in order to continue their present occupations. Only 2% want to be relocated to other villages and 3% to town area. When asked about modalities for compensation, the survey shows that 73% of households would opt for cash compensation either for overall loss (39%) or for land loss (34%). About 20% households (mostly private land owners) said that they would rather get land for land (see details in Table 7.2 below).

**Table 7.2: APs' Choice for Resettlement Options**

Type of assistance chosen	%
New land against the lost land	20.45
Cash against the lost land	34.05
Cash compensation	38.80
Re-Construction	0.41
Resettlement	1.60
New land for business or residence	2.78
Right Compensation	1.73
Employment generation	0.18
<b>Total</b>	<b>100.00</b>

*Source: Census & IoL survey, 2013, 2014 & 2015*

135. The relocation of scattered homesteads in rural areas along a 72 km linear stretch is not pragmatic as it would imply concentrating the households in a few identified places that would be away from their existing source of livelihood (farming). Most of the landowners will not lose a substantial amount of land and will be able to relocate on their residual land. Land title holders will receive on average BDT 6,301,383.00 (USD 81,098.88) per household as compensation, which is believed to be sufficient to rent or buy alternative plots. Non-title holders losing a homestead in rural sections will either relocate on residual land or rent within proximity. They should have sufficient cash compensation for the loss of their structure and transfer and reconstruction allowance to afford rent (see paragraph 131 below). According to the rental availability and affordability survey, space and structures to rent in rural areas are readily affordable and accessible.
136. There is limited availability of BR land close to the stations in urban areas that would be sufficient to relocate affected households. Acquiring land from private owners to provide as compensation is not a pragmatic option, as this would entail affecting a new set of people in a cyclical way. Moreover the relocation of informal settlers on designated public land is highly controversial given that it implies they would be given preference over other renters and title owners. Moreover, the rental availability and affordability survey confirmed that most squatters in urban areas, who represent over 50% of the affected business owners, will not lose their homesteads, as they already own a house (60%) or rent a house in town. Their income depends on being in the city and close to the stations. The survey also indicates that while rent from private individuals is affordable in urban centres (from BDT 750.00-1500.00/month) it is not widely available.
137. It is believed that the compensations, allowances and assistance measures proposed under this RP are sufficient to enable affected households to secure alternative spaces for their homesteads and businesses. The cash option for titled owners as well as informal settlers' is very attractive. Firstly, households losing a primary structure (both titled and non-titled holders) will receive an estimated BDT 781,209.00 (USD 10,054.17), which represents 13 times the average annual income and is more than sufficient to cover for several years of rent. As for renters, who will not be compensated for the structure, they will receive the equivalent of four month rent, which is sufficient time for them to find an alternative option. This should address the question of affordability of renting space in urban centres.
138. As for the availability issue, the INGO will assist all affected households losing land or structure (or rented structure) in identifying and securing an alternative space to rent or buy. One of its tasks will be to establish a list of available plots and structures to rent or buy and support the affected household with legal documentation and in negotiations.

Assistance from the INGO was explicitly sought by the affected households as demonstrated by the survey (requested by over 80% of those surveyed). Furthermore, under the RP, BR will consider giving priority in re-allocating leases to former leaseholders and affected businesses after modernisation of the station areas.

139. Overall, it is expected that these measures will be adequate to address their housing and business needs in post-relocation period.

#### 7.4 Integration of Displaced Households with Host Population

140. Due to linear acquisition and scattered resettlement over 72 km of largely rural areas, Project-sponsored resettlement in selected sites has not been considered in this Project. The affected households and businesses will relocate and remain within their existing communities and neighborhoods as much as possible. The choices in favor of such decisions are factored by already established social links, kinship and social support. So the issue of host-resettlers is not an issue, rather displaced households will integrate within the existing communities. However, during Project implementation, the INGO will assess the need for any additional assistance to enhance carrying capacity of the “host” communities with regard to community support services.

#### 7.5 Relocation and Reconstruction of PCRs

141. There are 3 PCRs of historical, religious and cultural significance that are likely to be affected by the Project (Table 7.3). The Mazar Sharif is a shrine of a famous and locally popular *Sufi* (religious leader). It is 100 to 120 years old located on BR land near the signal post of Sadar Rashulpur station. It has a pucca roof with a tomb, pucca wall in one side with boundary walls. The shrine will be fully affected. The Moth (Temple) is located near the Rajapur Station. It is nearly 150 to 200 years old and very well respected place to both Hindu and Muslim communities in the area. It is made of tin-roof with pucca floor and wall. The temple will be affected fully. Finally, the Kalibari Mondir is located near Gangasagar railway station. About 35% of the Mandir will be affected, including boundary walls and trees.
142. BR will relocate and reconstruct the PCRs in consultation with the affected communities and PCR management committees to ensure the structures are relocated in a way that addresses community concerns. Detailed consultation will be arranged with the support of the INGO in participation of the representatives from community concerned and LGIs on the issue of relocation. In case of the relocation of the temple/moth of Hindu religion, the local religious leader/purahit as well as the devotees will be consulted adequately before taking any decision. For the mazar complex with graves of the Muslim saints, Fatwa from a nominated Mufti (vetting from Islamic lawyers) will be taken in agreement with the local Muslim community, devotees and the Khadem (guardian) of the complexes. In both cases, suitable alternative land will be managed in consultation with the community concerned. A dedicated budget has been kept for the reconstruction of the PCRs.

**Table 7.3: List of Physical & Cultural Resources in the Project Area**

Sl. No.	Name of the PCRs	Chainage	Name of Owner/President /Secretary	Village	Union	Upazilla	District
1	Hazrat Shah Sufi Riasat Ali Fakir (R) Mazar Sharif	161+100	Md. Shah Alam	Pitamber	Baksimail	Burichang	Comilla
2	Sree Nandoram Goshwami Moth	167+000	Sree Bikas Chandra Roy	Rajapur	Rajapur	Burichang	Comilla
3	Doso Phuja Kalibari Mandir	196+850	Babu Ratun Kumar Pal	Mogra	Mogra	Akhaura	Brahmanbaria

Source: Census & IOL survey, Project, 2013, 2014 & 2015

143. Other than these PCR's there are 49 community property resources (CPRs) in the Project area. According to the entitlement policy all CPRs will be given cash compensation for the land, structure and additional transfer grants for relocation of each structure. Dismantling and reconstruction cash assistance will be provided as per assessed value of PVAC. In this way CPRs will be rebuilt at Project cost, in consultation with the APs and the affected communities. Affected family graveyards will be dealt with sensitivity in consultation with the concerned families. These are private, family graveyards located on private and homestead lands and are not bigger, community graveyard officially "registered" with the local Government. Although the DC will not compensate these, the INGO will assist the families to exhume the bodies for reburial provided the concerned families wish the graves to be relocated.
144. In all cases, affected CPRs will be rebuilt at alternative sites selected by the community where they expect to relocate. These are already included in the Project cost estimates. INGO will facilitate all the processes while BR will coordinate the activities of site selection, design and estimate, site development and reconstruction. The list of CPRs is presented in Table 7.4.

**Table 7.4: Number of Community Property Resources (CPRs) by Category**

Sl. No.	Category of Community Resources	No. of CPRs
1	Religious institutions/structures (e.g., mosque, temple, graveyard, eidghah)	29
2	Educational institutions (e.g., school, madrasa, moktob)	6
3	Community based associations/institutions (e.g. samity, club)	14
<b>Total</b>		<b>49</b>

*Source: Census & IOL survey, 2013, 2014 & 2015*

145. BR will use available public (khas) land or seek voluntary donation of land by the local beneficiary communities for the reconstruction of the PCR's and CPRs. If khas lands and/or voluntary donation are not available, BR will make negotiated settlement over any new purchases of land for the civic and social/religious infrastructures. In all cases (voluntary donation or negotiated settlement), BR will engage in meaningful consultations with the affected people, including those without titles to assets. The particular attention to negotiation methods, valuation, transactions and other record keeping requirements and meet principles and conditions laid out in this RP, complying with Safeguards Requirements 2 – Involuntary Resettlement and EIB's standards.

## 8 Income Restoration, Rehabilitation and Gender

### 8.1 Introduction

146. The Project will acquire private lands that include residential land, commercially used land, productive agricultural land and pond. The acquisition and Project interventions will lead to a loss of income and livelihood resources temporarily or permanently. Restoration of income to pre-project level is thus one of the most important tasks in resettlement management. The RP has provisions for interim support to mainstream alternative income generating schemes or enhancement of existing livelihood resources so that AHs can either continue their previous occupation, start new venture or undertake an alternative occupation. The basic objective behind the income restoration and rehabilitation measures is to restore the economic status of the displaced persons at least at the level they were enjoying prior to the Project.

### 8.2 Livelihood Impact and Risks

147. Livelihood means and resources in the Project-affected area include land (agricultural land and fish ponds), and commercial and businesses activities. The people engaged in commercial and business activities in the Project area include traders, vendors, and those engaged in agricultural activities include farmers, sharecroppers and agricultural labourers. Women are involved in poultry/cattle rearing for cash income and day labouring in and around the local area.
148. The impacts on livelihood will be largely limited, Affected persons will experience loss of livelihood sources mainly due to temporary disruption and loss of shops/businesses, and income from, rented structures and agricultural lands. The displaced households will experience temporary dislocation in their income and work days. In addition, wage earners such as employees of shops and businesses and those working on the affected agricultural lands will also incur income losses. A total of 1975 such households will experience direct and indirect impact on their income (Table 8.1).

**Table 8.1: Type of Income Impact on Affected Households**

Type of Loss	No.
Loss of income from businesses	507 (AHs)
Loss of income from agricultural land	34 (AHs)
Loss of income from fish cultivation	145 (AHs)
Loss of wage labour	464 (No.)
Loss of rental income	589 (AHs)
<b>Total</b>	<b>1,739</b>

*Source: Census & Socio-economic survey, 2013, 2014 & 2015*

### 8.3 Approach towards Income and Livelihood Restoration

149. The approach towards the income and livelihood restoration is restoration and enhancement for affected persons. This includes necessary measures considering the diminishing income and dislocation of livelihoods of the APs during and after relocation. Appropriate support measures, in this regard, are needed for income and livelihood restoration of the affected and displaced households. The RP has provisions also for income restoration and rehabilitation of the AHs.
150. Within the policy entitlement of RP, all the persons losing their livelihood resources or places of generating income as a result of the Project will be supported with cash grants and allowances to supplement the lost income and workdays. These will enable them to mainstream the transitional period of displacement with the stabilised period of

sustaining with the previous sources of livelihood or starting an alternative source of income. In this regard indicative income and livelihood restoration options for AHs have been identified from the survey outcome.

#### 8.4 Rehabilitation Measures

151. Considering the findings of the surveys and consultations the following measures will be adopted in terms of rehabilitation and income restoration of the AHs:

- (i) Compensation for land and structures at full replacement cost prior to relocation;
- (ii) Moving assistance;
- (iii) Income-restoration measures;
- (iv) Assistance measures to secure housing and rental spaces;
- (v) Special assistance measures;
- (vi) Livelihood Restoration Programme;
- (vii) Encouraging Employment in Construction Works; and
- (viii) Gender Considerations.

152. In accordance with the entitlement policy, the following measures will be taken to support for restoration of income and economic rehabilitation of the affected households and families.

#### 8.5 Moving Assistance

153. **Transfer Grant for moving structure (residential and commercial):** A transfer grant of BDT 8,000.00 will be provided to titled owners and non-titled owners of residential and commercial structures including renters and informal settlers. Owner will be allowed to take away all salvageable materials (within BR declared deadline) free of cost. A total of 1,763 AHs are expected to be eligible for this grant.

154. **Reconstruction Grant:** A reconstruction grant of BDT 9,800.00 (for both titled and non-tilted owners) will be provided to all households losing residential and commercial structures. A total of 1,190 AHs are expected to be eligible for this grant.

155. **Moving grant for tenants:** Affected tenants will also be provided with a grant of BDT 1,500.00 equivalent to 1 months' rent (based on the rapid survey) but not exceeding BDT 3,000.00 for larger spaces to help them in their transition. A total of 573 affected units (tenants from both titled and squatters) will be eligible for this grant.

156. **New connection/reconnection assistance:** Households losing their legal connection with a utility as a result of relocation will be provided with BDT 12,000.00 for gas connection (14 HHs/units), BDT 7,000.00 for electricity (500 HHs/units), BDT 5,000.00 for water (408 HHs/units), BDT 5,000.00 for sewage services (500 HHs/units), and telephone BDT 5,000.00. Eligible number of households includes 1,422 for the services of gas, electricity, water supply, telephone and sewerage.

#### 8.6 Income-restoration Measures

157. **Allowance for loss of income for business owners:** All owners of affected businesses will receive a BDT 30,000.00 cash allowance, equivalent to 3 month income, for loss of business income. This assistance is intended to support them in the transition and help them re-establish their enterprises in new locations and to continue their previous occupations and commercial activities in the new locations. A total of 507 businesses will be eligible for this grant.

158. **Allowance for loss of income for employees, wage earners:** Temporary loss of employment due to severe impact on business and commercial enterprises for acquisition and taking over land for implementation of the Project will be supplemented



with cash allowance to the affected employees/wage earners. A cash grant of BDT 19,500.00 will be provided to the affected employees, wage earners equivalent to 3 months income. A total of 464 AH would be eligible.

159. **Allowance for loss of income from agricultural land and pond:** Temporary loss of access to agricultural land and pond by tenants (non-titled share croppers, licensees and lessees) and thereby loss of income from productive land/pond will be compensated through providing cash grant of BDT 5,200.00 for agricultural land (34 HHs) and BDT 4,600.00 for pond (145 HHs) as well as giving back the share of the crop, lease money, if any, to share croppers, licensees and lessees. Moreover, the cultivator will be allowed to take the crops/fish within the BR declared deadline. A total of 179 households will be eligible.
160. **Assistance for loss of income from fruit tree production:** The market value of 3 year fruit tree production will be provided for any loss of mature fruit tree.
161. **Allowance for loss of income due to renting residential/commercial structures:** Affected households losing income from rented-out residential and/or commercial structure will be provided with rental assistance BDT 3,000.00 (equivalent to 2 months rent). A total of 574 households will be eligible to this allowance.
162. **Livelihood Restoration Programme (LRP):** One member of each vulnerable household (404) as well as households losing 10% of existing land holding (454) as a result of the Project will be eligible to participate in the LRP. BDT 16,000.00 will be paid to each eligible participant. More information on the LRP is provided below. A total of 615 persons are expected to participate to the programme.
163. **Personal Finance Programme:** One member of all affected household will be eligible to participate in a personal finance programme. The budget for its implementation is provisioned in the overall INGO budget.

## 8.7 Secure housing and rental assistance measures

164. **Rental assistance:** All tenants losing their homestead/business structure will be provided with a rental assistance of BDT 6,000.00 equivalent to 4 months' rent. This should give them ample time to find alternative housing or commercial structure to rent. A total of 574 (tenants from both titled and squatters) households are eligible to this type of assistance.
165. **INGO Assistance in identifying renting space:** The INGO will conduct a survey and provide affected households with a list of available plots, structures and spaces for rent of purchase for residential or commercial purposes. The focus will be primarily on identifying rental space availability in urban areas such as Akhaura, Comilla and Laksam, where the offer tends to be more limited. The INGO will also assist AHs in negotiation and preparing the documentation to secure rent or purchase space/plot. All households losing land, residential and commercial structures, whether titled or non-titled, as well as tenants will be eligible to this assistance. This activity has been designed as a result of consultation with APs during the rapid assessment and will be included in the INGO ToR.
166. **Priority to lease on BR land around station for commercial purposes (subject to availability):** BR will give priority to provide lease for commercial purposes to former lease-holders and affected households who lost a business as a result for the Project. BR has a standard policy on land lease for commercial purposes, which it can use for the implementation of this RP.

## 8.8 Special Assistance Measures

167. **Assistance to Vulnerable Households:** Vulnerable households, defined as elderly headed disabled or very poor (below the poverty line) will be provided with BDT 8200.00 one time grant in addition to other compensations. The number of EP is 404.

168. **Assistance to Poor female-headed households:** Poor female-headed households will receive a BDT 10,000.00 cash grant in addition to being eligible to the vulnerable household assistance. A total of 74 poor female-headed HHs will be eligible for this grant.
169. **Special relocation grant for PCR and CPR:** A special one-time grant of BDT 16,000.00 will be allocated for the relocation of each affected common property resource. Total numbers of PCRs and CPRs are 52.

## 8.8 Livelihood Restoration Programme (LRP)

170. The LRP will be provided for one member of each vulnerable and severely affected (i.e. losing 10% over of their land) households. The LRP will consist in trade development trainings and support in elaborating business plans as well as seed grant money of BDT 16,000.00 to launch the business.
171. The trade development training will be identified during Project implementation by the INGO. Table 8.2 presents details of various activities being anticipated under the Trade development trainings based on the survey conducted with APs. The majority of the AHs prefer to restore their livelihoods through business (66%) followed by crop farming (37%), fish culture (19%) and so on. These will be further reviewed by the INGO during implementation phase through a need assessment focused on the eligible households to further target the available skills and/or need for skill training.

**Table 8.2: Details of Indicative Income & Livelihood Restoration Options for AHs**

Income & Livelihood Restoration Options	Affected HHs	
	In Number(n=2004)	In Percentage
Business	1,323	66.02
Fish cultivation	372	18.56
Poultry and livestock farming	27	1.35
Agricultural farming	734	36.63
Livestock	38	1.90
Handicraft	32	1.60
Day labour er	24	1.20
Others	68	3.39

*Source: Census & Socioeconomic survey, 2013, 2014 & 2015*

172. In addition to trade trainings, the INGO will provide basic financial management briefing and assist participants in developing business plans for investments.

## 8.9 Other Type of Assistance

173. The INGO will also support the titled affected households losing property in re-titling their plot or structure.

## 8.10 Employment in Construction Work

174. The construction activities under the Project will require many unskilled labourers for construction of rail embankment, rail bridges/culverts, staff sheds etc. The contractor(s) will require to give preference to hiring affected persons (with ID), including women, willing to work in Project construction activities. Provisions in the general contract conditions also require the contractors to pay equal wages to men and women without any gender discrimination. Affected women will to work in Project construction will form labour contracting society (LCS) with the help of INGO and be deployed by the contractor in embankment slope turfing, watering, tree plantation etc. or any other suitable works. Employment in the Project construction will act as an added source of income in the income and livelihood restoration processes of the APs.

## 8.11 Gender Considerations

175. Specific gender considerations to this RP are the following:

- The INGO will ensure that all affected women owner entitled to compensation receive compensation in a bank account in their names or jointly with their husbands;
- All affected poor female-headed households are considered vulnerable and receive additional assistance; and
- BR will consider maximum participation of women trained under LRP program.

## 9 Grievance Redress Mechanisms

### 9.1 Introduction

176. Grievances are issues, concerns, problems, or claims (perceived or actual) that individuals or community groups want to address and be resolved by the Project. The grievance mechanism is a locally based, project-specific extra-legal way to deal with and resolve complaints and grievances faster and thus enhance project performance standards in terms of social and resettlement management.

### 9.2 ADB/EIB Guidelines on Grievance Mechanisms

177. ADB/EIB have specific clauses/guidelines requiring the borrower/client to set up and maintain a grievance redress mechanism at the Project level. This mechanism does not replace donors' accountability mechanism, but is intended to solve grievances at the local level. If aggrieved, it is expected that affected people will first approach the local grievance mechanism before taking the issue to other forum. The GRC system established in this Project is expected to be effective in resolving grievances related to compensation and relocation aspects. All affected persons will have full and free access to GRCs.

### 9.3 Grievance Redress Committee (GRC)

178. A two-tier bottom up GRC system will be established in this Project. First, there will be GRCs at the local level, hereafter called Local GRC (Union Parishads or municipality level); and second, GRC at the Project level to give room for grievances to be fairly reviewed. These GRCs will be established through gazette notifications from the Ministry of Railways. The APs will be informed through public consultation that they have a right to have their grievances redressed by the local committees as well as by the Project management. The APs can also call upon the support of the implementing NGO (INGO) engaged to implement the RP to assist them in presenting their grievances or queries to the GRC. Other than disputes relating to ownership right under the court of law, the GRC will review grievances involving all resettlement assistance, relocation and other support. The local GRCs (at the Union Parishad or municipal level) will hear the grievances first. Only unresolved cases will be forwarded to the next tier – Project level GRC for further review and resolution. Grievances will be redressed within a month from the date of lodging the complaints. GRC decisions will be on a majority basis and will be disclosed and available for review by the stakeholders. If any disputant is unhappy or unsatisfied with the outcome of the Project level GRC, he/she may file cases in the court.
179. GRCs at the union or municipality level (community level) will be formed with representatives from BR, local elected representatives from the Local Government Institutions (LGI), representatives of the affected persons (preferably women representative in case of women APs), and RP implementing NGO. There will a GRC in each union parishad or municipality affected by the Project to make it accessible both in terms of distance and time.
180. The member secretary of GRCs will be regularly available and accessible for APs to address concerns and grievances. Female UP member will participate in the grievance redress sessions when the complainant will be a female. The Legal Advisor of the INGO will support the GRC processes (both local and Project levels) in terms of legal and other interpretation matters.

### 9.4 Composition of the Local GRC

181. The Local GRC will consist of members from executing agency (BR), RP implementing NGO, people's representatives from local Government institution and representative of the affected persons. This will represent all stakeholders and agencies associated with RP implementation. Thus the Local GRC will be formed with 5 members

representing various stakeholders, including representative of the affected communities. The RO (BR) will chair the GRC at field level. Members of GRC, is presented below (Table 9.1).

**Table 9.1: Members of the GRC at Union Parishad/Municipal Level**

Level	Members of the GRC
GRC Composition at the Local Level (UP/Municipality )	Assistant Director of BR – Convener Representative of RP implementing NGO- Member Secretary Representative of the Local Government Institutions - Member Local women UP member - Member Representative of the affected people – Member

182. The scope of work and the Terms of Reference (ToR) for the Local GRC are:

- (i) The Local GRC shall review, consider and resolve grievances related to social and resettlement mitigations received during implementation of the RP;
- (ii) Any grievances presented to the GRC should ideally be resolved on the first day of hearing or within a period of three weeks, in cases of complicated cases requiring additional investigations;
- (iii) Grievances of indirectly affected persons and/or persons affected during project implementation will also be reviewed by GRC;
- (iv) The GRC will not engage in any review of the legal standing of an “awardee” other than in the distribution of shares of acquired property among the legal owners and associated compensation or entitlement issues;
- (v) GRC decisions should ideally be arrived at through consensus, failing which resolution will be based on majority vote. Any decision made by the GRC must be within the purview of RP and entitlements;
- (vi) The GRC will not deal with any matters pending in the court of law; and
- (vii) A minimum three (3) members shall form the quorum for the meeting of the GRC.

183. GRC meetings will be held in INGO Field Office in the Project area or other location(s) as agreed by the Committee. If needed, GRC members may undertake field visits to verify and review the issues at dispute, including titles/shares, reason for any delay in payments or other relevant matters.

## 9.5 Composition of Project – Level GRC

184. The Project-Level GRC will review all unresolved cases forwarded to by Local GRCs. It will be headed by the Project Director (PD). The Composition of the Project-Level GRC is presented in Table 9.2. The Project-level GRC with representation of senior elected Upazilla official and civil society member will further establish fairness and transparency in the resolution of disputes or grievances. In specific cases, Project-level GRC may seek legal advice from the INGO Legal Advisor or any external legal advisor, if required.

**Table 9.2: Composition of Project Level GRC**

Level	Members of the GRC
GRC Composition at the Project Level	Project Director/his representative– Convener Local Upazila Parishad Chairman/representative -Member  Team Leader -INGO Member Secretary Representative of local civil society organisation -Member  Representative of the affected people – Member

185. The provision of the Project-Level GRC will further establish fairness and transparency in the resolution of grievances by Project affected persons. The presence of senior public representative and civil society members will provide room for grievances to be fairly reviewed. The Project Level GRC may seek legal advice from the INGO Legal Advisor or any external legal expert, if required.
186. The scope of work and the Terms of Reference (ToR) for the Project-Level GRC are:
- a) Review, consider and settle unresolved grievances forwarded by local GRCs related to RP implementation;
  - b) Any grievances presented to the Project Level GRC should ideally be resolved within two months from the date of receiving the complaints;
  - c) In case of complicated cases, the GRC members can request additional information or carry out field level verifications;
  - d) Resolutions should be based on consensus among members, failing which the decision may be taken on majority vote;
  - e) Any decision made by the GRC must be within the purview of RAP policy framework and entitlements;
  - f) The GRC will not deal with any matters pending in the court of law; and
  - g) All five (5) members are required to form the quorum for the meeting of the GRC.

## **9.6 Scope of Work of GRC**

187. The GRCs will be activated with power to resolve resettlement and compensation issues not to be addressed under legal suit in the courts. The GRCs will receive grievance cases from the affected persons through the RP implementing NGO. The INGO will assist the APs in lodging their resettlement complaints in a proper format acceptable to the GRCs after they get ID cards from the BR or are informed about their entitlements and losses. GRCs will be activated during the land acquisition and resettlement process to allow APs sufficient time to lodge complaints and safeguard their recognised interests. Where land acquisition will not be involved but relocation of structures or vacating land from cultivation will be required, the GRCs will facilitate resolution of complaints regarding categorisation of vulnerable affected persons, types of structures and eligibility for compensation and assistance within the set guidelines and provisions of the Resettlement Plan.
188. Any complaints on ownership title or other suits falls under arbitration which is to be resolved by the judiciary system will not be within the purview of the GRCs. The affected people will be informed about their right and entitlements as per policy of the Resettlement Plan in the focus group discussion facilitated by the RP implementation NGO field level staff. People's initial complaints/comments would be resolved in the focus group meetings. If the AP is not satisfied with the explanation of the INGO staff, he/she may bring his/her complaints to GRC. In this regard, the INGO field level staff will assist the AP in lodging the complaints.
189. Other than disputes relating to ownership right under the court of law, GRC will review grievances involving all resettlement benefits, relocation and other assistance. However, the major grievances that might require mitigations include:
- i. APs not enlisted;
  - ii. Losses not identified correctly;
  - iii. Compensation/assistance not as per entitlement matrix;
  - iv. Dispute about ownership;
  - v. Delay in disbursement of compensation/assistance;
  - vi. Improper distribution of compensation/assistance in case of joint ownership; and



vii. Incorrect name in the award book of DC.

## **9.7 APs Petition to GRC**

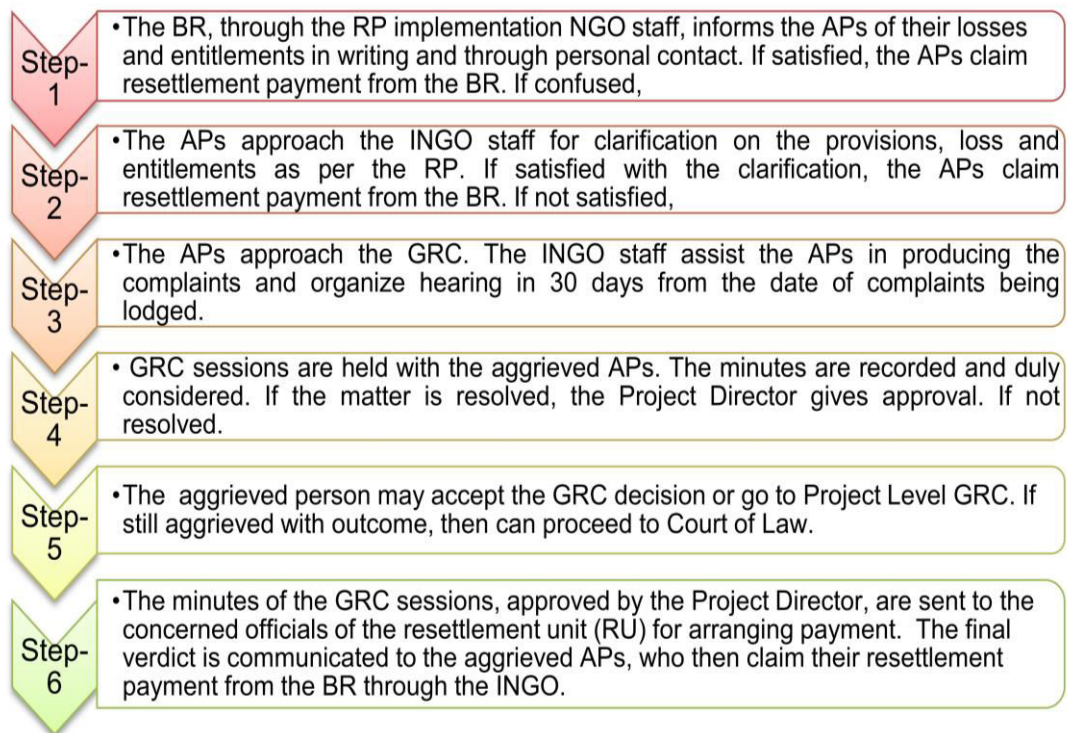
190. APs will be able to submit their grievances/complaints about any aspects of Resettlement Plan implementation and compensation. Grievances can be shared with the BR verbally or in written form. In case it is in verbal form, the INGO representatives at the GRC will write it down in the first instance during the meeting at no cost to the APs. The APs will sign and formally present to the GRC at the respective offices of the INGO assisting the BR in implementing the RP. The GRC will settle the matter within 30 days of receiving the complaint from the AP. Resolution of the GRC will be final and adopted in the process of resettlement for issuance of ID cards, and determination of loss & entitlements and payment thereof.

191. The appeal procedure for solving the grievances will be as follows:

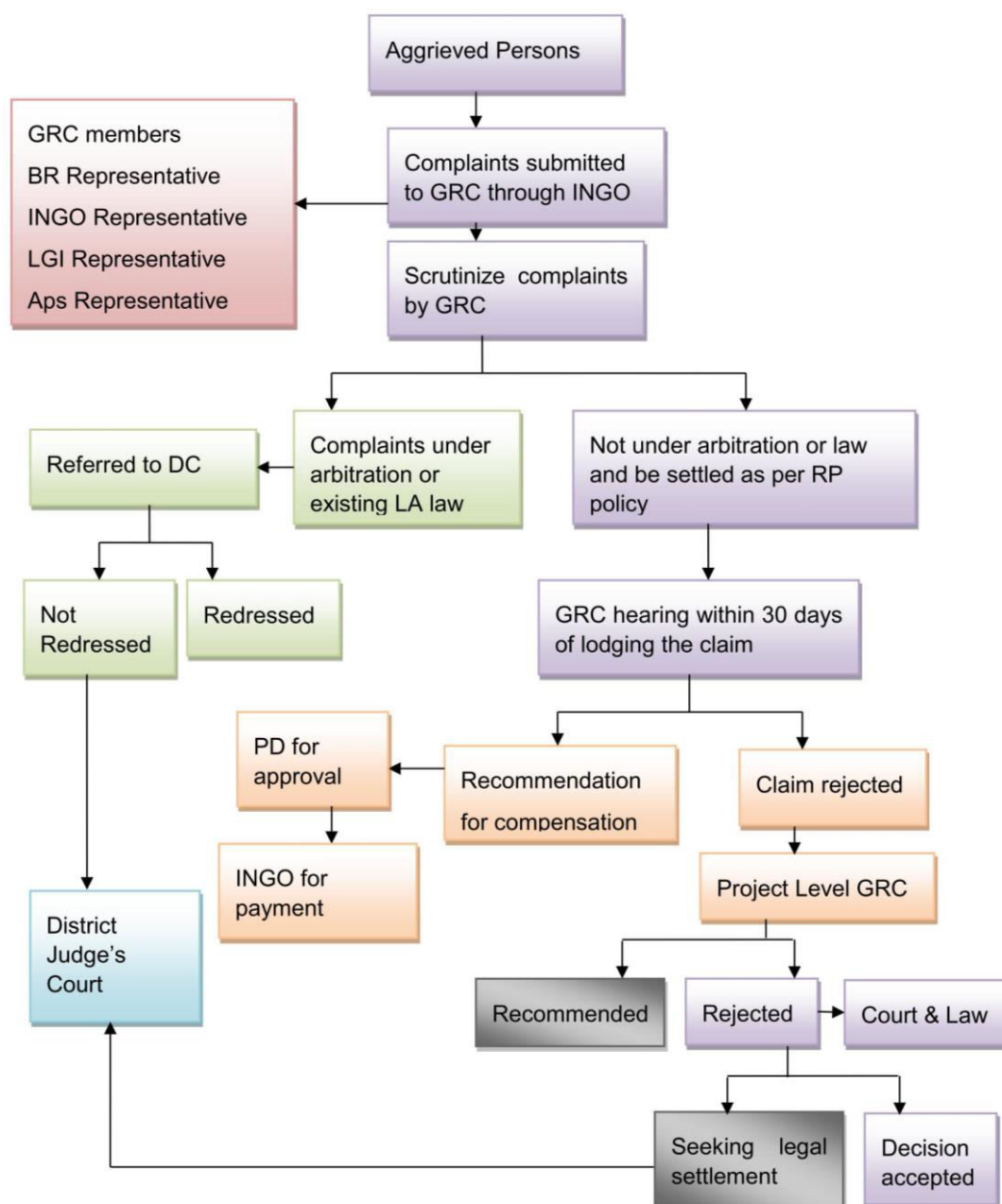
- All complaints from the APs will be received at the field office of the INGO, the member secretary of the GRC, with a copy to the relevant Local Government Institution representatives;
- Upon receipt of complaint, the representative of the INGO at the GRC will inform the convener (BR representative) of the GRC. The convener will organise a hearing session for the complainant at the UP Chairman/Ward Councillor office where the complaint would have been lodged;
- The GRC will review the proceedings and pass verdict that will be conveyed to the AP concerned through the INGO;
- Unresolved cases will be forwarded by the Member-Secretary of the Local GRC to the Convener of the Project Level GRC; and
- If matters exist relating to arbitration, those will be referred to the court.

## **9.8 Processes for Filing GRC Cases and Documentation**

192. The procedural steps of resolving grievances and the grievance redress mechanism are presented in Figure 9.1 and Figure 9.2 explains the approval processes. GRC procedures and operational rules will be publicised widely through community meetings and pamphlets in the local Bangla language so that APs are aware of their rights and obligations, and procedure of grievance redress. All local GRC documents will be maintained by INGO for review. The RU Field Office(s) will act as the Secretariat to the local GRCs. As a result, the records will be up-to-date and easily accessible on-site.



**Figure 9.1: Grievance Redress Procedures**



**Figure 9.2: Grievance Redress Mechanism**

## 10 Resettlement Costs and Budget

### 10.1 Introduction

193. The total estimated budget for implementation of the Resettlement Plan is BDT 4,413.44 million (USD 56.80 million) which is shown in Table 10.1. The costs for land acquisition and resettlement for the Project have been estimated at current market price for the year 2013 with necessary supplements for replacement cost, physical assets and businesses with assessed replacement cost for the same year, and additional assistance for loss of income and vulnerabilities as per the resettlement policy framework. This budget is indicative of outlays for different expenditure categories assessed by census and IoL survey (May-June 2013) for physical assets and estimates of land for acquisition.
194. The budget will be updated and adjusted once the land acquisition boundaries is finalised and the Government adopts a price of land and other assets based on the recommendations of the PVAC prior to implementation. Replacement cost of land and property will be updated annually if the PVAC at the district level justifies the same at the time of dispossession for any considerable price escalation.

### 10.2 Summary Land Acquisition and Resettlement Budget

195. This budget includes compensation for land as well as both main and secondary structures, trees, standing crops and fish, along with other resettlement benefits i.e. additional assistance, dislocation allowance, transfer grants/assistance for shifting of structure, rebuilding and/or restoration of community resources/facilities, assistance for loss of business/wage income; one-time special grants and special assistance to women-headed and vulnerable households with support to livelihood and income restoration allowances. Provision of contingency costs (10%) has also been calculated and incorporated in this budget. The RP budget further includes capacity building of the EA, the operational cost for the INGO as well as the costs of the livelihood restoration programme. The land acquisition and resettlement fund will be provided by the EA (i.e., Bangladesh Railway). The Development Project Proposal (DPP) prepared by BR has provision for this amount in Year 1 to pay for compensation and resettlement purposes.

**Table 10.1: Costs and Budget – Summary**

Breakdown of Total Cost for LA and Resettlement for Project			
Sl. No.	Head of Budget	Million BDT	Million USD
<b>1. Land Acquisition Cost</b>			
A	Compensation for land (CCL and additional top-up)	2,738.52	35.24
B	Compensation for Primary Structures and Secondary Structures	553.06	7.12
C	Compensation for Trees	80.49	1.04
D	Compensation for Crop Production	2.10	0.03
E	Compensation for Fish Stock	2.00	0.03
F	Other Resettlement Benefits/Allowance and Grants	80.91	1.04
G	Income Generation and Livelihood Restoration	9.84	0.13
H	Assistance in identifying space to rent/buy	5.50	0.07
I	Cost of NGOs for carry out Income Generation and Livelihood Restoration Programme (ILRP) and Capacity Building & Training of Officials of EA	15.00	0.19
J	RP implementing NGO Operation cost for RP Implementing Agency/INGO (LS)	50.00	0.64

Breakdown of Total Cost for LA and Resettlement for Project			
Sl. No.	Head of Budget	Million BDT	Million USD
K	RP External Monitoring NGO/Agency	7.00	0.09
L	Relocation of three PCRs	4.70	0.06
M	Compensation and rehabilitation assistance to informal settlers on land near Rail Bhaban for construction of a new building under this Project	468.00	6.02
	<b>Sub Total</b>	<b>4,017.12</b>	<b>51.70</b>
N	Contingency @10%	401.71	5.17
<b>Total Estimated Budget</b>		<b>4,418.83</b>	<b>56.87</b>

### 10.3 Assessment of Unit Value for Compensation

196. The cost is estimated on the basis of inventory of losses identified through census & IoL and property valuation/market surveys. Replacement value of land, structures and other assets are calculated using the market rates. The Property Valuation Advisory Committee will confirm the rates by types of land and location during the RP implementation. The costs for relocation and special assistance are consistent with the entitlement matrix. Details of the compensation cost estimation are presented sequentially below.

### 10.4 Replacement Value of Land

197. The replacement value of land for different categories i.e., homestead land, high land, agricultural land, banana and bamboo groves, orchards, ponds, wetland, fallow land and other commercial land for the total proposed Project is presented in Table 10.2. The total estimated amount for land compensation is about BDT 2,738.52 million (USD 35.24 million).

**Table 10.2: Estimated Amount for Land Compensation for the Project**

Category of Land	Quantity (Decimal)	Quantity (ha)	Rate (CMP) in BDT	Estimated Cost in BDT	Estimated Cost in Million BDT
Homestead	782.99	3.17	159,436	124,836,500	124.84
Vita/ Highland/Hilly land	234.65	0.95	733,735	172,170,906	172.17
Crop land	3,890.25	15.75	108,400	421,703,106	421.7
Bamboo thicket	22.23	0.09	8,245	183,297	0.18
Orchard/ Forest land	205.01	0.83	175,553	35,990,135	35.99
Pond	1482	6	79,526	117,857,687	117.86
Wet land/ Ditch	163.02	0.66	131,373	21,416,406	21.42
Others	2,450.24	9.92	752,728	1,844,363,055	1,844.36
<b>Total/CMP</b>	<b>9,230.39</b>	<b>37.37</b>	<b>-</b>	<b>2,738,521,092</b>	<b>2,738.52</b>
<b>Total of CCL of land for SP2</b>				<b>2,028,132,589</b>	<b>2,028.13</b>
<b>Difference between Total CMP and CCL of land for SP2</b>				<b>710,388,503</b>	<b>710.39</b>

Source: Census & IoL Survey, 2013, 2014 & 2015

## 10.5 Replacement Value of Structures

198. The replacement value of primary and secondary structures for Project is presented in Table 10.3 and Table 10.4, respectively. For the primary and secondary structures the total estimated budgets are BDT 517.23 million and BDT 35.83 million, respectively. The total estimated amount for structure compensation is BDT 553.06 million.

**Table 10.3: Estimated Compensation Amount for Primary Structures**

Sl. No.	Compensation for Primary Structure	Quantity	Rate in Sft.	Estimated Amount in BDT
1	Pucca (pucca floor) (sft)	80,518	2,124	171,020,232
2	Pucca (katcha floor) (sft)	225	1621	364,725
3	Semi Pucca (pucca floor) (sft)	102,833	1,171	120,417,443
4	Semi Pucca (katcha floor) (sft)	11,406	1,014	11,565,684
5	Tin made double barrelled house (pucca floor) (sft)	85,687	785	67,264,295
6	Tin made double barrelled house (katcha floor) (sft)	207,466	510	105,807,660
7	Tin made house with only one slanting roof (pucca floor ) (sft)	14,886	703	10,464,858
8	Tin made house with only one slanting roof (katcha floor) (sft)	22,437	412	9,244,044
9	Katcha double barrelled (sft)	31,206	338	10,547,628
10	Katcha house with only one slanting roof (sft)	18,757	254	4,764,278
11	Thatched (sft)	3,997	131	523,607
12	House with only polythene made roof (sft)	3,896	34	132,464
13	House with only one slanting tin roof without wall (sft)	20,094	150	3,014,100
14	House without roof (Floor & wall pucca) (sft)	1,839	700	1,287,300
15	House with only pucca roof (without wall & floor) (sft)	70	500	35,000
16	House under construction (sft)	1,096	700	767,200
17	House with polythene made roof and Tin made wall (katcha floor) (sft)	100	131	13,100
	<b>Total (in BDT)</b>	<b>606,513</b>		<b>517,233,618</b>
	<b>Total (Million BDT)</b>			<b>517.23</b>

Source: Census & IoL and Property Valuation Survey, 2013, 2014 & 2015

**Table 10.4: Estimated Compensation Amount for Secondary Structures**

Sl. No.	Compensation for Secondary Structure	Quantity	Rate in sft./rft./cft/no.	Estimated Amount in BDT
1	Tube well (no.)	298	12,696	3,783,408
2	Deep tube-well (no.)	2	50,000	100,000
3	Sanitary Latrine (no.)	242	45,002	10,890,484
4	Slab Latrine (no.)	298	3,339	995,022
5	Katcha Latrine (no.)	22	1,576	34,672
6	Water pump (no.)	33	16,000	528,000
7	Pillar (no.)	8	1,000	8,000
8	Shahid Minar (no.)	1	1,654	1,654
9	Bakery Burner (no.)	3	500,000	1,500,000
10	Graveyard (no.)	3	500,000	1,500,000
11	Mobile Tower (no.)	1	1,000,000	1,000,000
12	Boundary wall (5") (rft.)	8,471	974	8,250,754
13	Boundary wall (10") (rft.)	397	1,654	656,638
14	Tin made boundary wall (rft.)	7,288	416	3,031,808
15	Grill (rft.)	312	1,000	312,000
16	Drain (rft.)	164	838	137,432
17	Gate (rft.)	30	1,000	30,000
18	Gas line (rft.)	50	250	12,500



Sl. No.	Compensation for Secondary Structure	Quantity	Rate in sft./rft./cft/no.	Estimated Amount in BDT
19	Brick built Stair in pond (rft.)	46	2,000	92,000
20	Culvert (rft.)	12	2,500	30,000
21	Water tank (cft.)	8,307	350	2,907,450
22	Urinal Place (no.)	2	5,920	11,840
23	Mosque Wash Room (no.)	4	3,000	12,000
	<b>Total (in BDT)</b>			<b>35,825,662</b>
	<b>Total (million in BDT)</b>			<b>35.83</b>

Source: Census & IoL and Property Valuation Survey, 2013, 2014 & 2015

## 10.6 Market Value of Trees

199. The compensation values of trees on private and Government lands in the Project are presented in Table 10.5 and Table 10.6, respectively. The estimated amounts for compensation trees on private land and Government land are BDT 49.38 million and BDT 31.11 million, respectively. The total estimated amount for compensation of trees is BDT 80.49 million.

**Table 10.5: Estimated Amount of Compensation for Trees on Private Land**

Category of Trees	Quantity	Rate in No.	Estimated Amount of Compensation in BDT
<b>Fruit bearing</b>			
Big	679	10,613	7,206,227
Medium	1,116	4,796	5,352,336
Small	1,366	1,960	2,677,360
Plant	5,411	70	378,770
<b>Sub total</b>			<b>15,614,693</b>
<b>Timbers types-</b>			
Big	710	16,455	11,683,050
Medium	1,567	7474	11,711,758
Small	3,089	2,853	8,812,917
Plant	1,770	49	86,730
<b>Sub total</b>			<b>32,294,455</b>
<b>Medicinal Plant</b>			
Big	11	17,667	194,337
Medium	19	7,458	141,702
Small	31	2,884	89,404
Plant	50	35	1,750
<b>Sub total</b>			<b>427,193</b>
<b>Banana</b>			
Big	271	564	152,844
Medium	194	320	62,080
Small	179	179	32,041
Plant	124	37	4,588
<b>Sub total</b>			<b>251,553</b>
<b>Bamboo (B)</b>	3,065	260	<b>796,900</b>
<b>Total (in BDT)</b>			<b>49,384,794</b>
<b>Total (million in BDT)</b>			<b>49.38</b>

Source: Census & IoL and Property Valuation Survey, 2013, 2014 & 2015

**Table 10.6: Estimated Amount of Compensation for Trees on Government Land**

Category of Trees	Quantity	Rate in No.	Estimated Amount of Compensation in BDT
<b>Fruit bearing</b>			
Big	815	10,613	8,649,595
Medium	1,230	4,796	5,899,080
Small	1,762	1,960	3,453,520
Plant	1,197	70	83,790
<b>Sub total</b>			<b>18,085,985</b>
<b>Timbers types</b>			-
Big	157	16,455	2,583,435
Medium	519	7,474	3,879,006
Small	1,175	2,853	3,352,275
Plant	22,724	49	1,113,476
<b>Sub-total</b>			<b>10,928,192</b>
<b>Medicinal Plant</b>			-
Big	8	17,667	141,336
Medium	23	7,458	171,534
Small	39	2,884	112,476
Plant	15	35	525
<b>Sub total</b>			<b>425,871</b>
<b>Banana</b>			-
Big	911	564	513,804
Medium	933	320	298,560
Small	821	179	146,959
Plant	733	37	27,121
<b>Sub total</b>			<b>986,444</b>
<b>Bamboo (B)</b>	2,628	260	<b>683,280</b>
<b>Total (in BDT)</b>			<b>31,109,772</b>
<b>Total (million in BDT)</b>			<b>31.11</b>

Source: Census & IoL and Property Valuation Survey, 2013, 2014 & 2015

## 10.7 Market Value of Crops/Fish

200. The budget for compensation of standing crops and fish stocks has been estimated based on a fixed rate for total crop land and pond/low lying area. It is standard practice in Bangladesh for calculating crop compensation on the basis of per decimal rate 400.00 taka. For fish compensation the rate is 1,000.00 per decimal. The standing crops and fish stock values of the three sections of the Project areas are presented in Table 10.7. The total estimated amount for crop and fish compensation is BDT 4.10 million.

**Table 10.7: Estimated Amount of Compensation for Standing Crop and Fish**

Category of Loss	Quantity in no.	Rate in no.	Estimated Amount of Compensation in BDT
Compensation for crops production @BDT 400.00/decimal in case of cultivated area	5,246	400	2,098,576
Compensation for fish stock @BDT 1,000.00/decimal in case of cultivated Pond/Gher	1,998	1,000	1,997,900
<b>Total (in BDT)</b>			<b>4,096,476</b>
<b>Total (million in BDT)</b>			<b>4.10</b>

Source: Census & IoL and Property Valuation Survey, 2013, 2014 & 2015

## 10.8 Provision for Resettlement and Rehabilitation Allowances and Assistance

201. In accordance with the resettlement and rehabilitation assistance plan all displaced households and persons will be compensated with different compensation packages and additional resettlement assistance. The packages have been revised and additional new packages included based on the Rapid assessment survey conducted in May 2014. The allowances and benefits have been considered to support the relocation and rehabilitation of the affected persons both in rural and urban areas (see Table 10.8). The displaced persons will be able to receive:

- i. Transfer grant for moving structure;
- ii. Reconstruction grant;
- iii. Shifting grant for moving household and commercial materials and belongings;
- iv. Reconstruction grant to rebuild residential/commercial structure;
- v. New connection/reconnection assistance;
- vi. Moving grant for Renters;
- vii. Allowance for loss of income;
- viii. Allowance to re-establish business/enterprise;
- ix. Allowance for loss of income from agricultural land and ponds;
- x. Allowance for loss of rental income from residential/commercial structures;
- xi. Assistance for vulnerable Households;
- xii. Assistance to Female-Headed Households;
- xiii. Livelihood Restoration Programme; and
- xiv. Special relocation grant for CPR.

**Table 10.8: Estimated Amount of Allowance and Grant**

Category of Loss	Quantity in No./Acre	Rate in BDT	Price in BDT
Transfer Grant per affected titled and non-titled Residential and Commercial Structures	1,763	8,000	14,104,000
Special Grant per affected Community Property (PCR & CPR) Structures	49	16,000	784,000
Reconstruction Grant per affected titled and non- titled Residential and Commercial Structures	1,190	9,800	11,662,000
One time moving grant for tenants	573	3,000	1,719,000
Rental Assistance for both residential and commercial tenants	574	6,000	3,444,000
Grant for loss of rental income to the legal owner for rented residential & commercial structures	574	3,000	1,722,000
Re-connection of Gas supply services	14	12,000	168,000
Re-connection of Electricity supply services	500	7,000	3,500,000
Re-connection of Water supply services	408	5,000	2,040,000
Re-connection of sewerage services	500	5,000	2,500,000
Assistance to vulnerable households or households with disabled/ handicapped/ elderly/very poor	404	8,200	3,312,800
Assistance to Female headed households under the poverty level	74	10,000	740,000
Grant for Loss of business Income by affected trader	507	30,000	15,210,000
Grant for loss of regular wage income for labours and employees	464	19,500	9,048,000
Grant for loss of income from agricultural land to non-titled share croppers, licensees and lessees	34	5,200	176,800
Grant for loss of income from pond/water bodies to non-titled licensees and lessees	145	4,600	667,000
Grant for loss of fruit production to the legal owners		30% price of total fruit trees	10,110,203
<b>Total in Million BDT</b>			<b>80.91</b>
<b>Total in Million USD</b>			<b>1.04</b>

## 11 Institutional Arrangements for RP Implementation

### 11.1 Introduction

202. Bangladesh Railway under the Ministry of Railways (MoR) is representing the Government of Bangladesh as the Executing Agency of the Project. BR will establish a Project Implementation Unit (PIU) for the implementation of the Akhaura-Laksam Project. It is mandated to undertake steps, as per the guidelines of the MoR and advice of the Government, to secure required funds both from external and internal sources for the implementation of the Project. This chapter outlines the institutional arrangements for implementation of RP for Akhaura-Laksam Project.

### 11.2 Present Institutional Framework of Bangladesh Railway

203. Bangladesh Railway is run by expert professionals recruited through the Bangladesh Public Service Commission. It is headed by the Director General who is supported by the Additional Director Generals at the Headquarters. The Additional Director Generals are responsible for different sectors. In addition to this Headquarters level officials there are two General Manager at two zones – East and West Zones. This set up is permanent. Moreover, there are Project levels Project Management Units (PMU) who are responsible for running the Projects. For instance, the Tongi-Bhairab Double Line Project or Laksam–Chinki Astana Double Line Project are run by the respective Project Directors. Under their control, there are officials who are responsible for the Environmental and Social Affairs. At present, there is no specific Environment and Social Unit at the Headquarters for management and supervision of environmental and resettlement aspects in Project planning, development and implementation.

### 11.3 Institutional Framework for RP Implementation

204. The Project Implementation Unit (PIU), headed by a Project Director (PD), will be set up within the BR HQ for execution of the Project. A Resettlement Unit (RU) will be established within this PIU at the Project level, which is responsible for implementation of the RP in terms of compensation disbursement and resettlement of the Project affected peoples including livelihood restoration in the process of construction of the railway and resettlement of the APs. The PD will ensure the land acquisition with assistance from Land Acquisition Offices (LAOs) of respective districts and the RO. The PD will take assistance from the DCs of Comilla and Brahmanbaria for acquisition of land for the Project.

205. At the corporate level, BR will take initiative to establish an Environment and Social Development Unit (ESDU) to implement and monitor safeguard activities and thus enhance its own capacities in safeguard management. The ESDU to be established will be led by a Chief/Additional Chief Engineer level officer of BR at the HQ. The Unit will be staffed initially by specialists (1 Environment Specialists, 1 Resettlement Specialists), headed by a Safeguard Manager recruited from the market for the RCIP Projects.

206. The Project Director of Akhaura-Laksam Double Line Project will appoint and mobilise an experienced Implementing NGO (INGO) for designing and implementing the resettlement activities including the income and livelihood restoration programme. The RU, under the overall responsibility of the PD, will undertake day to day activities with the INGO. The RU will coordinate land acquisition, manage resettlement and rehabilitation of the APs, disburse resettlement grants, and ensure APs' access to development programme. The RU will carry out the following specific tasks relating to RP implementation:

- Liaison with district administration to support land acquisition and RP implementation activities;
- Discharge overall responsibility of planning, management, monitoring and implementation of resettlement and rehabilitation programme;