



PEOPLE'S REPUBLIC OF BANGLADESH
Dhaka Mass Transit Company Limited

*Updated Resettlement Action Plan
for Depot Area*

**Dhaka Mass Rapid Transit Development
Project
Line 5 Northern Route**

Prepared By
Metro Five Consultants Association (MFCA)

*With assistance from
Knowledge Management Consultants (KMC) Ltd.*

Final Report

March 2023



- Nippon Koei. Co., Ltd.
- Oriental Consultants Global Co., Ltd.
- Development Design Consultant Ltd.
- Delhi Metro Railway Corporation Ltd
- Katahira & Engineers International

- Nippon Koei India Ltd.
- SYSTRA S. A.
- In association with
- Nippon Koei Bangladesh Ltd.

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Dhaka Mass Rapid Transit Development Project MRT Line-5 Northern Route

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Dhaka Mass Transit Company Limited

www.dmtcl.gov.bd

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Abbreviations and Acronyms

AB	Acquiring Body
AC	Assistant Commissioner (Land)
ADB	Asian Development Bank
ADC	Additional Deputy Commissioner
AH	Affected household
APD	Additional Project Director
APD	Assistant Project Director
ARIPA	Acquisition and Requisition of Immovable Property Act
ARIPO	Acquisition and Requisition of Immovable Property Ordinance
BBS	Bangladesh Bureau of Statistics
BRS	Bangladesh Revisional Survey
CCL	Cash Compensation under Law
CM	Centimeter
CMP	Current Market Price
COD	Cut-off date
CPR	Common/Community Property Resources
CS	Cadastral Survey
DAE	Department of Agricultural Extension
DC	Deputy Commissioner
DMTCL	Dhaka Mass Transit Company Limited
DNCC	Dhaka North City Corporation
DPD	Deputy Project Director
DTCA	Dhaka Transport Coordination Authority
EA	Executing Agency
EC	Entitlement Card
EMA	External Monitoring Agency
EP	Entitled Person
FGD	Focused Group Discussion
Ft	Foot / feet (3.28 ft = 1 m)
GDP	Gross Domestic Product
GOB	Government of Bangladesh
GRC	Grievance Redress Committee
Ha	Hectare
HH	Household
HIES	Household Income and Expenditure Survey
IA	Implementing Agency
ID card	Identity Card
IGA	Income Generating Activity
ILRP	Income & Livelihood Restoration Program
IOL	Inventory of Losses
IR	Involuntary resettlement
JICA	Japan International Cooperation Agency

JVC	Joint Verification Committee
JVS	Joint Verification Survey
Km	Kilometer
KMC	Knowledge Management Consultants
LA	Land Acquisition
LAO	Land Acquisition Officer
LAP	Land Acquisition Plan
LA&R	Land Acquisition and Resettlement
LGI	Local Government Institution
LMS	Land Market Survey
MARV	Maximum Allowable Replacement Value
M&E	Monitoring & Evaluation
M/m	Meter
MFCA	Metro Five Consultants Association
MIS	Management Information System
MOL	Ministry of Land
MORTB	Ministry of Road Transport and Bridges
PAH	Project Affected Household
PAP	Project Affected Person
PD	Project Director
PIB	Public Information Brochure
PIU	Project Implementation Unit
PM	Project Manager
PPR	Project Progress Report
PVAC	Property Valuation Assessment Committee
PWD	Public Works Department
RAC	Resettlement Advisory Committee
RAJUK	Rajdhani Unnayan Kartipakkha (Capital Development Authority)
RAP	Resettlement Action Plan
RB	Requiring Body
RF	Resettlement Framework
RHD	Roads & Highways Department
RoR	Record of Rights
RoW	Right of Way
R&R	Resettlement and Rehabilitation
RS	Revisional survey
RU	Resettlement Unit
RV	Replacement Value
SCM	Stakeholder Consultation Meeting
SES	Socio-economic Survey
SGM	Small Group Meeting
Sqm	Square Meter
TOR	Terms of Reference
VH	Vulnerable Household

WEIGHTS AND MEASURES

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

NOTE

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

Glossary of Terms

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

Awardee: It means the 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 a notification under Section 7 of the Land Acquisition Ordinance.

Asset Inventory: A complete count and description of all property that will be acquired.

BS Khatian: This is the more authentic khatian than all other khatians. A survey was started in 1970s which is continuing till now. This survey is known as Bangladesh Survey and the khatian made from Bangladesh Survey (BS) is known as BS Khatian or Bangladesh Survey Khatian.

Census: It means Household survey that covers all Project Affected Persons irrespective of entitlement or ownership. It provides a complete inventory of all project-affected persons and their assets. It can be used to minimize fraudulent claims made by people who move into the area affected by the project in the hope of being compensated and/or resettled.

Compensation: It means payment in cash or in-kind to replace losses of land, housing income, and other assets caused by the project.

Cut-off Date (COD): It means the date by which PAPs and their affected assets, as relevant, have been identified and new entrants to the site cannot make claims to compensation or resettlement assistance. It is often established on the commencement date or last date of the census of PAPs for non-titleholders (so-called the social cut-off date) and the date of service of the preliminary acquisition notice under Sec 4 of ARIPA for titleholders (the legal cut-off date).

Cadastral Survey Khatian: This khatian was prepared under Bengal Tenancy Act 1885. This is known as Cadastral Survey. This survey started from Ramu Upazila of Cox's Bazar in 1888 and ends in 1940.

Encroachers: It means 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 or constructed structure on public land only for renting out.

Entitlement: It means 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 PAHs, depending on the type and degree /nature of their losses, to restore their social and economic base.

Eligibility: The criteria for qualification to receive benefits under a resettlement program.

Grievance Procedures: The processes established under law, local regulations, or administrative decisions to enable property owners and other displaced persons to redress issues related to acquisition, compensation, or other aspects of resettlement.

Grievance Redress Mechanism: Dispute resolving mechanism that is available at the project level for persons affected under the project to submit project-related grievances and to seek redress for these.

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

Household Survey: It is a complete and accurate survey of the project-affected population. The survey focuses on income-earning activities and other socioeconomic indicators.

Involuntary Resettlement: It means the involuntary taking of land resulting indirect economic and social impacts caused by involuntary taking of land resulting in relocation or loss of shelter; loss of assets or access to assets; or loss of income sources or means of livelihood, whether or not the PAP has moved to another location and causes adverse impacts on the livelihoods of the displaced persons due to Involuntary restriction of access to legally designated parks and protected areas.

Inventory of Losses (IoL): It means the pre-appraisal inventory of assets as a preliminary record of affected or lost assets.

Land Acquisition: It refers to all methods of obtaining land for project purposes, which may include outright purchase, expropriation of property, and acquisition of access rights, such as easements or rights of way. Land acquisition may also include: (a) acquisition of unoccupied or unutilized land whether or not the landholder relies upon such land for income or livelihood purposes; (b) repossession of public land that is used or occupied by individuals or households; and (c) project impacts that result in land being submerged or otherwise rendered unusable or inaccessible.

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

Non-titled: It means those people who have no recognizable 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. JICA's policy explicitly states that such people cannot be denied resettlement assistance.

Project Affected Household (PAH): It includes residential households and commercial & business enterprises except for CPRs.

Project Affected Person (PAP): It includes any person, Project Affected Households (PAHs), 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.

Resettlement Action Plan (RAP): It is a resettlement instrument/tool (document) to be prepared when subproject locations are identified. RAPs contain specific and legally binding requirements to be abided by to resettle and compensate the affected party before implementation of the project activities causing adverse impacts.

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

Relocation: It means displacement or physical moving of the PAPs 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: It means the value of assets to replace the loss at the 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 Value (RV): It means that the assessed value is typically lower than the replacement costs. To ensure that the project-affected persons can replace the lost property, the replacement value is determined by the Property Valuation Assessment Committee (PVAC).

Resettlement: It means a 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.

Resettlement Entitlements: Resettlement entitlements concerning a particular eligibility category are the total of compensation and other forms of assistance provided to displaced persons in the respective eligibility category.

Revisional Survey: After 50 years of CS survey another survey was held on. This survey was known as Revisional Survey and the khatian made from this survey is known as RS Khatian. The purpose of this survey is to update the amount of land, owner's name and possessor's name. It is more authentic than the CS khatian.

Significant Impact: It means where 200 or more PAPs suffer or more of productive assets (income generating) or physical displacement.

Squatters: It means the same as non-titled and includes households, businesses, and common establishments on land owned by the State. Under the project, this includes land on part of the crest and slopes of highways, the adjacent area of the government office wall, abandoned/empty government property/land, and similar areas of the highways/roads.

Socio-economic Survey (SES): The population census, asset inventory, and household survey together constitute the socio-economic survey of the affected population in Bangladesh.

SA Khatian: This Khatian was prepared under State Acquisition and Tenancy Act 1950. Actually, this is not a practical survey or this is not based on a field survey. This khatian was made on the information was given by the Zamindar or Landlord. SA khatian means State acquisition khatian or Settlement Attestation. It is also known as PS khatian or Pakistan Survey Khatian. This is not an authentic khatian.

Title holder: The actual ownership of the property. The documented name of the property owner, as visible through the public records, typically describes the person with legal title.

Vulnerable Households: It means households that are (i) headed by single women or women with dependents and low incomes; (ii) headed by elderly/ disabled people without means of support; (iii) households that fall on or below the poverty line and (iv) households of low social group or caste.

EXECUTIVE SUMMARY

a. Background and Introduction

Dhaka, the capital city of Bangladesh, is one of the most populous mega cities in the world with an estimated population of 16.8 million (DEMOGRAPHIA: World Urban Areas, June 2021) living in an area of 456 sq km with a population density of 36,941 per sq. km which is the highest in the world (Schedule 4, Page 60, DEMOGRAPHIA, 2021). Comparing the previous year's population (15.4 million), the growth rate of Dhaka is about 9%.

The existing public transportation system, failing to cater to the need of an ever-increasing population, has created an urgent need for a standardized and efficient mass transportation system. The percentage of existing roads, however, still remains much less than the comfortable level. The problem of traffic congestion in Dhaka is critical and has been an obstacle to the economic development of Bangladesh.

Considering this huge population density and its anticipated speedy increase, rapid mass transit system like the metro rail is one of the best solutions. Japan International Cooperation Agency (JICA) committed to finance the implementation of MRT Line-5 Northern Route (NR). Implementation of MRT Line 5N is a highly positive step to cater the huge transport demand on the corridor as well as to improve the overall public transportation system.

Dhaka Mass Transit Company Ltd. (DMTCL) has been implementing the Dhaka Mass Rapid Transit Development Project (DMRTDP), (Line-5 Northern Route) with financial support from JICA. The DMTCL has appointed Metro Five Consultants Association (MFCA), a seven-firm joint venture led by Nippon Koei Co. Ltd of Japan. An initial Resettlement Action Plan (RAP) was prepared for MRT Line-5 NR in 2018 as part of the Feasibility Study. Updating that RAP, as well as preparation of Land Acquisition Plan (LAP) for the project, is included in the scope of MFCA services. Further, assisting DMTCL in implementing the LAP and RAP is also a part of MFCA scope of works. For these tasks, MFCA has appointed Knowledge Management Consultants (KMC) Ltd. as a RAP Implementing Agency (RAP IA). Two RAPs and five LAPs (Depot & Main line) will be prepared and implemented by the RAP IA as per the agreement signed between MFCA and KMC Ltd. (RAP IA) on 1 January 2021. The main objective of the service of RAP IA is to prepare the LAP, preparation of Poverty and Social Assessment (PSA), updating the Gender Action Plan (GAP), updating of the original RAP of 2018 as per the JICA Guidelines for Environmental and Social Considerations 2010 (JICA Environmental Guidelines) and implementation of LAP and RAP.

b. Project Description

The MRT Line-5 has two routes, northern and southern of which MRT Line-5 Northern Route will be about 20 km long starting from Hemayetpur and ends at Vatara. It will include a 13.5 km underground stretch from Gabtoli to Notun Bazar and a total of 6.5 km elevated stretch from Hemayetpur to Amin Bazar (5.60 km) and Notun Bazar to Vatara (0.90 km).

The project area is located in Dhaka North City Corporation (DNCC) and Savar Upazila of Dhaka district. The MRT users would be able to use other MRTs like Line-1 and Line-6 through junction facilities. The MRT Line 5 NR will have total 14 stations, out of which five stations will be elevated (Hemayetpur, Baliarpur, Bilamalia, Amin Bazar and Vatara) and the remaining nine stations will be underground (Gabtoli, Dar-us-Salam, Mirpur-1, Mirpur-10, Mirpur-14, Kochukhet, Banani, Gulshan-2 and Notun Bazar). Both private and government land will be used for the project interventions. However, some residential households (HHs), commercial and

business enterprises, arable land owners, sharecroppers, tenants, vendors, wage earners, and community properties will be affected within the project right of way (RoW).

This RAP was updated for the depot area. A total of approximately 99.25 acre/40.1822 ha of land will be acquired for the construction the depot, stockyard, approach corridor and other interventions of MRT Line-5 NR.

c. Resettlement Impacts Identified for MRT Line-5 NR

The depot area will require approx. 99.25 acres (40.1822 hecter) of land, out of which, 98.35 acres are owned by local people and community properties (Mosques losing only land) while 0.9008 acre is owned by government (Deputy Commissioner). As per the feasibility study conducted in 2017, total 21.995 ha of land was estimated to be acquired for the depot area. However, DMTCL requested JICA that this amount of land would not be enough if this line needs to be extended in the future. Therefore, both JICA and DMTCL decided to increase the private land acquisition than the feasibility study findings. So, minimizing the land acquisition and resettlement impacts was done only for reducing the land acquisition area in a factory (Jalalabad Metal Industry) by considering the request from the factory owner and avoiding mass destruction and huge compensation.

Due to the acquisition of land, a total of 494 project affected households (PAHs) including 456 Households (HHs) losing only land, 31 HHs losing structures (residential 22 and commercial 9), 5 affected commercial and residential tenants and informal 2 vendors in the depot footprint and access corridor. In addition, total 200 wage labourers will be indirectly affected. Including 200 wage labours indirectly affected, the total PAPs is 2,564 persons.

Apart from these, 81 vulnerable HHs have been identified based on their income under poverty line (< BDT 26,000). Table below shows the summary of impacts in the depot footprint and access corridor.

Table 1: Total Entities Affected by the Project

Sl. No.	Project Impacts	Unit/Number	Remarks
Land			
A	Total land to be acquired	99.25 acre	40.1822 ha
A.1	Private land	98.3492 acre	-
A.2	Government land	0.9008 acre	-
Total PAHs & PAPs			
B	Total number of project affected HHs (PAHs)	494	For details, see Annex 2. Total of B1+B2+B3+B4
	Total number of project persons affected (PAPs)	2,364	2,564 including indirectly affected 200 wage laborers (Item B5)
(a) Directly Affected PAHs			
B1	Total number of HHs losing only land	456	-
B2	Total number of HHs losing structure	31	Sub-total of B2.1-B2.2
B2.1	Residential HHs require relocation (Titled)	22	Annex 3
B2.2	Commercial structure owner HHs require relocation (Titled)	9	Annex 4. One PAH owning 3 commercial structures, 1 structure is owned by 2 PAHs. 1 tenant owns a commercial

Sl. No.	Project Impacts	Unit/Number	Remarks
			structure is counted under the tenant PAHs.
B3	Informal vendor HHs	2	Annex 6. One portable peanut seller & 1 tea stall.
Indirectly Affected PAHs/PAPs			
B4	Number of commercial & residential tenant HHs	5	Annex 5. One commercial cum residential, 2 commercial & 2 residential tenants.
B5	Number of wage laborers	200	Annex 8. Under 8 affected business entities & 1 individual employer.
Other Profiles of PAH			
C	Number of business entities	10	Annex 4. Seven business owners with their owned structure; 2 commercial tenants; 1 commercial tenant for land with his owned structure.
D	Vulnerable HHs	81	Annex 7
Other Affected Properties			
E	Affected CPRs	3	Losing only land, not structure
F	Number of trees	2,034	-
G	Total number of affected primary structures	101	-
H	Total number of affected secondary structures	375	-

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022, Census, SES, IoL, November - December 2021

d. Socio-economic Impacts Identified in the Depot

Out of the total HHs/population, 489 HHs or 2,338 persons were surveyed for the Socio-economic Survey (SES). The population of 2,338 consists of male 1,187 (50.77 %) and female 1,151 (49.23%) where male-female ratio is 100:97. The average household size among the affected people is 4.78 which is higher than the national HH average size (4.06 in 2016). No ethnic group is affected by the project. All of the affected people are local *Bengali* with the majority of the Muslim community.

Based on the SES results, it is identified that 81 HHs (16.53% of the surveyed households) have earning under the poverty line (26,000/per month). Generationally, many people from the depot area have been living in and around Dhaka City. The residents of this area are engaged in different occupations and are mostly involved in small businesses and private service. The survey identified that in case of many HHs, expenditure is higher than income level, which is a common scenario among the low-income group in Bangladesh.

e. The Rationale for Resettlement Action Plan

The project triggers the JICA's environmental and social considerations (ESC) in terms of involuntary resettlement which requires that the economic, social, and environmental risks are mitigated, and livelihoods of the displaced persons are restored. The unavoidable impacts related to project implementation were identified through the census and SES. A comprehensive RAP was prepared for PAPs to compensate them following the ARIPA 2017 and JICA Environmental Guidelines.

The cut-off date (COD) is applicable for PAPs in terms of assessment of compensation and preventing fraudulent claims. Two types of cut-off date are practiced in Bangladesh; one is for legal owners (the date of serving the notice under Section 4 by DC office) called the legal COD and another for unauthorised occupants (the date of commencement of the census, SES and inventory of losses (IoL) survey as the social COD. One COD (28 June 2021) was established for the depot area of MRT Line-5 NR for the titleholders and unauthorised occupants since the census and IOL survey was started on the date of serving the notice under Section 4 by the DC office. The COD was declared during conducting consultation meetings in the respective site.

Table 2: COD for Titled and Non-Titled

No	Location	Date
1	Depot area (Hemayetpur)	28 June 2021

Source: Notice under Section 4

f. Consultations and Group Discussions

Project aims to assess stakeholders' needs, expectations, perceptions, and choices, and to ensure their rights and voices. The project provided a two-way communication channel between the stakeholders and DMTCL. In this regard, stakeholder consultation meetings were conducted firstly with both the primary and secondary stakeholders. Later, affected persons within the occupation and mixed (both men and women) groups were consulted through mass consultation and small group consultation meetings. Total ten consultation meetings were held at various locations in the depot area where 500 people attended (male 447 and female 53). Out of total 10 meetings, two (02) mass consultation meetings and eight small group consultation meetings were held to disseminate the project information, role of the project and the affected people, compensation payment procedure, COD, etc. Consultation meetings were held with different stakeholders including PAPs, local government representative, businessmen, who are likely to be impacted by the MRT Line-5 Northern Route Projector those who can influence the Project implementation.

Based on identified needs, the PAPs recommended for following issues:

- Participants asked for the justifiable compensation for the marshy land affected in the depot area.
- The PAPs wanted adequate price of the proposed land so that they can purchase alternative land
- PAPs requested to determine the category of land based on ground reality
- PAPs requested the project to create new job opportunities for PAPs.
- PAPs urged supports from the RAP IA for updating of the record of rights and other required documents to get compensation from DC office,
- Participants asked for an access road around the depot boundary.
- PAPs do not want relocation site but rather prefer adequate compensation for land especially for the marshy land as arable land category.
- They demanded compensation by cheque to be handed over at their door step without any hassle.

g. Eligibility Criteria and Policy

Considering the magnitude of impacts on the livelihood, business, the entitlements for the losses of the eligible PAPs (Entitled Persons: EPs) have been developed by following the agreed policy framework of the project. Entitlements for each of the losses are as follows:

Table 3: Entitlement Matrix

Unit of Entitlement	Entitlements
Impact category 1: Loss of homestead, commercial, agriculture land, pond, ditches, & orchards, etc.	
The legal owner(s) of land	<ul style="list-style-type: none"> Replacement value (RV) of land determined by Property Valuation Advisory Committee (PVAC) that includes Cash Compensation under Law (CCL). Stamp duty & registration cost @ actual prevailing rate (currently 11.5%) on the purchase of alternative land up to the amount of acquired land in same land category within 12 months of issuance of notice under Sec 8. Applicable stamp duty & registration cost will be calculated based on the acquired land type and amount.
Impact category 2: Loss of access to cultivable land by owner cultivator/ tenant/ sharecropper	
Tenants/ sharecropper/ Legal owners/ grower/ socially recognized owner/ lessee/ unauthorized occupant of land	<ul style="list-style-type: none"> Compensation for standing crops to owner cultivator/ sharecroppers or lessees as determined by PVAC. Owner/grower to take away the crops
Impact category 3: Loss of Trees/ Perennials/ fish stocks	
The person with Legal Ownership of the land, Socially recognized owner/ Unauthorized occupant of the trees/ fishes	<ul style="list-style-type: none"> CCL for trees/ perennials/ fish stocks on private land to be paid by the DC office. For non-title trees/ perennials/ fish stocks on GOB land, Current Market Price (CMP) for will be assessed by PVAC. For fruit-bearing trees compensation for fruits @ 30% of timber value X 1 year. Owners will be allowed to fell and take away their trees, perennial crops/ fishes, etc. free of cost without delaying the project work.
Impact category 4: Loss of residential /commercial structure by owner(s)/ squatters	
Legal Owners or squatters	<ul style="list-style-type: none"> For legal owners, replacement value of the structure determined by PVAC that includes CCL. For squatters, PVAC will determine the RV of structures. For squatters, Structure Transfer Grant (STG) and Structure Reconstruction Grant (SRG) will be paid at Tk.12.50% of the replacement value of the main structure both for STG and SRG. One-time Transfer Grant (TG) for portable materials at the rate of (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and (c) BDT 7,000 (seven thousand) for Pucca structures. Salvageable materials will be taken away by the owners free of cost within the stipulated time notified by DMTCL.
Impact category 5: Loss of common property resources (CPR) structures (a) with or (b) without title to land	

Unit of Entitlement	Entitlements
<p>(a) Legal owners (or registered committee) identified by DC in the process of CCL payment.</p> <p>(b) Socially recognized owners of structures built on the RoW as identified by JVC and in the census</p>	<ul style="list-style-type: none"> CCL will be paid by DC to legal owners, plus the difference between CCL and RV of structure as determined by PVAC. Cash compensation for CPRs on land without titles to be determined by PVAC to match RV for the structure. For non-title holders, dismantling and reconstruction cash assistance as per assessed price by PVAC. Owners will be allowed to take all salvageable materials (within the DMTCL declared deadline) free of cost.
Impact category 6: Loss of access to Residential houses/ commercial structures (rented or leased)	
Tenants of rented/ leased properties	<ul style="list-style-type: none"> House Transfer Grant (HTG) for shifting of furniture and belongings of residential structure to each shifting tenants, at the same rate as mentioned in Loss Item #4, that is (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and (c) BDT 7,000 (seven thousand) for Pucca structures. Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small businesses; BDT 10,000 (ten thousand) for medium business and BDT 15,000 (fifteen thousand) for large business.
Impact category 7: Loss of business by Commercial & Business Enterprises (CBEs) due to dislocation	
Owner/operator of the business including legal owners, squatters, and vendors as recorded by census/Joint Verification Survey (JVS)	<ul style="list-style-type: none"> CCL for business loss. Businesses without any income tax payment record: Transition Allowance (TA) for the permanent loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT6,000 (six thousand) (BDT 2,000X3) for Small business, BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business Business with records of income tax payment: TA equivalent to 3 (three) months' income calculated on the basis of income tax payment record for the preceding year, not exceeding BDT 20,000 (twenty thousand) for Small business, BDT 50,000 (fifty thousand) for medium business and BDT 75,000 (seventy-five thousand) for large business.
Impact category 8: Loss of income	
Owners of rental premises (residential, commercial) as recorded by JVS	<ul style="list-style-type: none"> Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premises at the rate of (a) BDT 5,000 (five thousand) per month for Katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca structure (or Pucca structure less than 500 (five hundred) sft. and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft. and above.
Impact category 9: Loss of Income and workdays due to displacement	
Employees identified by the census and/or Joint Verification Committee (JVC)	<ul style="list-style-type: none"> Cash grant to the affected employees/wage earners equivalent to 45 days wage as per prevailing government rate (which are currently, BDT 500/per day for unskilled laborers and @ BDT 550/per day for skilled laborers).

Unit of Entitlement	Entitlements
	<ul style="list-style-type: none"> • Preferential employment in the project construction work, if available.
Impact category 10: Poor and vulnerable households	
Poor and vulnerable households as identified by JVC	<ul style="list-style-type: none"> • An additional cash grant of BDT 10,000 (ten thousand) for affected poor women-headed households and other vulnerable households • Training on Income Generating Activity (IGA) for Affected Person (AP)/ nominated by AP.
Impact category 11: Temporary impact during construction	
Community / Individual	<ul style="list-style-type: none"> • The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with the collection and transportation of borrowed materials. • All temporary use of lands outside proposed ROW to be through written approval of the landowner and contractor. • The land will be returned to owner rehabilitated to an original preferably better standard
Impact category 12: Temporary Impact on HHs living in the depot peripheral area	
Residents living in the peripheral (within 75VdB vibration level area but outside the project boundary)	<ul style="list-style-type: none"> • Residents can obtain an alternative rental allowance (ARA) for alternative housing during the suspension period (maximum 3 months) to be declared by the DMTC of using their buildings in the peripheral within 75 Vdb vibration level area but outside the depot boundary as identified by MFCA i.e. within 55 meters from the source of vibratory sand compaction pile (VSCP) and 80m from the source of Dynamic Compaction(DC) for heavy construction. • The alternative rental allowance will be paid only in case of shifting to be confirmed by the RAP IA and MFCA. • Amount will be same as Loss Item #8, that is (a) BDT 5,000 (five thousand) per month for Katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca structure (or Pucca structure less than 500 (five hundred) sft. and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft. and above.

Source: Prepared based on the Entitlement Matrix

h. Monitoring and Evaluation

DMTCL will conduct regular monitoring and evaluation of the RAP implementation. Monitoring and evaluation are intended to ensure that the RAP is implemented according to the agreed resettlement policy. DMTCL will establish procedures to monitor and evaluate the RAP implementation and will take any corrective action as necessary during implementation to achieve the objectives of this RAP. The extent of monitoring activities will be proportionate to the project's risks and impacts. Affected persons will be consulted during the monitoring process. Periodic monitoring reports will be prepared, and affected persons will be informed about monitoring results in a timely manner. An independent external monitoring agency (EMA) will be engaged by the project for progress and compliance monitoring of the RAP implementation.

i. Implementation Arrangement

DMTCL established a PIU at the project office, which is responsible for the overall execution of the project. The PIU is led by a PD and consists of three units, namely Engineering Service Unit (ESU),

Environmental Management Unit (EMU) and Land Acquisition Resettlement Unit (LA&RU) for overall implementation of the project. Additionally, there are 4 committees have been proposed; such as Joint Verification Committee (JVC), Property Valuation Advisory Committee (PVAC), Resettlement Advisory Committee (RAC) and Grievance Redress Committee (GRC) to implement the RAP. Other agencies like DC Office, Public Works Department (PWD), Forest Department and DMTCL Board are Involved in the Process of RAP implementation.

j. Cost Estimate and Budget

All land acquisition & resettlement funds will be provided by the DMTCL based on the financing plan agreed by the Government of Bangladesh (GoB). Land acquisition, compensation, relocation, and rehabilitation of income will be considered as an integral component of the project costs. The rehabilitation and vocational training and further support to the potentially affected persons will be provided under the action plan of the Income and Livelihood Restoration Program (ILRP) based on vulnerability and needs to be assessed through a separate consultation exercise.

The RAP budget for compensation for land, structures, other assets, crops and trees, and special assistance are calculated by the DC office following the ARIPA 2017.

It was estimated that a total of BDT **10,351,875,014** will be required to compensate for land acquisition and resettlement for the depot area. Of which, total compensation for land is BDT 8,495,931,139 (82.07%), BDT 577,116,392 (5.57%) for structures, and BDT 2,258,842 (0.02%) for trees as calculated by the LA section of the DC office. Apart from this, BDT 826,448 (0.01%) for business losses, and BDT 495,494,234 (4.79%) for other resettlement benefits will be required. These resettlement benefits include stamp duty & registration costs and other benefits as per policy of the RAP. Other costs involving project disclosure, public consultations, focus group discussions and training on IGA/vocational have been included in the RAP budget. An estimated cost of BDT 272,283,984 is also added as administrative cost for the LA process at the rate of 3% of the total DC budget, and BDT 479,980,525 as contingency at 5% of the total estimate to meet unforeseen expenses might incur during implementation of the RAP. It is revealed that 90.31% of the total cost will be paid by the DC while about 9.69% (including the stamp duty) will be disbursed by the PMU of DMTCL.

The total estimated cost for compensation, resettlement benefits and other associated costs are shown in the table below:

Table 4: Summary Budget for Land Acquisition and Resettlement

Category of loss	Paid by DC	Paid by DMTCL	Estimated RC amount in BDT	%
Compensation for Land	8,495,931,139	-	8,495,931,139	82.07
Compensation for Structures	577,116,392	-	577,116,392	5.57
Compensation for Trees	2,258,842	-	2,258,842	0.02
Compensation for Business	826,448	-	826,448	0.01
Other Resettlement Benefits including Stamp Duty & Registration Fees	-	495,494,234	495,494,234	4.79
Cost for Land Acquisition and Resettlement Implementation	-	27,983,450	27,983,450	0.27
Sub-Total	9,076,132,822	523,477,684	9,599,610,505	-
Contingency @5% of the total budget		479,980,525	479,980,525	4.64

Category of loss	Paid by DC	Paid by DMTCL	Estimated RC amount in BDT	%
Administrative Cost for LA process @ 3% of the total DC budget (LAR)	272,283,984	-	272,283,984	2.63
Grand Total	9,348,416,806	1,003,458,209	10,351,875,014	100
Percentage (%)	90.31	9.69	100	

Source: RAP IA

Chapter 1: Description of the Project

1.1 Background and Introduction

Dhaka, the capital city of Bangladesh, is one of the most populous mega cities in the world with an estimated population of 16.8 million (DEMOGRAPHIA: World Urban Areas, June 2021) living in an area of 456 sq km with a population density of 36,941 per sq. km which is the highest in the world (Schedule 4, Page 60, DEMOGRAPHIA, 2021). Comparing the previous year's population (15.4 million), the growth rate of Dhaka is about 9%.

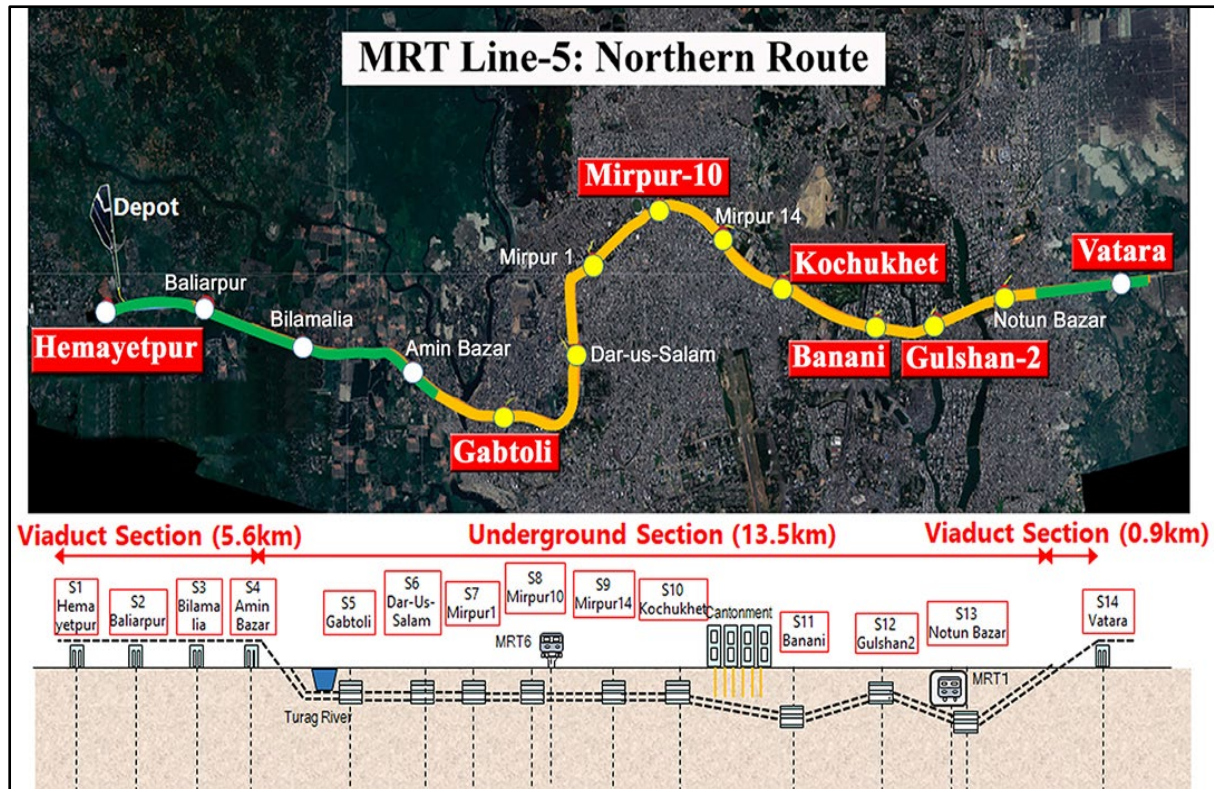
The existing public transportation system, failing to cater to the need of an ever-increasing population, has created an urgent need for a standardized and efficient mass transportation system. Due to the unavailability of such a system, the number of private transport vehicles has been increasing at a rapid rate, adding to the already critical condition of traffic congestion in the city. The percentage of existing roads, however, still remains much less than the comfortable level. The problem of traffic congestion in Dhaka is critical and has been an obstacle to the economic development of Bangladesh.

Considering this huge population density and its anticipated speedy increase, rapid mass transit system like the metro rail is one of the best solutions. Without the introduction of a high-capacity public transport system like the metro rail, the traffic situation in Dhaka will be aggravated tremendously in the future. Metro rail is also the most appropriate solution for a space-limited city like Dhaka, because of its inherent quality of high passenger-carrying capacity over a limited width.

JICA is committed to finance the implementation of MRT Line-5 NR, to alleviate traffic congestion and reduce air pollution; thereby to improve the urban environment and contribute to economic development. Implementation of MRT Line 5 NR is a highly positive step to cater the huge transport demand on the corridor as well as to improve the overall public transportation system. This will also contribute significantly to curb the ever-increasing air pollution of Dhaka.

Broadly the project consists of the main line section including stations and the depot. The project also covers other related facilities and interventions including Receiving Sub Station (RSS), Tunnel Boring Machine (TBM) launching, construction yard, stock yard, and Transit-Oriented Development (TOD). Potential impacts of the project interventions on the affected people and other stakeholders and mitigation measures will be assessed and formulated in the LAP, RAP, PSA and GAP.

The DMTCL has appointed MFCA, led by Nippon Koei of Japan, as an Engineering Services Consultant for the Project. MFCA has engaged KMC Ltd. as a RAP IA through a competitive bidding process and a contract agreement has been signed between MFCA and KMC on December 31, 2020 and KMC has commenced the work on January 1, 2021. The RAP IA provides services under direct supervision and guidance of the MFCA. The main objective of the service of RAP IA is to prepare the LAP following the Acquisition and Requisition of Immovable Property Act (ARIPA) 2017, preparation of the PSA, updating the GAP, updating of the original RAP of 2018 following the JICA Environmental Guidelines (2010) including the ILRP and implementation of LAP, RAP and ILRP.



Source: DMTCL

Figure 1: The Route of MRT Line -5 Northern Route

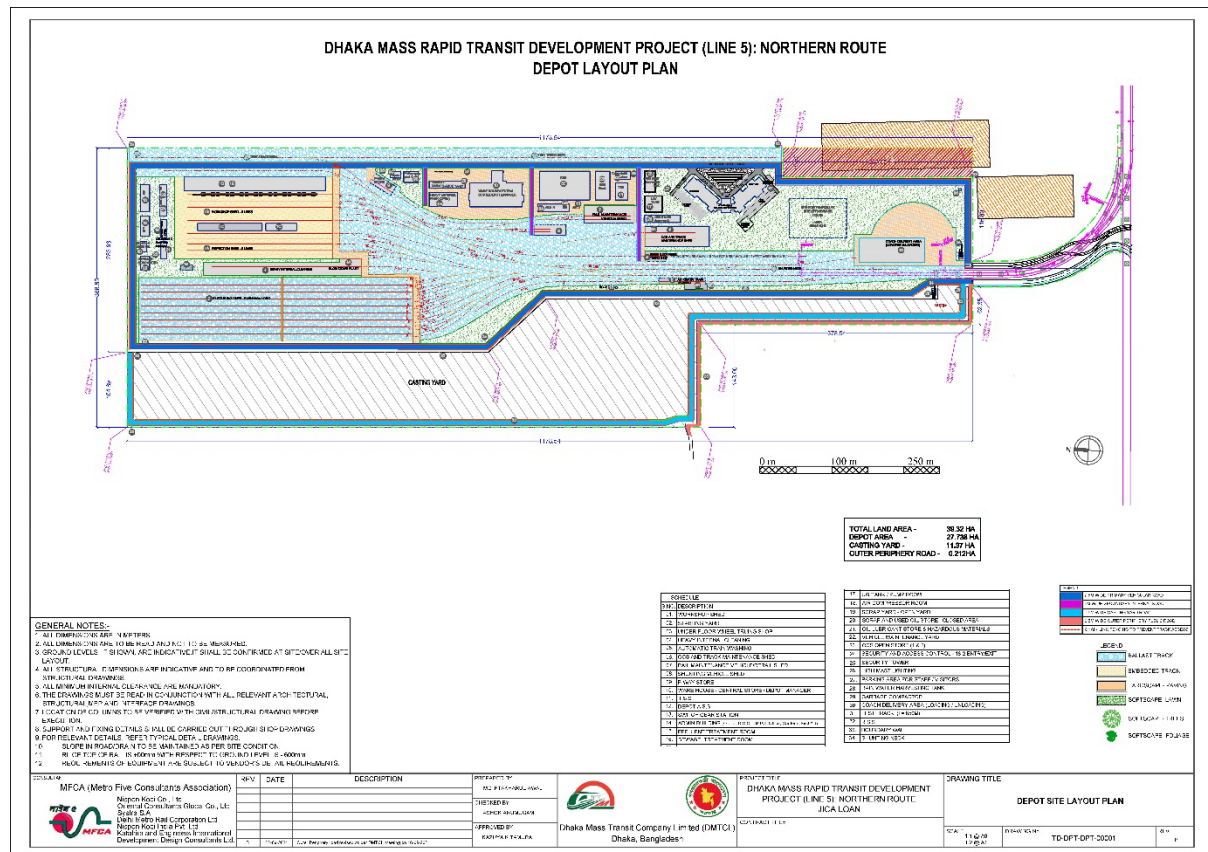
1.2 Executing Agency, Project Location & Depot

Dhaka Mass Transit Company Limited (DMTCL) is the executing agency of the Project, which is a government-owned company under the Road Transport and Highways Division (RTHD), Ministry of Road Transport and Bridges (MORTB).

- **Location of the Project:** Depot area including the depot access corridor is located at Hemayetpur under Saver Upazila of Dhaka District.
- **Depot:** Depot area is located at Hemayetpur (Konda and Bilamalia Mouza) under Saver Upazila.

1.3 Land Acquisition and Resettlement Requirement

The depot area and access corridor are proposed on the private land, mostly arable. A total of about 99.25 acres (40.1822 hector) of land have been proposed for acquisition for the depot and access corridor out of which, 98.3492 acres are owned by local people and community properties (Mosques losing only land) and 0.9008 acre is owned by government (Deputy Commissioner). Significant impact has been identified on the crop production, housing and business as well. Total 22 residential HHs will be physically displaced while 10 HHs will lose their commercial structures fully or partially. There are 2 informal vendors, such as 1 portable peanut seller and 1 tea stall. Additionally, 5 commercial and residential tenants and 200 wage laborers are also indirectly affected. Displaced people (both physical and economic) are encouraged for self-managed relocation on their residual land or by purchasing alternative land. There is no provision of “project sponsored relocation” in this project.



Source: MFCA

Figure 2: Layout of the Depot and Access Corridor

1.4 Objective of the Resettlement Action Plan (RAP)

The objective of the RAP is to ensure fair compensation and assistance as per GoB LA law and JICA Environmental Guidelines as well as to clarify the organizational arrangements that may be required during different stages of the project preparation and implementation phases.

The JICA Environmental Guidelines require that if the screening or social assessment determines that people will experience resettlement impacts, a time-bound RAP with appropriate budget provisions is to be prepared and incorporated as an integral part of project design.

This RAP meets up the JICA Environmental Guidelines and covers more than GoB legal framework. Thus, the RAP approach incorporates (i) land acquisition and resettlement issues; (ii) impact mitigations with special attention to the vulnerable groups including vulnerable women and (iii) income generation support to the eligible members of the PAPs.

The policy requires that a RAP is to be prepared that sets out all of the compensation and rehabilitation support to be provided to any household on account of the execution of the project would adversely affect his, her or their:

- I. Standard of living
- II. Income earning opportunities, business, occupation,
- III. Right, title or interest in any house, or interest in or right to use any land including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees and moveable assets for the squatters

- IV. Social and cultural activities and relationships and other losses may be identified during the process of resettlement planning.

Objectives of the project and RAP were explained to the affected persons through small group meetings (SGMs) (due to the COVID pandemic situation) in November 2021, at the initial stage of the RAP preparation. Following the Joint Verification Survey (JVS) of the DC office and DMTCL, the RAP IA conducted a census and SES of the affected people in November 2021 after the JVS was carried out by the DC office and DMTCL (July-September, 2021) as per ARIPA 2017. IoL data and category wise quantity of land, structure and trees, etc. have been obtained from the joint verification (JV) list of the DC office in September 2021 to synchronise the RAP dataset with DC office's data. A complete database for the lost assets and PAUs has been developed in December 2021

Compensation for the affected land and other assets on the private land will be paid by the DC office as per ARIPA 2017, and additional compensation (if any) & resettlement benefits will be paid to PAHs by DMTCL with assistance from RAP IA before displacement or dispossession of assets.

1.5 Methodology for Preparing the RAP

The RAP for the depot area was developed using both quantitative and qualitative study methods and data collection tools. Census and SES, IOL have been conducted to gather primary information to develop a comprehensive socio-economic profile of PAPs for preparation of the RAP. Structured questionnaires (attached in Annex-1) have been used in the quantitative survey and unstructured or semi-structural questionnaires (checklist) in the qualitative survey including consultation.

1.5.1 Public Consultation Meeting (PCM)

Consultation meetings were held with various stakeholders to disclose the objectives of the project and seek broader community support to ensure stakeholders engagement in project planning and implementation stage. The meeting was started prior to the census, SES and IOL. The public consultation meetings were organized in an easily accessible place of the proposed depot area with a prior notice to the affected people and relevant officials/agencies and other stakeholders. People were informed about the venue, time and topics of the meeting through personal contacts, public announcement in the mosque and bazar, Union Parishad Chairman and Members and the written notice to the community leaders.

During updating the RAP, total ten consultation meetings were held, and out of which, two public consultation meetings (PCMs) and eight (08) SGMs where 500 people were present (Male 447 and female 53). Out of the total 10 meetings, six (06) meetings were held in 2021 to explain the purpose of the survey when the field survey was started and four (04) formal consultation meetings were organized in May-September 2022 to explain the current status of the RAP and overall compensation and rehabilitation policy to have feedback from PAPs.

1.5.2 Census and Inventory of Losses Survey

The census including SES and IoL survey were conducted within the impacted area according to the final design provided by MFCA. The census and IoL covered 100% of the affected properties/assets which includes households, community properties resources, business, crops, trees, fish ponds, labor, tenant, etc. The SES covered most of directly affected HHs, while separate survey forms were used for indirectly affected PAHs. The enumerators conducted the survey visiting house to house for collecting information from the head of the household or his/her senior proxy using the previously mentioned approved questionnaire.

1.5.3 Land Survey

Deputy Commissioner (DC) of Dhaka has determined types of the affected land of various categories in the depot area and access corridor following the ARIPA 2017. Category of land has been finalized by DC based on JVS and land records (Khatians) available in DC office. Total six categories of land have been identified by DC i.e. Homestead (Bari), High land (Viti), Cropped/agriculture land (Nul), Medium high land (Chala), Low land (Boro) and Ditch (Doba) of both Bilamalia and Konda Mouza. Price of each category of land has been assessed based on transacted deeds of preceding 12 months from the date of serving the notice under Section - 4 of ARIPA 2017 and added 200% premium as well following the provision of ARIPA 2017. The JVS assessment data on land, structure (primary and secondary) and trees was collected from the Dhaka DC office. In addition, opinions of affected people, various professional groups and other stakeholders have been collected.

On the other hand, secondary data was obtained from the government-published documents, particularly the previous RAP (2018) for the MRT Line 5 and Bangladesh Bureau of Statistics (BBS). Apart from these, some laws and regulations have been consulted during updating the RAP, such as Metro Rail Act 2015, Metro Rail Rules 2016, Metro Rail Policies 2016, DTCA Act 2012, Strategic Transport Plan 2005, Revised Strategic Transportation Plan (RSTP) 2015, 8th Five Year Plan (2021-2025), and Dhaka Structure Plan (DSP) 2016-2035, Sustainable Development Goal (SDG): Agenda 2030, National Women Development Policy (NWDP) 2011, and Gender Action Policy of DMTCL 2015 to supplement the primary data.

1.5.4 Property Valuation Survey/Market Survey

Property Valuation Survey was conducted for the affected land, structures, trees and other properties by collecting information from knowledgeable persons like Imam, teachers, political leaders, local leaders, brokers, contractors, potential sellers and buyers and deed writers etc. Government rates schedule was also collected from dedicated govt. office of the affected mouzas within the Project area. Total 30 persons were interviewed from Bilamalia and Konda mouza's. Besides, government rates will be collected from the respective Sub-Registrar's Offices (for land), from the PWD (for structures) and from the Forest Department (for trees) concerned.

A number of legislation and policies [such as- The ARIPA 2017, GOB Resettlement Guideline 2018, Immovable property acquisition manual 1997, Acquisition and Requisition of Immovable Property Ordinance 1982 and JICA Environmental Guidelines have been overviewed and harmonized through gap analysis amongst them and suggested a gap filling measures.

1.5.5 Public Disclosure on the Draft RAP

Total eight (08) SGMs and two large stakeholder consultation meetings (total 500 participants, male 447 and female 53) were conducted while updating the RAP. The policy of the RAP will be disclosed through small group discussion, FGDs and official website of DMTCL after concurrence is obtained from JICA and approved by DMTCL Board.

1.6 Cut-off Date (COD)

Eligibility to receive compensation and resettlement assistance has been limited by the COD. In the depot area, the COD for social and legal date is 28 June 2021, which is the date of serving the notice under Section-4 of ARIPA 2017 by the DC office, Dhaka in the depot area. Since the social cut-off date for non-titleholders was fixed in the original RAP (2018) during the feasibility study, a renewal of the social cut-off date for non-titleholders was consulted with JICA.

If any PAP who is displaced is not covered in JVS and/or Census, SES before the COD, the person can be enlisted after verifying by the DC office and DMTCL (in case of legal owners). For the verification of the PAP, sufficient proofs have to be submitted that the PAP has been living or dealing in the project site prior to the COD and must be verified and approved by the GRC (in the case of non-titled PAPs).

Chapter 2: Land Acquisition and Resettlement (LA&R) Impacts

2.1 Minimizing Land Acquisition and Displacement

DMTCL has undertaken efforts to minimize land acquisition and resettlement impacts. It is noted that a total of 21.995 ha land was required for the depot purpose as per the previous RAP (2018) and the Feasibility Study (2017). But DMTCL requested JICA during loan agreement that this amount of land would not be enough if this MRT Line 5 extends in the future. Therefore, both JICA and DMTCL decided to increase the total quantity of land in the depot area and finally the land quantity stood at 99.2500 acres or 40.1822 ha. So, minimizing the land acquisition and resettlement impacts was done only for reducing the land acquisition area in a nearby factory (Jalalabad Metal Industry) by considering the request from the factory owner, avoiding mass destruction and minimizing compensation.

Due to the acquisition of land, a total of 494 PAHs/2,564 PAPs will be affected. Among the affected HHs, 81 HHs are identified as vulnerable based on their income level under poverty line (BDT 26,000).

Apart from these, two industrial structures, Jalalabad Metal and SETU Corporation (pesticide), some unused commercial structures and one under construction household are located in the adjacent area within 55m from the source of vibratory sand compaction pile (VSCP) and 80m from the source of Dynamic Compaction(DC) for heavy construction. No residential HHs have been found within this area (55m to 98m area) outside the boundary. One residential household was found but it was used as storehouse of construction materials.

2.1.1 Scope of Land Acquisition

A total of 99.2500 acres or 40.1822 ha of land need to be acquired for the depot. The area is rural and peri-urban in nature. This patch of land is from two Mouzas namely Bilamalia and Konda of Hemayetpur under Savar Upazila in Dhaka district. Among them total 271 plots were affected where 664 owners identified as per the notice under Section-8 of ARIPA 2017. Only one government plot was affected which is local road (0.9008 acres) under Konda Mouza, and DC office is the sole authority of this land.

Majority of the land is null/ agriculture land followed by viti/ homestead and doba/ ditch. Though during the JVS, 0.6184 acres of government land found null/ agriculture and 0.2824 acres as doba/ ditch. A different category of land in each Mouza (based on the Census and IOL Survey) is presented in table below.

Table 5: Quantity of Affected Land by Mouza

Sl.	Name of Mouza	Name of the Upazila	No. of plot affected		Total Land owners	Land (in acre)	Land (Hectare)	%
			Private	Govt.				
1	Bilamalia	Savar	65	0	129	21.2600	8.6073	21.42
2	Konda	Savar	205	0	535	77.0892	31.2102	77.67
3	Konda (GoB land)	Savar	-	1	1	0.9008	0.3647	0.91
Total			270	1	665	99.2500	40.1822	100

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022

The following table shows the types of land by Mouza for the depot area. Out of the total land, 33.3773 acre is null/ agricultural land, 26.5036 acre for viti/ some kind of high land, 21.1938 acre for doba/

ditch, 13.9688 acre for boro/ low land, 0.29 acre for chala/ medium high land and 3.9164 acre for bari/ homestead category land. According to ARIPA, 2017, Deputy Commissioner (DC) is the sole authority to determine the category of land based on records and field level joint verification. During JVS (DMTCL and DC office) six categories of land have been identified in the depot area and access corridor under Bilamalia and Konda mouza.

Table 6: Land Types by Category

Category of land	Bilamalia (Acre)	Konda (Acre)	Total (Acre)
Null (Agricultural land)	5.2480	28.1293	33.3773
Viti (High land)	10.8900	15.6136	26.5036
Doba (Ditch)	0	21.19383	21.1938
Boro (Low land)	1.9100	12.05887	13.9688
Bari (Homestead)	2.922	0.9944	3.9164
Chala (Medium high land)	0.29	0	0.29
Total Land Acquisition of Bilamalia and Konda Mouza in (Acre)	21.26	77.99	99.25

Source: Joint Verification Survey by DC and DMTCL August 2021- May 2022

2.2 Overview of Land Acquisition and Resettlement Impacts

The depot area requires approx. 99.25 acres (40.1822 hector) of land. Of which 98.3492 acres are owned by private and 0.9008 acre is owned by the government. As per the feasibility study conducted in 2017, total 21.995 ha of land was required for the depot area. However, DMTCL requested JICA that this amount of land would not be enough if this line needs to be extended in future. Therefore, both JICA and DMTCL decided to increase the private land acquisition than the feasibility study findings. So, minimizing the land acquisition and resettlement impacts was done only for reducing the land acquisition area in a factory (Jalalabad Metal Industry) by considering the request from the factory owner and avoiding mass destruction and huge compensation. Due to land acquisition, 494 PAHs/2,564 PAPs will be affected including 456 PAHs losing land only, 22 PAHs losing a residential structure, 9 PAHs losing the commercial structure(s) fully or partially, 2 informal vendor PAHs, 5 commercial and residential tenant PAHs, 200 wage laborers, and 3 CPRs (only land is lost). Among the affected HHs, 81 HHs are identified as vulnerable based on their income level under the poverty line (BDT 26,000). Table below shows the summary of impacts in the depot footprint and access corridor.

Table 7: Total Entities Affected by the Project

Sl. No.	Project Impacts	Unit/Number	Remarks
Land			
A	Total land to be acquired	99.25 acre	40.1822 ha
A.1	Private land	98.3492 acre	-
A.2	Government land	0.9008 acre	-
Total PAHs & PAPs			
B	Total number of project affected HHs (PAHs)	494	For details, see Annex 2. Total of B1+B2+B3+B4

Sl. No.	Project Impacts	Unit/Number	Remarks
	Total number of project persons affected (PAPs)	2,364	2,564 including indirectly affected 200 wage laborers (Item B5)
(b) Directly Affected PAHs			
B1	Total number of HHs losing only land	456	-
B2	Total number of HHs losing structure	31	Sub-total of B2.1-B2.2
B2.1	Residential HHs require relocation (Titled)	22	Annex 3
B2.2	Commercial structure owner HHs require relocation (Titled)	9	Annex 4. One PAH owning 3 commercial structures, 1 structure is owned by 2 PAHs. 1 tenant owns a commercial structure is counted under the tenant PAHs.
B3	Informal vendor HHs	2	Annex 6. One portable peanut seller & 1 tea stall.
Indirectly Affected PAHs/PAPs			
B4	Number of commercial & residential tenant HHs	5	Annex 5. One commercial cum residential, 2 commercial & 2 residential tenants.
B5	Number of wage laborers	200	Annex 8. Under 8 affected business entities & 1 individual employer.
Other Profiles of PAH			
C	Number of business entities	10	Annex 4. Seven business owners with their owned structure; 2 commercial tenants; 1 commercial tenant for land with his owned structure.
D	Vulnerable HHs	81	Annex 7
Other Affected Properties			
E	Affected CPRs	3	Losing only land, not structure
F	Number of trees	2,034	-
G	Total number of affected primary structures	101	-
H	Total number of affected secondary structures	375	-

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022, Census, SES, IoL, November - December 2021

2.2.1 Displacement Impacts

Due to land acquisition, a total of 494 HHs will be affected by the project. Of which 38 HHs are affected in terms of structures (including partially affected 2 HHs) and 456 HHs are affected due to only land. In addition, total 456 HHs losing only land are not needed relocation. In total, 2,564 persons are affected by the Project in the depot area.

Table 8: Number of PAHs & PAPs Required Relocation

Category of HHs with their losses	HHs with Affected Structures	HHs (do not need relocation)	Number of PAPs
HHs losing only land	0	456	2,164
HHs losing residential structures	22	0	110
HHs losing commercial/shops structures	9 (2 partially affected)	0	46
Commercial & residential tenants	5	0	32
Informal Vendors	2	0	12
Wage laborers	-	-	200
Total	38	456	2,564
	494		

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022, Census, SES, IoL, November - December 2021

2.3 Impact on Structures

The IOL survey identified that total 101 primary and 375 secondary structures will be affected from 32 entities. This covered **149,963.47** sft primary structure and several types of secondary structures.

Detailed of the impacts shows in the following tables

Table 9: Impact on Structures

Name of the Area	Total Entities	Affected by only Primary Structures	Affected by only secondary structure	Total
Depot area	32	101	375	476

Source: Census, SES, IoL, November - December 2021

2.3.1 Affected Primary Structures:

As per the JVS, different types of structure such as Pucca, Semi-pucca, Tin-made, Steel buildings, Iron made gate and Thatched are fallen within the depot area. Some structures are under construction (Brick wall, basement, building, ground floor and pillar) and other structures (generator, lamp post, electric pole, electric sub-station, water reservoir, submersible pump, CNG machine, cooling tower, etc.) and different type of auxiliary structures (machine, light post, pillar, solar and stair, billboard) also affected by the project. A total of 101 numbers of primary structures containing **149,963.47** square feet (sft) with different categories are affecting by the project of which 13,536.36 sft pucca, 58,445.09 sft semi-pucca, 17,938.97 sft Tin-made and 5,0991.5 sft steel building.

Table 10: Quantity of Affected Primary Structures by Material Types

Type of Structure	No. of Structure	Area (sft)
Pucca (concrete roof with brick wall)	18	9249.5
Semi-Pucca (CI sheet roof with brick wall)	44	76135.59
Tin Made (roof and fence are made of CI sheet)	27	19658.88

Type of Structure	No. of Structure	Area (sft)
Steel Building	12	44919.5
Grand Total	101	149963.47 -

Source: PWD Assessment, July 2022

Compensation for affected structures were assessed based on PWD scheduled rate. As this is a block acquisition, so 100% of loss of primary structure will require displacement.

2.3.2 Affected Secondary and Auxiliary Structures

Apart from the primary structures, different categories of secondary/auxiliary structures have been affected in the depot area such as RCC pillar, boundary wall, gate, drain, toilets, light post, floor, stair, machine, septic tank and others. Total 22 residential HHs and 10 commercial/industries situated in the depot area are losing their secondary structures. The following table is shown the detailed quantity of affected secondary and auxiliary structures in depot area.

Table 11: Quantity of Affected Secondary Structures of HHs & Industries

Type of structure (unit)	Unit	Total No.	Area/ Volume/ Length
RCC Pillar	Number	165	-
Boundary wall (5")	rft	64	8, 607
Gate	Number	31	-
Bathroom & Toilet	Number	21	-
Boundary wall (10")	rft	19	1,675
Light Post	Number	17	-
Machine	Number	12	-
Pucca Floor	sft	9	9,287.36
Chari	cft	7	4,255
Bill Board	Number	6	-
Drain	rft	4	271
Water Reservoir (Private)	cft	4	4,810
Electric Pole	Number	4	-
Septic tank	cft	3	2,445
Pipe	rft	2	440
Cooling Tower of Anusha CNG filling station	Number	2	-
Iron Stair	Number	2	-
Fence	sft	1	117.36
Net	sft	1	63
Electric Sub Station (Anusha CNG filling station)	Number	1	-
Total	-	375	-

Source: JVS Assessment, July 2022



Mosque at Jalalabad Metal Ltd.



Amin Mohammad Housing Office



Affected Pucca House



Jalalabad Metal Ltd. Dormitory



Anusha Filing Station



Affected Semi-pucca Structure



P- One Enterprise Office



Affected Building under Construction



Iron-made Gate



Metal Gate



Tin-made Guard Room



Affected Veranda



Boundary Wall (5'')



Semi Pucca Toilet



Tin-made Water Reservoir for Bath



Tin-made Toilet

Source: RAP IA

2.4 Impact on Trees

The trees affected by the project are categorized into four different sections based on size¹ and re-divided into five categories of Timber, Firewood, Fruit, Banana and Medicinal. A total of 331 fruit trees including large, medium, small and saplings of Almond (Kath badam), Fan palm, Papaya, Guava, Grapefruit), and medicinal. Total 2,034 trees are enlisted during the JVS in the depot area and access corridor. Most of the affected trees are medium (843), followed by small trees (453), saplings (417) and large trees (321).

Table 12: Types and Number of Affected Trees

Type of Tree	Large	Medium	Small	Sapling	Grand Total
Timber (wood)	174	196	27	0	397
Firewood	0	0	319	101	420
Fruit	5	11	63	252	331
Banana	142	636	40	49	867
Medicinal	0	0	4	15	19
Grand Total	321	843	453	417	2,034

Source: JVS and Forest Department Assessment, 2022

Large Tree: A commonly found tree (except some particular species such as palm, dates, coconut, betel nut, guava, lemon, sharifa/sofeda, etc) with more than 4 feet of girth at the chest position has been classified as big tree. In case of fruit bearing trees (Mango, Jackfruit, Litchi, Black Berry, etc.) the girth size 3.5 feet and above are considered as big category. In case of Palm, dates, coconut, betel nut, etc. 20 feet or above height is considered big. In case of guava, lemon, sharifa/sofeda, etc the age of the trees and judgment of the surveyor and trees owners has been imposed to classify the size. More than 10 years of age of such species of trees has been categorized as large.

Medium Tree: Trees having 2-4 feet girth is classified as medium. In case of palm, dates, coconut, betel nut species, the height between 10-20 feet is medium and for guava, lemon, sharifa/sofeda, etc. The age of the trees between 5-10 years are classified as medium.

Small Tree: Tree having less than 2 feet girth is classified as small, In case of palm, dates, coconut, betel nut species, the height between 5-10 feet is small and for guava, lemon, sharifa/sofeda, etc. the age of the trees between 2-5 years are classified as small

Sapling/plant: Tree planted for gardening or growing up is classified as sapling. The plant still in nursery or eligible for shifting is classified as seedling.

2.5 Temporary Income Loss of Affected Business and Wage Laborers

As per the census and IOL data, there are total 10 affected business owners (including 3 commercial tenants). Out of 10 affected business entities, 8 are fully and 2 are partially affected. Out of 10 affected businesses three are agricultural farms, others are CNG pump, electric recycle center, automobile, metal industry and business enterprises, etc.

Table 13: Number of Affected Business Units

Name of Location	Affected owners losing business income	Number of affected business entitles	Name of the Business Entitles and Affected Wage Laborers
Depot area	8	10	Fully affected: <ol style="list-style-type: none"> 1. Nova Power Tonics -34 persons 2. NH Enterprise -31 persons 3. Dhakaiya Agro – 5 persons 4. M/S Nasrin Auto Mobile- 40 persons 5. P One Enterprises -55 persons 6. Anusha CNG Refilling Station- 22 persons 7. M/S. Pranto Dairy Firm- 08 persons 8. Najma Dairy Farm-03 persons *2 wage laborers are hired by Abdus Salam (individual). Total = 200 persons Partially affected: <ol style="list-style-type: none"> 9. Jalalabad Metal Ltd. 10. Amin Mohammad Housing

Source: Census and IOL survey, November 2021

As per the census, total 200 employees from 8 shops/commercial enterprises and 1 individual person have been identified who will lose their income due to the project as shown in Table 14. It is to be noted that only regular (monthly salaried and full time) wage laborers have been enlisted during the survey, and it will be verified by the JVC. Daily wage earners/day laborers are not engaged by a particular enterprise owner. They work on a 'monthly' basis. Therefore, day laborers will not get resettlement assistance from the project.

Table 14: Number of Wage Labourers

Affected Wage Laborers	Number of Wage Laborers
Depot area	200

Source: Census and IOL survey, November 2021

2.6 Impact on Vulnerable HHs

There are 81 vulnerable households (57 male headed and 24 female headed) are found affected during the IOL survey who are living under the poverty line². They will be taken care of as per entitlement policy of this RAP including benefits, ILRP, vocational/skill development training and linkage with

² According to the Household Income and Expenditure Survey (HIES) 2016 of the Bangladesh Bureau of Statistics (BBS) the upper poverty line for HH size of 4.06 in 2016 was BDT 15,988 per HH/month. Acknowledging the average HH size of the project area (4.78) and yearly inflation 5.6% (source Bangladesh Bank) up to 2022, BDT 26102 (Say 26,000) has been adopted as the 2022 poverty line for the project. Therefore, HHs with average income up to BDT 26,000 per month is considered to be living under the poverty line.

different government organization/NGO programs.

Table 15: Number of Vulnerable HHs

Types of Vulnerable HHs	Quantity in PAH
Income poverty – Male headed HHs (Income less than BDT26,000)	57
Income poverty – Female headed HHs (Income less than BDT26,000)	24
Total	81

Source: Census and IOL survey, November 2021

2.7 Impact by Entitlement Matrix

There is a fixed entitlement matrix adopted in the RAP. In depot area, only ten of entitlements are applicable considering category of losses. The CPRs (Mosques) are affected by losing only land in the field. None of the CPRs is losing structure by the project. Although one mosque under Jalalabad Metal area is affected in the access corridor, but that is not community managed rather it is managed by Jalalabad Metal Industries for their employees and therefore, not treated as community property. Physical displacement will happen from their place of residence in the depot area. They are encouraged for self-relocation since project sponsored relocation site is not provisioned in this project. There are total 99.25 acre land, 149963.47sft of primary structures and 375 nos of secondary structures are affected in the depot area. Table below shows the overall impacts on the structure as per entitlement matrix.

Table 16: Project Impacts as per Entitlement Matrix by Loss Types

Sl.	Category of Losses	Impacts	Reference No in the Entitlement Matrix (EM)
1	Loss of homestead, commercial, agriculture land, pond, ditches, and orchards, etc.	99.25 acre (40.1822 Hectar)	EM 01
2	Loss of access to cultivable land by owner cultivator/ tenant/ sharecropper	33.9604 acre	EM 02
3	Loss of Trees/ Perennials/ fish stocks	2,034 nos	EM 03
4	Loss of residential /commercial structure by owner(s)/ squatters	149963.47 sft	EM 04
5	Loss of common property resources (CPR) structures (a) with or (b) without title to land	0	EM 05
6	Loss of access to residential houses/ commercial structures (rented or leased)	5	EM 06
7	Loss of business by Commercial & Business Enterprises (CBEs) due to dislocation	10 (8 affected business entities & 2 vendors)	EM 07
8	Loss of income from rental premises	5	EM 08
9	Loss of Income and workdays due to displacement	200	EM 09
10	Poor and vulnerable households	81	EM 10
11	Temporary impact during construction	0	EM 11
12	Temporary Impact on HHs living in the depot peripheral area	Not expected for residences.	EM 12

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022, Census, SES, IoL, November - December 2021

Chapter 3: Socio-Economic Profile

3.1 Introduction

Census, SES and IOL were carried out in the depot area of MRT Line-5: NR from 03 November to 13 December 2021, through ODK data collection tools using electronic devices (tablets).

SES was conducted to collect a detailed socio-demographic profile of the PAPs and magnitude of impacts that would happen by the project interventions. PAUs including residential households, plain landowners (losing only land), shops, and community properties were identified through the census and IoL survey. Necessary mitigation measures have been formatted based on the magnitude of impacts on the affected people. This chapter describes the demographic information, age, sex, occupation, income, marital status, and other socio-economic issues of the project-affected peoples.

3.2 Demographic Characteristics in Project Affected Area

Bangladesh is a small but highly populous country. The current population is more than 165 million and ranks 8th position by the population and presents the highest density in the world³. The population size of Bangladesh is currently 165,158,616, according to the Population and Housing Census 2022. Of the total population, 81,712,824 are men, while 83,347,206 are women (BBS July 26, 2022). In the depot area, out of total 494 PAHs, all were surveyed for the census/IoL, and 489 PAHs (2,338 PAPs) were surveyed for the SES since some indirectly affected PAHs/PAP were not subject to the SES. Among 489 surveyed affected households, 424 are male-headed and 65 are female-headed households. Total population of 489 HHs is 2,338 including male 1,187 (50.77%) and female 1,151 (48.88%). The male-female ratio among the affected population is 100:97 and average household size is 4.78. Dependency ratio among the HH members is 1:3.47, meaning one earning person have to look after 3.47 family members on an average. No ethnic group is affected by the project interventions. All of the affected people are local *Bengali* with the majority of the Muslim community.

In the depot area, the total number of PAPs (population) is 2,590 consisting of directly affected persons of 2,338 and indirectly affected persons of 252. Out of 252 indirectly affected persons, 200 is the number of wage laborers, 17 for the PAPs of residential tenants and 18 for the PAPs of commercial tenants.

Table 17: Demographic Characteristics

Total No. of HHs	Male Headed HHs	Female-Headed HHs	Male Population		Female Population		Total Population		Household Size	Dependency ratio
			No	%	No	%	No.	%		
489	424	65	1,187	50.77	1151	49.23	2,338	100	4.78	1:3.47

Source: Census and IOL survey, November 2021

3.3 Age and Sex Composition

The survey identified about 23.61% is children (age 0-14) and about 7.61% is adolescents (age 15-18) of the total population. It is to be noted that more than 68.86% of the total population is fallen within the age group 15 to 60 years. About 7.53% of PAPs were recorded as being over 60 years old.

³ UN population estimation on 29 December, 2021. <https://www.worldometers.info/world-population/bangladesh-population/>

Table 18: PAPs' Age Composition by Sex

Age Group	Male	%	Female	%	Total	%
Up to 14	284	12.15%	268	11.46%	552	23.61%
15 to 18	84	3.59%	94	4.02%	178	7.61%
19 to 20	29	1.24%	52	2.22%	81	3.46%
21 to 30	200	8.55%	202	8.64%	402	17.19%
31 to 40	159	6.80%	188	8.04%	347	14.84%
41 to 50	177	7.57%	176	7.53%	353	15.10%
51 to 60	150	6.42%	99	4.23%	249	10.65%
More than 60	104	4.45%	72	3.08%	176	7.53%
Grand Total	1,187	50.77%	1,151	49.23%	2,338	100.00%

Source: Census and IOL survey, November 2021

3.4 Marital Status

Among the total population affected by the project, about 76.39% is adult (15 years and above) and the remaining 23.61% belongs to the under-aged (up to 14 years) category. Among the under-aged people one got married (female) which is about 0.04% of the total affected population of this age group. Besides, among the adult affected people (but not officially allowed to get married i.e. 15 to 18 years) 13 female were found married. This is treated as child marriage as per the Bangladesh law. The divorce rate in the project area is 0.17% which is only women within the age group 21 to 50. The table underneath details the marital status by age male and female affected people in the depot area.

Table 19: Marital Status by Sex

	Married		Unmarried		Separated		Widow/ Widower		Divorce		Total	%
Age Group	Male	Female	Male	Female	Male	Female	Male	Female	Male	Female		
Up to 14	0	1	284	267	0	0	0	0	0	0	552	23.61%
15 to 18	0	13	84	81	0	0	0	0	0	0	178	7.61%
19 to 20	1	21	28	31	0	0	0	0	0	0	81	3.46%
21 to 30	57	155	143	44	0	1	0	1	0	1	402	17.19%
31 to 40	147	178	12	6	0	1	0	1	0	2	347	14.84%
41 to 50	176	166	1	0	0	0	0	9	0	1	353	15.10%
51 to 60	150	80	0	0	0	0	0	19	0	0	249	10.65%
More than 60	98	41	1	0	0	0	5	31	0	0	176	7.53%
Grand Total	629	655	553	429	0	2	5	61	0	4	2,338	100.00%
%	26.90 %	28.02 %	23.65 %	18.35 %	0%	0.09 %	0.21 %	2.61 %	0%	0.17 %	100.00 %	

Source: Census and IOL survey, November 2021

3.4.1 Household by Religion

Bangladesh is a Muslim majority country. The ratio of Hindu population stands at 7.95% of the total population, according to the Census 2022 while it was 8.54% in 2011. The depot area is more Muslim dominating where about 99.20% (485) of the affected Households are found Muslim while 0.80% (4) is identified as Hindu by faith. There are no other religion found in the depot area. Among the Muslim households, 420 are male-headed and 65 are female-headed while all of the 4 Hindu households and male-headed.

Table 20: Households by Religion

Religion	Male Headed HHs	Female-Headed HHs	Total HHs	Total Population	%
Islam	420	65	485	2,322	99.20
Hindu	4	0	4	16	0.80
Total	424	65	489	2,338	100

Source: Census and IOL survey, November 2021.

3.5 Education

The education level of the affected people in the depot area is found much higher than the national average education level. According to Bangladesh Economic Review 2018, the average literacy rate of the country is about 76% while in the depot area it is about 94.96%. Around 3.05% didn't go to school, 2.69% can only sign (3 persons are living depot area) and one cannot speak (speech-impaired). More than 55.48% of the affected people stopped their studies after passing secondary school among them (25.99% male and the remaining 29.49 % female). Higher Secondary School Certificate (HSC) has completed by 11.79% of PAPs, and among them, 5.64% is male and 6.14% is female. Higher education (Graduation and above) rate is significantly low among both groups; however, it is very low among the female than male population.

Table 21: Education Level of the PAPs (5 years and above)

Education Level	Male	%	Female	%	Total	%
No Schooling	31	2.78%	36	3.33%	67	3.05%
Signature Only	23	2.06%	36	3.33%	59	2.69%
Can't Speak / Physically disable	1	0.09%	0	0.00%	1	0.05%
Can read and write	1	0.09%	4	0.37%	5	0.23%
Class I-V	207	18.57%	214	19.78%	421	19.16%
Class VI-X	211	18.92%	260	24.03%	471	21.44%
SSC or Equivalent	153	13.72%	174	16.08%	327	14.88%
HSC or equivalent	124	11.12%	135	12.48%	259	11.79%
Graduate	158	14.17%	108	9.98%	266	12.11%
Masters and above	205	18.39%	115	10.63%	320	14.57%
Professional	1	0.09%	0	0.00%	1	0.05%
Total	1,115	100.00%	1,082	100.00%	2,197	100.00%

Source: Census and IOL survey, November 2021.

3.6 Income and Poverty of PAHs

Poverty can be earmarked by the income level of the households. The concept of absolute poverty is the minimum level of income that is needed for physical survival. The Household Income and Expenditure Survey (HIES) 2016 used the Cost of Basic Needs (CBN) method to measure poverty incidence in the country.

About 53.64% of household's income is within BDT 30,000 - 70,000, and 23.78% income is above of BDT 70,000. The residents of this area are doing different occupations and are mostly involved in small businesses for their daily earnings. It has seemed from the Census & IOL survey that a substantial

number of people belong to the middle-income group and most of the local people are well off. Considering income level of the affected HHs, 81 HHs (16.53%) are fallen under poverty line (HH income less than BDT 26,000/month). Total 81 HHs (57 male headed households and 24 female headed households) are found vulnerable. These HHs will get special assistance to on top of other compensation for their lost assets.

Table 22: Income Level of PAHs

Average Monthly Income	Male Headed HHs	Female Headed HHs	Total Vulnerable HHs	Percentage
Less than BDT 26,000	57	24	81	16.53
BDT 26,000 - 30,000	34	10	44	8.98
BDT 30,001 - 40,000	59	19	78	15.92
BDT 40,001 - 50,000	63	14	77	15.71
BDT 50,001 - 60,000	27	17	44	8.98
BDT 60,001 - 70,000	23	7	30	6.12
Above BDT 70,000+	109	27	136	27.76
Total	372	118	490	100.00

Note: For income level data, 490 PAHs were surveyed including the vendor.

Source: Census and IOL survey, November 2021

3.7 Occupation Pattern

The survey found a diverse occupation pattern in the project area. Business, service, day labor, expatriate, agriculture, and service are the major occupations. Female persons are mostly engaged in household chores, although some females were found engaged in business, day labor, service, and domestic maid for their livelihood. The unemployment rate in the project area is significantly low. The dependency ratio is 1:3.47 among the affected people. Among the affected adult people, only 1.75% (combining male and female) are found unemployed. Income and livelihood restoration programs can enhance the capacity of the people particularly female and vulnerable people for doing more income-generating activities.

Table 23: Occupations of the Surveyed Population (15 years and above)

Income category	Occupation	Male	%	Female	%	Total	%
Income generating activities	Agriculture	48	4.04	0	0.00	48	2.05
	Boatman	0	0.00	1	0.09	1	0.04
	Business	248	20.89	5	0.43	253	10.82
	Day laborers	5	0.42	1	0.09	6	0.26
	Domestic maid	0	0.00	1	0.09	1	0.04
	Electrician/Mechanics	9	0.76	0	0.00	9	0.38
	Expatriate	30	2.53	3	0.26	33	1.41
	Farmer	16	1.35	0	0.00	16	0.68
	Imam (Religious leader)	4	0.34	0	0.00	4	0.17
	Lawyer	2	0.17	0	0.00	2	0.09
	Livestock/poultry	1	0.08	0	0.00	1	0.04
	Medical practitioner	4	0.34	3	0.26	7	0.30
	Motor driver	13	1.10	1	0.09	14	0.60
	Service (Private /Government/NGO)	214	18.03	47	4.08	261	11.16
	Tailoring		0.00	2	0.17	2	0.09
	Teacher	7	0.59	8	0.70	15	0.64
	Freedom fighter	1	0.08	0	0.00	1	0.04

Income category	Occupation	Male	%	Female	%	Total	%
non income generating activities	Housewife		0.00	595	51.69	595	25.45
	Retired	55	4.63	11	0.96	66	2.82
	Student	198	16.68	172	14.94	370	15.83
	Unemployed (Age between 15-65 years)	34	2.86	7	0.61	41	1.75
	Unemployed (Age below 15 or above 65 years)	298	25.11	294	25.54	592	25.32
Grand Total		1,187	50.77	1,151	49.23	2,338	100

Source: Census and IOL survey, November 2021

3.8 Existing Utilities /Civic Facilities

PAHs enjoy various civic facilities including access to safe drinking water, access to sanitary toilets and supply of electricity. In the case of fuel for cooking, people mostly use gas, firewood, and electricity. It is a good sign that everyone has drinking water access, Majority of the affected people use piped/supplied water from the local government while a very few HHs use deep tube well, hand tube well and shallow tube well. Health and hygiene condition among the affected people is significantly high. 100% of the affected HHs use the sanitary latrine. Electricity coverage in the project area is about 100%. The status of the different civic amenities is shown in the table below.

Table 24: Access to Different Amenities

Civic Amenities	Consumption from Sources	Number	%
Source of Drinking Water	Deep Tube Well	6	66.67%
	Piped/Supplied water	3	33.33%
	Total (Resident HHs)	9	100%
	Deep Tube Well	16	3.33%
	Hand Tube Well	2	0.42%
	Shallow Tube Well	1	0.21%
	Piped/Supplied water	461	96.04%
	Total (Non-resident HHs)	480	100%
Type of Toilets	Sanitary	9	100%
	Total (Resident HHs)	9	100%
	Sanitary	480	100%
	Total (Non-resident HHs)	480	100%
Source of Fuel for Cooking	Electricity	3	33.33%
	Gas	5	55.56%
	Wood	1	11.11%
	Total (Resident HHs)	9	100%
	Electricity	1	0.21%
	Gas	475	98.96%
	Wood	4	0.83%
	Total (Non-resident HHs)	480	100%
Source of Lighting	Electricity	9	100%
	Total (Resident HHs)	9	100%
	Electricity	480	100%
	Total (Non-resident HHs)	480	100%

Source: Census and IOL survey, November 2021

3.9 Gender Aspects

Following the concern of gender sensitivity in the implementation of the project, gender aspects were followed very consciously during conducting the SES. Women were given priority during the data collection process. It was found that 65 HHs out of total 489 are female headed and 49.23% of the

total affected people are women. It is also noted that survey also identified that 10.70% female are involved with income generating activities and 51.69% women are housewife. That's why Income and livelihood restoration program including income generating activities and training can enhance capacity of the people particularly female and vulnerable people to earn more income in parallel to their household chores.

Table 25: Gender Aspects

Aspects	Male	Female	Total
Number of HH head	424 (86.708%)	65 (13.292%)	489
Total PAPs	1,187 (50.77%)	1,151 (49.23%)	2,338
Marriage before 18 years old	0 (0%)	14(100%)	14
Graduation and above	363 (61.945%)	223 (38.055%)	586
Involved in earning activities	601(89.30%)	72 (10.70%)	673

Source: Census and IOL survey, November 2021

Chapter 4: Consultation, Participation and Disclosure

4.1 Overview

Project stakeholders are defined as individuals, groups or other entities who: (i) are impacted or likely to be impacted directly or indirectly, positively or adversely, by the Project (also known as ‘affected parties’); and (ii) may have an interest in the Project (‘interested parties’). The individuals or groups whose interests may be affected by the Project. Stakeholders were informed of details of the project and possible adverse impacts related to land acquisition, involuntary resettlement and mitigation measures.

The stakeholders were informed during distribution of the notice under Section-4, informal announcements in 7 religious institutions (mosques) and local government institutions and during the JVS. In the depot area, 8 small group meetings and 2 mass consultation meetings were conducted where 489 project affected people were consulted maintaining COVID-19 health safety measures. The participant’s comments and concerns have been properly addressed and documented.

People were informed about the GoB law of land acquisition & resettlement and JICA Environmental Guidelines. Magnitude of impacts were different from stakeholders to stakeholders according to their occupation, category of losses, sources of income, degree of involvement, positions, and responsibilities. The potential stakeholders were identified during personal contact with the PAPs in the project areas. Influential community people and PAPs were closely consulted during consultation meetings. The views of those stakeholders were collected systematically and they were included to the report properly.

4.2 Key Stakeholders of the Project

The consultation, discussion, and participation processes are started by identifying the stakeholders of the Project. Key stakeholders or primary stakeholders are the landowners, squatters, traders, service holders, tenants, labourers, etc., who will be directly and/or indirectly affected by the Project interventions.

The identified secondary stakeholders are the public representatives, local government administration, executing agency, financing institutions, consultants, construction contractors, suppliers and service providers. The list of secondary stakeholders for the Project include the Deputy Commissioner of Dhaka, Local administration, local government institutions, public representatives, and project consultant and RAP IA.

4.3 Approaches and Methodology

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 acts and policies as well as policy/guidelines of the project financiers (JICA) have been followed in designing and performing the consultation and participation process. The process was initiated through conducting necessary public consultation in the Project area (depot area). Both men and women were invited to attend the meeting in November 2021 and May 2022 where they actively participated in the discussion. Taking into account of the COVID 19 pandemic situation mass gathering was avoided and small group consultation (formal and informal) and personal contact have been conducted maintaining COVID norms in the project area.

4.4 Objectives of Stakeholder Consultation Meetings (SCMs)

To assess stakeholders' needs, expectations, perceptions, and choices, and to ensure their rights and voices a two-fold consultation process were adopted. In this regard, SCMs were conducted firstly with both the primary and secondary stakeholders and later, affected persons within the occupation and mixed (both men and women) groups through mass consultation and small group consultation meetings.

The consultations were conducted to ensure that adequate and timely information is made available to the people and communities of the project area and sufficient opportunities are provided to them to voice their opinions and participate in influencing the project decisions and processes. The main objectives of the public consultation meetings are to ensure timely, effective communications between the project and the relevant stakeholders and communities, so that people can get the benefits of the projects and the project get their cooperation to ensure successful implementation of the project.

4.5 Venue and Nature of Participants of the Consultation Meetings

Consultation meetings were started in November 2021 in the Depot area. Total 06 SGMs were conducted in different convenient date of the participants to inform PAPs on the Project and impact before the field survey. The meeting venues were in the depot area, especially in the house of Mr. Md. Abdul Mazed and Mr. Abdus Salam. In addition, total 489 HHs, 200 wage laborers, 05 commercial tenants and 02 vendors were consulted through questionnaire survey. In addition, 03 public consultation meetings were conducted in 25-28 May 2022 and another on 28 September 2022 to explain the compensation and rehabilitation policy.

In May 2022, the meetings were held with the affected people and other stakeholders associated with the depot area and briefed about the project goals and objectives, benefits of the project, potential adverse impacts on the local people, mitigation measures as per the GoB policy on land acquisition requirements and process. In the meetings, roles of the affected people and project authority in delivering compensation, grievance redress mechanism and its mitigation measures, etc. also discussed.

Opinion of the people was sought and well recorded during the consultation meeting. Local leader, influential person, local government representatives, affected people and beneficiary groups raised their voice and made suggestions to timely implement the project. They also raised issues regarding access road around the depot area, justifiable compensation for the marshy land in the depot area.

Apart from the mass consultation, affected people were consulted through one-on-one discussions during JVS by the DC office & DMTCL and SES by the RAP IA. The table underneath presents the date, time, venue, number and nature of participants in the mass consultation and small group consultation meetings.

Table 26: Detailed Schedule and Participation of the Public Consultations

Sl.	Date and Time	Meeting Location	Participant Categories	Participant Number		
				Male	Female	Total
1	04 November 2021	House of Mr. Abdus Salam, Depot area, Hemayetpur, Saver	UP Chairman, Members, consultants, RAP IA, land owners, religious personalities, land brokers, potential displaced people, etc.	12	04	16
2	11 November 2021	House of Mr. Abdus Salam, Depot area, Hemayetpur, Saver	Consultants, RAP IA, land owners, religious personalities, land brokers, potential displaced people, etc.	12	02	14
3	13 November 2021	House of Mr. Abdus Salam, Depot area, Hemayetpur, Saver	RAP IA, land owners, religious personalities, land brokers, potential displaced people, etc.	14	05	19
4	17 November 2021	House of Mr. Abdus Salam, Depot area, Hemayetpur, Saver	RAP IA, land owners, religious personalities, land brokers, potential displaced people, etc.	12	01	13
5	21 November 2021	House of Mr. Abdus Salam, Depot area, Hemayetpur, Saver	RAP IA, land owners, religious personalities, land brokers, potential displaced people, etc.	11	02	13
6	25 November 2021	House of Mr. Abdul Mazed, Depot area, Hemayetpur, Saver	RAP IA, land owners, religious personalities, land brokers, potential displaced people, etc.	10	02	12
7	25 May 2022	Mr. Anower Hossain's computer training centre at Depot area, Hemayetpur, Saver	Project Director including other senior officials from the DMTCL, Assistant Commissioner & Kanungo from Dhaka DC office, Savar UNO, AC land, Police in-charge, Union Chairman (Amin Bazar & Bongram), Local Members, , consultants, RAP IA, land owners, religious personalities, local land brokers, for the existing residential area, potential displaced people, etc.	235	26	261
8	26 May 2022	Meeting Room, RAP IA, Depot area, Alom Nagar Housing, Hemayetpur, Savar	Deputy Team Leader and Area Manager of RAP IA, land owners, religious personalities, land brokers, potential displaced people, etc	21	3	24
9	28 May 2022	Meeting Room, RAP IA, Depot area, Alom Nagar Housing,	Area Manager and Assistant Area Manager of RAP IA, land owners, religious personalities, land brokers, potential displaced people, etc.	17	4	21

Sl.	Date and Time	Meeting Location	Participant Categories	Participant Number		
				Male	Female	Total
		Hemayetpur, Savar				
10	28 September 2022	House of Mr. Abdul Mazed, Depot area, Hemayetpur, Saver	Managing Director, Project Director including other senior officials from the DMTCL, Assistant Commissioner & Kanungo from Dhaka DC office, Savar UNO, Police in-charge, Local Members, consultants, RAP IA, land owners, religious personalities, for the existing residential area, potential displaced people, etc.	103	4	107
	Total	-	-	447	53	500

Source: RAP IA

4.6 Outcomes of the Meetings

- Local people are aware of the progress of the MRT Line-5 Northern Route activity particularly land acquisition and resettlement process.
- Local people are able to know that a RAP IA has been engaged to assist them for updating of record of rights and other required documents to get compensation from DC office,
- They understood that the project will have a visible impact on the improvement of transport system for the Dhaka city and also certainly for the local dwellers.
- Potential project-induced enhancement of the land price in the surrounding area after implementation of the project was understood by the people.
- It was disseminated that necessary measures including proper compensation at replacement cost and other benefits as per GOB and JICA Environmental Guidelines will be provided.
- The affected people wanted compensation at replacement cost for the affected land by the project
- People do not want the relocation site rather want adequate compensation for land especially for the marshy/ land and other affected properties.
- Participants also raised issues regarding the access road around the depot boundary.
- Participants asked for the justifiable compensation for the doba land in the depot area.
- It was disseminated that land price will be assessed by the DC office as per law and a committee (PVAC) as per best practices of development projects
- They demanded the compensation cheque to be handed over at their door step without hassle.

4.7 Impacts Identified by the Stakeholders

During the stakeholder's consultation meetings, people were briefed about the project benefits, roles and responsibilities of the project authority, local government institutions, affected people, potential users of MRT-5:Northern Route and other stakeholders. Mitigation measures of potential adverse impacts and compensation package as per the ARIPA 2017 were also discussed in the meetings.

Upon disseminating information by the project authority, stakeholders identified some pertinent issues relating to the compensation, displacement, resettlement, livelihood restoration, etc. Identified beneficial and adverse impacts are described below:

(i) Identified Beneficial Impacts

Construction of MRT Line -5:Nourthern Route including the depot will;

- Enhance standard of living of the people by exploring alternative income opportunities.
- Help to diversify business.
- Improve communication system.
- Reduce health hazards.
- Improve safety and security of the transport users particularly women and children.
- Local employment would increase.
- Economic activities would be much better.
- Massive development can be happened in the depot surrounding area that eventually open facilities for the local people.
- Adequate compensation amount for land can help livelihood development.
- Save time and money for transportation.
- Local people can construct new houses for renting out since people will prefer to live nearer to station area.

(ii) Potential Adverse Impacts:

- A large number of land owners will lose their land and homestead which will have significant impact on them.
- Around 22 residential households will be physically displaced from the project area.
- Finding alternative land is a challenge since land price is becoming high day by day.
- They might lose their money if adequate compensation is not paid and cannot buy alternative land.
- Marshy land owners will be more loser since the price is very low compared to the current market price.
- Access road connecting to the main road will be blocked for some time which will eventually disrupt transportation facilities of the people.

4.8 Description of Consultations

Consultations were held with the different stakeholders such as affected people, local leaders, businessman, service holders, housewives, day labourers, tenants, wage earners, terminal users, etc. In the consultation meetings, discussions were held on the project description, scope of the project, social safeguard issues, and probable impacts during the project construction and operation phase.

Professionals of KMC participated in the consultation meeting and responded to the questions of the participants. Location-wise issues raised by the people and responses of the consultants'/project authorities are furnished in the table below-

Table 27: Summary of Issues Raised Participants and Responses by the Authority & Consultants

Issue	Questions/Feedback	Consultant Response
Sufficient Compensation for Relocation	PAPs requested to provide actual compensation to make possible for	Compensation and resettlement benefits will be assessed following the existing land acquisition laws of GOB and will follow the

Issue	Questions/Feedback	Consultant Response
	another relocation in a better place.	best practice of other relevant ongoing projects. Project will pay the replacement cost for land so that people can purchase alternative land with the compensation money.
Process of Assessing Compensation, and requested to give justifiable compensation for the marshy category of land	The PAPs have no problem if they received actual compensation. PAPs are concerned about how the compensation will be assessed for all categories of land especially for the marshy category of land in the depot area.	A property valuation assessment committee (PVAC) will be constituted as per law to assess replacement cost of affected land and structures and current market price for other affected properties. The PVAC will assess current market price of land based on evidences to be collected from various cross sections and applying their judgement.
Loss of Project Benefit due to Displacement	PAPs residential land will be lost so how they will be able to receive the project benefits if they are displaced.	<ul style="list-style-type: none"> • Compensation will be paid as per assessed rate of PAVC for all categories of land. Displaced people will be in close contact with the RAP IA team. They will update on payment of compensation, relocation and livelihood restoration program and any other benefits to be paid by the project. So, displacement of the residential HHs and even relocation in distant places will have no bar to get project benefits.
Low Mouza rate	PAPs are not very much aware about current Land Acquisition Act of 2017. Compensation under the current law is assessed based on the current mouza rate. But the mouza rate is much lower than the current market price. So, the PAPs will be loser because of acquisition.	<ul style="list-style-type: none"> • Provisions of the relevant sections of the Act (ARIPA) of 2017 were explained in the consultation meeting. Planned Resettlement measures were also elaborated. Compensation for land will be determined at replacement cost by PVAC. • Compensation and resettlement benefits will be assessed following the existing land acquisition laws of GOB, Acquisition and Requisition Immovable Property Act (ARIPA) 2017. The compensation will be paid including 200% premium on the base price (transacted deeds of preceding 12 months from the date of the notice under Section-4) of the particular mouza, not based on Mouza rates.
Classification of Land should be Changed	The PAPs pointed out that the original classifications of land available in the latest documents (BRS) do not match with the actual category of land. As a result the people may lose substantive	<ul style="list-style-type: none"> • DC office has revised the category of land based on ground reality during JVS. Therefore, no one will be deprived by the assessment.

Issue	Questions/Feedback	Consultant Response
	amount of money during compensation assessment.	
Access road for the community	It was pointed out that project should ensure the access road around the depot boundary.	The issue is well taken by the project implementing authority. Considering the necessity they will explore what can be done in this respect.
GRC application process to receive the compensation	It was pointed out that many participants wanted to know about the GRC application process to get compensation. It is mainly for the succession case and/or land category..	<p>Application process and required documents are as follows;</p> <ul style="list-style-type: none"> • Online application copy. • Certified NID photocopy. • Original copy of the deeds (and Via deeds to some extent). • All certified records (Namjari/ Porcha). • Tax payment receipt of the land. • Latest rights of the records (latest Khatian). • Passport size photograph. • Ownership certificate from the chairman (owarishen certificate), • Death Certificate from then chairman (if key land owner is died).

Source: RAP IA

4.9 Consultation and Participation during Project Implementation

GRC, RAC, PVAC are not yet formed, the consultation and participation mechanism by GRC, RAC and PVAC is being developed. A consultation and participation mechanism has being developed by engaging the primary stakeholders in local committees– for instance, grievance redress committees (GRC) and resettlement advisory committee (RAC) while updating the RAP. In the meeting in May 2022, PAPs were informed that they can submit the individual grievances in writing on any issue of land acquisition and resettlement. Land owners submitted grievances on revising land category (Marshy to Agriculture) to DMTCL and DC Office.

RAP IA will continue the processes of consultation and participation by involving the affected households and the beneficiaries. Explanations on the existence and procedures of the grievance redress mechanism (GRM) will be continued throughout the entire project lifecycle to project-affected people and other interested stakeholders through written and printed circulars in Bangla posted on public boards.

4.10 Disclosure of the RAP

As per JICA Environmental Guidelines, DMTCL will disclose the RAP and an information booklet in Bangla language to the local stakeholders immediately after the RAP is concurred by JICA and approved by the DMTCL Board. Copies of the RAP and the booklet will be available in DC offices in Dhaka and in the Project site. 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 the mitigation of adverse social impacts will also be disclosed to the affected persons. Future consultation will be arranged by the RAP IA with affected persons for enabling their participation in implementing and monitoring the RAP. The RAP will also be uploaded on the DMTCL website after obtaining concurrence from JICA and approval from the DMTCL Board.

Chapter 5: Legal and Policy Framework

5.1 Legal Framework

The legal and policy framework for land acquisition and involuntary resettlement for the MRT Line -5 Northern Route will be based on: (i) ARIPA 2017 and (ii) JICA Environmental Guidelines (2010).

5.2 Land Acquisition and Resettlement

The principal legal instrument governing land acquisition in Bangladesh is “Acquisition and Requisition of Immovable Property Act, 2017” (ARIPA 2017). The ARIPA 2017 requires that compensation be paid for (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The ARIPA 2017 also provides guidelines for the acquisition of properties belonging to religious organizations like mosques, temples, pagodas and graveyards, if they are acquired for public interest. The ARIPA 2017, however, conditionally permits the acquisition of properties used by the public for the purpose of religious/worship graveyards and cremation grounds. The Act stipulates certain safeguards for the landowners and provides payment of “fair value” for the properties acquired.

The ARIPA, 2017 and responsibilities during the LA process is summarized in the table below.

Table 28: Sections of ARIPA 2017 with Steps in the Process of LA and Responsibility

Relevant Section under ARIPA 2017	Steps in the Process of Land Acquisition	Responsibility
Section 4 (1)	Publication of preliminary notice of acquisition of property for a public purpose	Deputy Commissioner
Section 4 (3) (1)	Prior to the publication of Section 4(1) notice; Identify the present status of the land, structures and trees through videography, still pictures or appropriate technology.	Deputy Commissioner
Section 4 (3) (2)	After the publication of Section 4(1) notice, a joint verification is conducted with potentially affected households and relevant organizations.	Deputy Commissioner
Section 4 (7)	After publication of preliminary notice under Section 4(1), if any household has changed the status of the land for beneficial purposes, changed status will not be added to the joint verification notice.	Deputy Commissioner
Section 4 (8)	If the affected person is not happy with the joint verification assessment, he/she can complain to Deputy Commissioner within seven days of issuing Sec 4(1) notice.	Affected Person
Section 4 (9)	Hearing by Deputy Commissioner within 15 working days after receiving the complaints. In case of government priority projects, hearing will be within 10 working days.	Deputy Commissioner
Section 5 (1)	Objections to acquisition by interested parties, within 15 days of the issue of Section 4 (1) Notice	Affected Person
Section 5 (2)	Deputy Commissioner submits hearing report within 30 working days after the date of Section 5(1) notice. In the	Deputy Commissioner

Relevant Section under ARIPA 2017	Steps in the Process of Land Acquisition	Responsibility
	case of government priority projects, it will be within 15 working days.	
Section 5 (3)	DC submits his report to the (i) government (for properties that exceed 16.50 acres; (ii) Divisional Commissioner for properties that do not exceed 16.50 acres. Deputy Commissioner makes the final decision, if no objections were raised within 30 days of inquiry. In case of government priority project, it will be 15 days	Deputy Commissioner
Section 6 (1) (1)	Government makes the final decision on acquisition within 60 working days after receiving report from the Deputy Commissioner under Section 5(3) notice.	Ministry of Land
Section 6 (1) (2)	Divisional Commissioner makes the decision within 15 days or with reasons within 30 days since the submission of the report by Deputy Commissioner under Section 5(3) notice.	Divisional Commissioner
Section 7 (1)	Publication of the Notice of final decision to acquire the property and notifying the interested parties to submit their claims for compensation.	Deputy Commissioner
Section 7 (2)	Interested parties submit their interests in the property and claims for compensation within 15 working days (in case of priority project 7 days).	Affected Person
Section 7 (3)	Individual notices have to be served to all interested persons including the shareholders within 15 days of issuing Section 7(1) notice	Deputy Commissioner
Section 8 (1)	Deputy Commissioner makes a valuation of the property to be acquired as at the date of issuing Section 4 Notice; determine the compensation; and apportionment of compensation among parties interested.	Deputy Commissioner
Section 8 (3)	Deputy Commissioner informs the award of compensation to the interested parties and sends the estimate of compensation to the requiring agency/person within 7 days of making the compensation decision.	Deputy Commissioner
Section 8 (4)	The requiring agency deposits the estimated award of compensation with the Deputy Commissioner within 120 days of receiving the estimate.	Requiring Agency
Section 9 (1)	During valuation of assets, Deputy Commissioner will consider the following: (i) Average market price of land of the same category in the last 12 months; (ii) Impact on existing crops and trees; (iii) Impact on other remaining adjacent properties; (iv) Impact on properties and income; and (v) Relocation cost for businesses, residential dwellings etc.	Deputy Commissioner
Section 9 (2)	Additional 200% compensation on transaction deeds of preceding 12 months is added to the estimated value. If land is acquired for private organizations, added compensation will be 300%.	Deputy Commissioner

Relevant Section under ARIPA 2017	Steps in the Process of Land Acquisition	Responsibility
Section 9 (3)	Additional 100% compensation on top of the current market price for impacts mentioned under Sections 9(1) and (2)	Deputy Commissioner
Section 9 (4)	Appropriate action will be taken for relocation on top of the above-mentioned subsections.	Requiring Agency
Section 11(1)	Deputy Commissioner awards the compensation to entitled parties within 60 days of receiving the deposit from the requiring agency/person.	Deputy Commissioner
Section 11 (2)	If an entitled person does not consent to receive compensation, or if there is no competent person to receive compensation, or in the case of any dispute with the title to receive compensation, Deputy Commissioner deposits the compensation amount in a deposit account in the Public Account of the Republic. Thereafter, Deputy Commissioner acquires the land. (Landowners can obtain such deposited money at any time, having appealed to the Deputy Commissioner, and providing evidence in support of his/her claim.	Deputy Commissioner Affected Persons
Section 12	When the property acquired contains standing crops cultivated by Bargadar the apportion of compensation due to him will be determined by the Deputy Commissioner and will be paid to the Bargadar in cash.	Deputy Commissioner

Source: ARIPA 2017

5.3 Relevant Sections on Land Acquisition and Requisition Process of ARIPA 2017

Section-4. Publication of preliminary notice of acquisition of immovable property:

(1) Whenever it appears to the Deputy Commissioner that any property in any locality is needed or is likely to be needed for any public purpose or in the public interest, he shall cause a notice to be published at convenient places on or near the property in the prescribed form and manner stating that the property is proposed to be acquired.

(2) In case of acquisition of immovable property for any non-governmental person or organization, whatever be the amount of the immovable property, sanction of the government must be taken before the initiation of acquisition proceeding.

(3) The Deputy Commissioner, under sub-section (1)-

(a) Before the publication of notice, in the prescribed manner and form, shall record the real nature, condition and infrastructures built therein, crops and trees of the proposed immovable property in video or still picture or any other technology and thereafter prepare a report accordingly; and

(b) After the publication of notice, in the prescribed manner and form, shall prepare a joint-list of Requiring persons or organizations and persons interested.

(4) If the nature of land is changed in reality from its recent record of rights, the Deputy Commissioner, at the time of preparation of the joint list, shall decide about the change of the nature of the land.

- (5) The Deputy Commissioner shall mention in the joint list, in the prescribed manner, if any house or infrastructure is built or is being built in the proposed immovable property for acquisition, in contravention of public purpose for illegal gain.
- (6) The joint list prepared sub-section 3(b) shall be affixed in the notice board of the local land office and in the convenient place of the project.
- (7) The Deputy Commissioner shall not record the change of the nature of land in the joint list, if after the initiation of proceeding under sub-section 3(a), the nature of the land is changed by building houses or infrastructures in bad motive.
- (8) If any person is aggrieved by the decision of the Deputy Commissioner under sub-section -7, he may file an appeal to the Commissioner within the next 7 working days.
- (9) The Commissioner, in the prescribed manner, shall hear the appeal under sub-section 8 and shall provide with the decision within next 15 working days and in case of a nationally important project, shall provide with the decision within the next 10 working days.
- (10) The decision of the Commissioner under sub-section 9 shall be deemed to be final.
- (11) If there is any disposal of appeal under sub-section 9 or no appeal is preferred within the prescribed period in sub-section 8, within the next 24 hours, the concerned persons shall in his own cost remove the houses or infrastructures from the proposed immovable property, otherwise the Deputy Commissioner shall take steps to evict those in accordance with the existing provisions of law.
- (12) The Deputy Commissioner may, after choosing the place for nationally important project, by order, impose control over the sale of plots and building of infrastructures thereon.
- (13) Generally religious places, graves or crematoriums can be taken into acquisition; provided that, if it essential in public purpose or public interest, by relocating and rebuilding, in the own money of the requiring persons or organizations, it may be taken into acquisition.

Explanation: The term “purpose in contravention of public interest” in this section means the purpose for obstructing in the implementation of the project, creating hindrance or doing anything that retards the implementation of a project or doing something to get monetary benefit by compensation.

Section-5. Objections against acquisition:

- (1) Any person concerned may file an objection against the acquisition proceeding to the Deputy Commissioner within 15 working days.
- (2) The Deputy Commissioner shall, speedily hear the objection filed under sub-section 1 in the presence of the appellant or an agent, after hearing all such objections and after making such further inquiry, if any, as he thinks necessary, prepare a report within thirty working days, and in case of a nationally important project within 15 working days, following the expiry of the period specified under sub-section (1) containing his opinion on the objections.
- (3) The Deputy Commissioner-
- (a) If the property exceeds 50 [fifty] standard big has (or 16.5 acre) of land, submit the record of the proceedings held by him, together with his opinion, for the decision of the Ministry of Land; and
- (b) If the property does not exceed 50 [fifty] standard big has (or 16.5 acre) of land, submit the record of the proceeding held by him, together with his opinion, for the decision of the Commissioner:

Provided that if no objection is raised within the period specified in sub-section (1), the Deputy Commissioner shall, instead of submitting the records of the proceedings to the Divisional Commissioner, make a decision within ten days of the expiry of the aforesaid period, or within such further period but not exceeding thirty days, as the Divisional Commissioner permits on the request of the Deputy Commissioner in writing and in case of a national important project within 15 days, about the acquisition of the property and such decision of the Deputy Commissioner shall be final

Section-6. Final decision regarding acquisition:

(1) Under Section 5(3), after considering the report of the Deputy Commissioner, as the case may be-

(a) The government shall, not exceeding 60 days after the submission of the report, and

(b) Within 15 days of the submission of the report of the Commissioner or recording the report of delay within not exceeding 30 days-shall take final decision.

(2) When the Government, the Divisional Commissioner or the Deputy Commissioner, as the case may be, makes a decision for acquisition of the property under sub-section (1) of this section or Section 5(3), as the case may be, such decision shall be conclusive evidence that the property is needed for a public purpose or in the public interest.

Section 7. Notice to persons interested:

(1) When the Government, the Divisional Commissioner or the Deputy Commissioner, as the case may be, has made a decision for acquisition of any property under Section 5 or the proviso to Section 6, as the case may be, the Deputy Commissioner shall cause public notice to be given in the prescribed manner at convenient places on or near such property stating that the Deputy Commissioner, has decided to acquire the property and intends to take possession thereof.

(2) Such notice shall state the particulars of the property to be acquired and taken possession of, and shall require all persons interested in the property to appear personally or by agent before the Deputy Commissioner at a time, fifteen days after the date of publication of the notice or in case of a nationally important project after 7 days, and such notice shall also contain the time and place to be present and state the nature of their respective interests in the property and the amount and particulars of their claims to compensation for such interests.

(3) The Deputy Commissioner shall also serve notice to the same effect in the prescribed form on the occupier, if any, of such property and on all persons known or believed to be interested therein.

(4) The Deputy Commissioner may also, by notice, require any such person to make or deliver to him at a time, not being earlier than fifteen days after the date of service of the notice, and place mentioned therein a statement containing, so far as may be practicable, the name of every other person possessing any interest in the property or any part thereof as co-sharer, mortgagee or otherwise, and of the nature of such interest and profits, if any, received or receivable on account there of.

(5) Every person required to make or deliver a statement under this section shall be deemed to be legally bound to do so within the meaning of sections 175 and 176 of the Penal Code (XLV of 1860).

Section-8. Award of compensation by Deputy Commissioner:

(1) On the date so fixed, or on any other date to which the enquiry has been adjourned, the Deputy Commissioner shall proceed to enquire into the statement, if any, which any person has made pursuant to a notice given under section 7 and into the value of the property at the date of the publication of the notice under Section 4, and into the respective interests of the persons claiming the compensation and shall make an award of

(a) The compensation which, in his opinion, shall be allowed for the property; and

(b) The apportionment of the said compensation among all the persons known or believed to be interested in the property, of whom, or of whose claims, he has information from the latest record of the proposed mouza for acquisition.

(2) The award made by the Deputy Commissioner shall, except as hereinafter provided, be final.

(3) The Deputy Commissioner shall, within seven days from the date of making award of compensation,

(a) Give notice of his award to the person interested; and

(b) Send the estimate of the award of compensation to the Requiring persons or organizations.

(4) The Requiring persons or organization shall pay the estimated amount within 120 working days after receiving the estimation under sub-section 3 to the Deputy Commissioner.

(5) Within 30 working days of the publication of notice under section 7 or in case of a national important project 15 working days, as the case may be, the preparation of the estimated amount of the award of compensation shall be complete.

Section-9. Matters to be considered in determining compensation:

(1) In determining the amount of compensation to be awarded for any property to be acquired under this Part, the Deputy Commissioner shall take into consideration-

(a) The market value of the property at the date of publication of the notice under section 4: Provided that in determining such market value, the Deputy Commissioner shall take into account the average value, to be calculated in the prescribed manner, of the properties of similar description and with similar advantages in the vicinity during the twelve months preceding the date of publication of the notice under Section 4;

(b) The damage that may be sustained by the person interested, by reason of the taking of any standing crops or trees which may be on the property at the time of the making of the joint list;

(c) The damage that may be sustained by the person interested by reason of severing such property from his other property;

(d) The damage that may be sustained by the person interested by reason of the acquisition injuriously affecting his other properties, movable or immovable, in any other manner, or his earnings; and

(e) If in consequence of the acquisition of the property, the person interested is likely to be compelled to change his residence or place of business, the reasonable expenses, if any, incidental to such change.

(2) While the government is acquiring land, it shall provide the persons interested with compensation of 200 percent of the market price as defined in sub-section 1(a): Provided that if the government

acquires the land for any non-government person, then the amount of compensation shall be 300 per centum.

(3) In cases of injuries made under sub-section 1(b), (c), (d) and (e), additional 100 per centum compensation shall be provided.

(4) Notwithstanding any compensation provided under this section, necessary steps may be taken to rehabilitate evicted persons due to acquisition in the prescribed form.

Section-10. Matters not to be considered in determining compensation:

In determining the amount of compensation to be awarded for any property to be acquired under this Part, the Deputy Commissioner shall not take into consideration-

(a) The degree of urgency which has led to the acquisition;

(b) Any disinclination of the person interested to part with the property to be acquired;

(c) Any damage that may be sustained by him which, if caused by a private person, would not render such person liable to a suit;

(d) Any damage which is likely to be caused to the property to be acquired, after the date of service of notice under Section 7, by or in consequence of the use to which it will be put; and

(e) Any increase to the value of the property to be acquired likely to accrue from the use to which it will be put after the publication of notice under Section 7; or (f) any alteration or improvement in, or disposal of, the property to be acquired, made or effected without the sanction of the Deputy Commissioner after the date of publication of the notice under Section 4.

Section-11. Payment of compensation:

(1) On making of an award under Section 8, before taking possession of the property, after the submission of the estimated amount of compensation by the Requiring persons, the Deputy Commissioner shall pay the aforesaid compensation within not exceeding 60 days from the date of deposit by the Requiring persons under sub-section 2.

(2) If the persons entitled to compensation do not consent to receive it, or if there be no person competent to receive the compensation, or if there be any dispute as to the title to receive the compensation or as to the apportionment of it, the Deputy Commissioner shall keep the amount of the compensation in a deposit account in the Public Account of the Republic which shall be deemed payment for the purpose of taking over possession of the property without any prejudice to the claim of the parties to be determined by the Arbitrator: Provided that any person admitted to be interested may receive such payment under protest as to the sufficiency of the amount: Provided further that no person who has received the amount otherwise than under protest shall be entitled to make any application under Section 30.

(3) The Deputy Commissioner shall, realizing the compensation from the recipient, who may have received the whole or any part of the compensation awarded under this Part, take measures to give to pay the same to the person lawfully entitled thereto.

Section-12. Payment of compensation to bargadar (Sharecroppers):

Notwithstanding anything contained in this Act, when the property acquired under this part contains standing crops cultivated by bargadar, such portion of the compensation as may be determined by the Deputy Commissioner for the crops shall be paid to the bargadar.

Explanation: In this section “bargadar” means a person who under the system generally known as ‘Adhi’, ‘Barga’ or ‘Bhag’ cultivates the land of another person on condition of delivering a share of produce of such land to that person.

Section-13. Acquisition and possession:

(1) When the compensation mentioned in the award has been paid or is deemed to have been paid in pursuance of Section 11, the property shall stand acquired and vest absolutely in the Government free from all encumbrances, and the Deputy Commissioner shall thereupon take possession of the property.

(2) Immediately after the acquisition of the property under sub-section (3), a declaration by the Deputy Commissioner in the prescribed form to that effect shall be published in the official Gazette

Section-15. Acquisition of part of a house or buildings:

1) An acquisition cannot be made if the owner desires that the whole of such house, manufactory or building should be so acquired: Provided that the owner may, at any time, before the Deputy Commissioner has made his award under Section 8, by notice in writing withdraw or modify his expressed desire that the whole of such house, manufactory or building should be so acquired.

(2) If any question arises as to whether any property proposed to be taken under this part does or does not form part of a house, manufactory or building within the meaning of this section, the decision of the Deputy Commissioner shall be final.

Major steps of land acquisition process by the DC office and other govt. organizations are shown below according to ARIPA 2017 law for easy reference.

Table 29: Steps of LA Process as per ARIPA 2017 and Administrative Procedures

Step	Description
Administrative approval from line ministry	The requiring body (in this case DMTCL) needs to take an administrative approval from the line ministry (in this case Road Transport and Highway Division)
No Objection Certificate (NOC) from RAJUK	For any land acquisition within RAJUK area, an NOC from RAJUK is required (This Project is within RAJUK Area)
NOC from Urban Development Directorate (UDD)	For any land acquisition within Major City area, an NOC from UDD is required (This Project is within Dhaka City area)
Prior consent from Land Ministry	As per Art 18 and 19 of 1997 LA Manual, for any land acquisition within some designated areas, prior approval is needed from Land Ministry (This Project is within those designated areas)
LA proposal submission by Project owner to respective DC office	LA proposal document includes: <ul style="list-style-type: none"> • facilities layout plan, • proposed acquisition area shown on Mouza maps, • list of affected plots (known as Plot Index),

Step	Description
	<ul style="list-style-type: none"> amount of land in each plot and land required (known as Land Schedule), general running video of the affected area, filled up "CHA" Form showing names of the owners as per Khatians (ownership records), an administrative approval from the Line Ministry, NOCs from RAJUK and (UDD) <p>The first 6 items form the Land Acquisition Plan (LAP)</p>
Document check and Reconnaissance survey	<p>DC office will check if all required documents are submitted.</p> <p>Representative of DC office will make a preliminary reconnaissance survey</p>
Meeting of District Land Acquisition Committee (DLAC) and allocation of case number by DC office	<p>The submitted documents are sent to DLAC in order to allocate an LA case number (within 21 working days of LA proposal submission). This marks official recognition of the LA proposal.</p> <p>DLAC meeting may be omitted, when prior approval from Land Ministry is available</p>
Notice of Acquisition under Sec 4	<p>Official start of LA process</p> <p>Also acts as legal "Cut-off Date"</p>
Joint Verification Survey (JVS) as per Sec 4 (3) (Kha)	<p>Joint verification survey should start within 7 working days of Sec 4 notice, jointly conducted by the acquiring body (DC office) and the requiring body (in this case, DMTCL), but must be completed before Sec 7.</p> <p>Joint video filming for asset confirmation is conducted.</p>
Objection against JVS as per Sec 4 (8)	<p>To be submitted to Divisional Commissioner within 7 working days after publication of JVS report</p>
Decision on objection as per Sec 4 (9)	<p>To be solved by Divisional Commissioner within 15 working days after submission by DC as per Sec 4(8).</p>
Objection against acquisition (Sec 5-1)	<p>To be submitted to DC office within 15 working days of Sec 4 notice is served</p>
Decision on objection (Sec 5-2)	<p>To be solved by DC office within 30 working days after the Sec 5-1 period.</p>
Submission for approval (Sec 5-3)	<p>Depending on acquisition amount, LA proposal is sent to either Divisional Commissioner or Central Land Acquisition Committee (CLAC)</p> <p>Within 30 working days after Sec 5-2 period</p>
Final approval by Divisional Commissioner or CLAC (Sec 6)	<p>Maximum 60 working days after Sec 5-3</p> <p>May be omitted when prior approval from Land Ministry is available</p>
Final notice of acquisition to persons of interest (Sec 7)	<p>Official recognition of PAPs.</p> <p>PAPs should submit their all documents within 15 working days of notice issuance.</p>
Preparation of cash Compensation under Law (CCL)	<p>Compensation amount should be prepared within 30 working days after Sec 7.</p>

Step	Description
	Land register prepares land value, PWD prepares structure values, Department of Agricultural Extension (DAE) prepares agricultural crops values, Forest Department prepares tree values, etc.
Notice of compensation amount (Sec 8)	After CUL preparation, notice to be served within 7 working days.

Source: ARIPA 2017

5.4 JICA Guidelines for Environmental and Social Considerations (2010)

The resettlement policy of JICA is almost similar to other development partner's policy on involuntary resettlement, especially WB and ADB. The JICA Guidelines for Environmental and Social Considerations (April 2010) recognize & address land acquisition and resettlement impacts of all the affected persons irrespective of their titles and requires for the preparation of RAP in every instance where involuntary resettlement occurs. The JICA Environmental Guidelines requirements are:

- i) Avoid or minimize impacts where possible;
- ii) Consultation with the local stakeholder's people or group (including illegal dwellers), local NGOs, etc. who have views about cooperation projects.
- iii) Payments of compensation for acquired assets at full replacement cost;
- iv) Ensure that no one is worse off as a result of resettlement and would maintain their, at least, original standard of living.
- v) Resettlement assistance to affected persons, including non-titled persons; and special attention to vulnerable groups

5.5 Gap and Gap Filling Measures

The land acquisition law of Bangladesh, the ARIPA 2017 is followed for acquisition and requisition of properties required for the development activities in Bangladesh. There are some gaps in the land acquisition law of Bangladesh and the JICA Environmental Guidelines. Below is the comparative analysis between ARIPA, 2017 and JICA's requirements.

Table 30: Comparison between the GOB's ARIPA 2017 and JICA Environmental Guidelines 2010

Sl.	JICA Guidelines for Environmental and Social Considerations (2010)	GOB's ARIPA 2017	Gaps Between ARIPA and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Measures Filling
1	Involuntary resettlement should be avoided wherever possible	Not specified	The 2017 Act legislated nothing, while the JICA Guidelines require to avoid/minimize resettlement/loss of livelihood	Like other donor funded projects in Bangladesh the approach of avoiding involuntary resettlement are taking care during planning stage. This is further practiced during detailed design and implementation stages.
2.	When population displacement is	Not specified for non-titled people	There is no provisions for compensation to	Compensations are proposed even if non-

Sl.	JICA Guidelines for Environmental and Social Considerations (2010)	GOB's ARIPA 2017	Gaps Between ARIPA and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Measures Filling
	unavoidable, effective measures to minimize impact and to compensate for losses should be taken.		the non-titled residents in Bangladesh act, While JICA Environmental Guidelines acknowledge all affected persons whether legally residing or not, eligible for compensation	titled affected people providing: -Compensation for structures, trees, crops -Structure transfer assistance -Structure reconstruction assistance -Moving assistance for residential house owner -Tenant moving allowance - Compensation for loss of business /income
3.	People who must be settled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre0project levels	Not specific for keeping living standard of affected people same or above pre-project levels	There is no provisions for maintaining living standard of affected people at same or above pre-project levels in Bangladesh Act, while JICA Environmental Guidelines require that no one is worse off as a result of resettlement and would maintain their living level at least original levels	Assistances were proposed in the form of: - Grant for business loss - Grant for loss of wage employment - Rental fee loss for displaced rented house owner - One time moving assistance for tenant business owner - Introduction of micro-credit - Provision of job training - Provision of priority employment etc.
4.	Compensation must be based on the full replacement cost as much as possible	Compensation is made based on the pre-determined Government prices as are usually quite Cheaper than market price	Compensation is made based on the pre-determined government prices that are usually equivalent or higher than replacement cost after adding the 200% premium under ARIPA. In very few cases the CCL price is lower than replacement cost.	The resettlement plan addresses all these issues and spells out a mechanism to fix the replacement cost to be assessed by PVAC. In case of CCL value is lower than replacement cost, the top up payment will be made by the executing agency (here DMTCL)
5.	Compensation and other kinds of assistance must be	The land acquisition act gives the land	Compensations and other assistances are made regardless	The RAP addresses all these issues and spells out a

Sl.	JICA Guidelines for Environmental and Social Considerations (2010)	GOB's ARIPA 2017	Gaps Between ARIPA and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Measures Filling
	provided prior to displacement Compensation and other kinds of assistance must be provided prior to displacement.	legally to the government before compensation payment.	before or after construction, while JICA Environmental Guidelines require making it prior to relocation.	mechanism for all the compensation will be paid prior to possession of the acquired land / prior to displacement
6	In preparing a Resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance.	The 2017 Act have provisions to notify only the owners of property to be acquired.	There is no provision in the law for consulting the stakeholders but there are land allocation committees at district, division and central government level.	The RAP for the project has been prepared following a consultation process which involves all stakeholders (affected persons, government department/line agencies, local community, NGO, etc.). The consultation needs to be done at least at the late RAP preparation stage when the draft RAP is available but before finalizing the RAP.
7	When consultation held, explanation must be given in a form, manner, and language that are understandable to the affected people	There is no provisions	Requirements of JICA Environmental Guidelines are not specifically mentioned in the Bangladesh laws and rules	The RAP for the project shall be prepared through consultation process with stakeholders and PAPs in the project site. The language understood by PAPs and local community will be used in the consultation meetings.
8	Appropriate participation of affected people must be promoted in planning, implementation and monitoring of resettlement action plans	There is no provision for the monitoring related activities with the participation of affected people	There is no provisions in Bangladesh Acts, while JICA Environmental Guidelines recommend a participation of affected people in planning, implementation and monitoring of RAP	RAP has been prepared through consultation process with all stakeholders. Implementation stage, PAPs and local community will be consulted continuously.
9	Grievance mechanisms must be established for the affected people and their communities.	PAP can submit land acquisition related grievance to the DC office	Grievance is applicable only for the title holder as per the ARIPA 2017, while JICA Environmental Guidelines recommend grievance redress for	Grievance redress mechanism (GRM) is accessible for all the affected people including non-titled affected people.

Sl.	JICA Guidelines for Environmental and Social Considerations (2010)	GOB's ARIPA 2017	Gaps Between ARIPA and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Measures Filling
			both title and non-title- holders	
10	PAPs are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socio-economic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advantage of such benefit.	No such an activity required There is no provision of the COD. Video filming of the proposed right of way/ foot print is to be conducted and submitted to DC office along with the LA proposal.	There is no provision in Bangladesh Acts, while JICA Environmental Guidelines recommend to set up the COD and to identify affected people there in least possible time preferably at the project identification stage.	This RAP has been prepared based on the data collected through conducting a census, SES for the displaced persons and making inventory of losses. Video filming has also been done for the affected properties which is a requirement of ARIPA.
13	Provide support for the transition period (between displacement and livelihood restoration)	There is no provision for support for the transition period.	There is no provision in Bangladesh Acts, while JICA Environmental Guidelines require providing support for the transitional period.	Following are provided in the RAP: -Stamp duty and registration cost - Transfer/ moving allowance -Reconstruction grants for structures -Business restoration grants -Rented allowance to tenants and renter -Grant for wage earners
14	Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc.	There is no provision for either acknowledgment of or compensation to vulnerable groups	There is no provision in Bangladesh Acts, while JICA Environmental Guidelines require providing special attention to vulnerable people and groups.	Vulnerable allowances were proposed to widowed, old, disabled and poor house head families such as: Special Assistance for Vulnerable households
15	For project that entails land	There is no provision	Requirements of JICA Environmental	RAP has been prepared since the

Sl.	JICA Guidelines for Environmental and Social Considerations (2010)	GOB's ARIPA 2017	Gaps Between ARIPA and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Measures Filling
	acquisition or involuntary resettlement of more than 200 people to be displaced physically, RAP is to be prepared		Guidelines are not specifically mentioned in the Bangladesh laws and rules	physically displaced people are estimated more than 200 for the Project.

Source: ARIPA 2017, JICA Environmental Guidelines 2010

Chapter 6: Eligibility Policy and Entitlement Matrix

6.1 Eligibility Criteria

All EPs irrespective of their title to land will get compensation, resettlement benefit and assistance based on loss and impact categories identified through census and SES as per the policy guidelines adopted for the project.⁴ Nevertheless, eligibility to receive compensation and other assistance has been limited by the COD. The COD for compensation under the law (ARIPA 2017) is considered for those identified on the project RoW land proposed for acquisition at the time of serving notice under Section-4. The COD of eligibility for resettlement assistance under this RAP is considered the notice under Section-4 (of ARIPA 2017) which is 28 June 2021 for both titleholders and non-titleholders for this RAP. The absence of legal title will not bar PAPs from compensation and assistance, as specified in the entitlement matrix.

PAPs with legal rights to land and other assets to be acquired will receive cash compensation under law (CCL) to be paid by DC office following the ARIPA 2017, while the EPs without title will receive compensation, grants, resettlement benefits and assistance as per entitlement matrix presented in this RAP. In this RAP, the entitlement matrix has been developed following the original RAP (2018) of Dhaka Metro Line 5 NR, the latest entitlement matrix for Dhaka Metro Line 1 revised after ARIPA 2017, best practices of other development projects, and types & magnitude of impacts identified during JVS, census and SES. Titled EPs may also receive additional assistance (Top-up which is the difference between replacement cost and CCL) from DMTCL. Female-headed and male-headed vulnerable households below the poverty line will be eligible for one-time special subsistence allowance as per approved entitlement policy. Non-vulnerable households with affected structures will be entitled to compensation for structures and assistance for shifting and reconstruction of the same. Any structure not directly used by a non-vulnerable household i.e., rented out for income will also not qualify for additional resettlement assistance.

6.2 Compensation and Entitlements

The Entitlement Matrix for each category of impacts has been prepared for the MRT Line-5 NR on the basis of the census & SES, and IoL survey conducted in November 2021 with the affected households, businesses and community assets. The entitlement matrix identifies the categories of impact based on the Census and SES and show the entitlements for each type of loss following the framework. The following entitlement matrix presents compensation and entitlements for various categories of losses assessed during census and JVS. A person could be eligible for compensation/ entitlement in more than one category of losses and in more than one mauza. DC office will pay CCL as per market value assessed through the legal procedure for each mauza separately for one person whose lands/assets have been acquired in more than one mauza.⁵ The resettlement benefits for indirect losses and the difference between RV and the CCL will be paid by DMTCL with assistance from RAP IA.

⁴ MRT Line -5N has adopted a RAP that details the guidelines for inventory of loss, determining compensation and assistance for any displaced persons due to undertaking of the project interventions.

⁵ The awards or CCLs are determined under units of mauza (minimum boundary under land administration system in Bangladesh). As a result, a person becomes entitled to as many awards or CCLs as the number of mauzas where his/her property are acquired. The awards are paid separately for each mauza.

Based on the principles proposed for impact mitigation, the following matrix defines the specific entitlements for different types of losses, entitled persons, and the institutional responsibility to implement them.

6.3 Principles, Legal and Policy Commitments

The RAP has the following specific principles based on the government provisions and JICA Environmental Guidelines (2010):

- (a). The land acquisition and resettlement impacts on persons affected by the project would be avoided or minimized as much as possible through alternative design options;
- (b). Where the negative impacts are unavoidable, the persons affected by the project and vulnerable groups will be identified and assisted in improving or restoring their standard of living.
- (c). Information related to the preparation and implementation of the RAP will be disclosed to all stakeholders and people's participation will be ensured in planning and implementation. The RAP will be disclosed to the PAPs in the local language;
- (d). Land acquisition for the project would be done as per the ARIPA 2017. Additional support would be extended for meeting the RV of the property. The affected persons who do not own land or other properties, but have economic interests or lose their livelihoods will be assisted as per the broad principles described in this document.
- (e). Before taking possession of the acquired lands and properties, compensation and Resettlement & Rehabilitation (R&R) assistance will be paid following the provisions described in this document;
- (f). An entitlement matrix for different categories of people affected by the project has been prepared. People moving in the project area after the COD will not be entitled to any assistance. In the case of land acquisition, the date of notification under Section 4 for the acquisition will be treated as the cut-off date. For non-titleholders such as informal settlers/squatters and encroachers the date of census survey or a similar designated date declared by the DMTCL will be considered as the COD.
- (g). Appropriate grievance redress mechanism will be established to ensure speedy resolution of disputes.
- (h). All activities related to resettlement planning, implementation, and monitoring would ensure the involvement of women and other vulnerable groups.
- (i). Consultations with the PAPs will continue during the implementation of R&R works.
- (j). There should be a clause in the contract agreement that the construction contractor will compensate any loss or damage in connection with the collection and transportation of borrow materials.

Following the resettlement principles suggested for the project, all affected households and persons will be entitled to a combination of compensation packages and resettlement assistance depending on the nature of ownership rights on lost assets, the scope of the impacts including the socio-economic vulnerability of the affected persons and measures to support livelihood restoration if livelihood impacts are envisaged. The affected persons will be entitled to

- a) Compensation for the loss of land, crops/ trees at the RV;
- b) Compensation for structures (residential/ commercial) and other immovable assets at the RV;
- c) Assistance for loss of business/ wage income;
- d) Assistance for shifting and reconstruction of affected structures.
- e) Temporary relocation assistance due to vibration impacts on the households living outside the Depot boundary if temporarily shifted due to vibration (within 55m from the source of vibratory sand compaction pile (VSCP) and 80m from the source of Dynamic Compaction (DC) for heavy construction but outside the project boundary).

This will ensure that persons affected by the project interventions; whether titled or non-titled will be eligible for appropriate compensation/ resettlement benefits. Persons having no legal title but using the land under acquisition if vacated for the project purpose would be provided with compensation and resettlement benefit for structures and shifting/reconstruction allowance.

The RAP also includes opportunities for occupational skill development training for income generation activities for the PAPs, especially for poor households. The people involuntarily displaced from homes, and/or with their assets or income sources are affected as well as non-titled people affected by the Project will receive priority access to these income restoration measures. The resettlement activities of the project will be carried out in consultation with the PAPs and all efforts will be made to minimize disruption during project implementation. PAPs will be encouraged for self-relocation and their preferences will be taken into account in the selection of alternative relocation sites. The entitlement matrix is presented in the table below:

Table 31: Entitlement Matrix

Sl.	Category of Loss	Entitled Persons (Beneficiaries)	Entitlement Matrix of MRT Line-5 NR	Implementation issues/ Guidelines/Justifications for Line-5:NR	Additional Implementation Guidelines/Issues for Further Clarification
1	Loss of homestead, commercial, agriculture land, pond, ditches, and orchards, etc.	The legal owner(s) of land	<ul style="list-style-type: none"> i Replacement value (RV) of land determined by Property Valuation Advisory Committee (PVAC) that includes Cash Compensation under Law (CCL). ii Stamp duty & registration cost @ actual prevailing rate (currently 11.5%) on the purchase of alternative land up to the amount of acquired land in same land category within 12 months of issuance of notice under Sec 8. iii Applicable stamp duty & registration cost will be calculated based on the acquired land type and amount. 	<ul style="list-style-type: none"> • Payment of Stamp duty & registration costs is considered on actual purchasing of alternative land. • This loss item is for land compensation for crops is included as item #2. It is wrongly written here original RAP, So it is omitted. 	<ul style="list-style-type: none"> a) Assessment of quantity and quality of land by JVS b) Assessment of Market Value (MV) by Land Market Survey (LMS) c) Assessment of CCL d) Updating of title of the PAPs e) Payment of CCL f) Additional cash grant to be paid to cover the RV of land compensation, if there is any gap between the RV and CCL. g) PAPs will be fully informed of the entitlements and procedures regarding payments h) Payment of stamp duty & registration cost is considered on actual purchasing of alternative land.
2	Loss of access to cultivable land by owner cultivator/ tenant/ sharecropper	Tenants/ sharecropper/ Legal owner/ grower/ socially recognized owner/ lessee/ unauthorized occupant of land	<ul style="list-style-type: none"> i Compensation for standing crops to owner cultivator/ sharecroppers or lessees as determined by PVAC. ii Owner/grower to take away the crops 	-	<ul style="list-style-type: none"> a) All the individuals identified by the JVS as tenants or sharecroppers of land b) DC office is adding 100% premium on the market price determined by the respective agency. Only if there is any gap between CCL and RV, the gap will be paid by DMTCL. c) Grant to be paid after taking possession of land and the legal /socially recognized owner is paid CCL for land and on certification of receipt by legal/socially recognized owner. d) Additional cash grant to cover current MV of crop compensation as prescribed by PVAC in case of private owner himself/herself cultivating crops

Sl.	Category of Loss	Entitled Persons (Beneficiaries)	Entitlement Matrix of MRT Line-5 NR	Implementation issues/ Guidelines/Justifications for Line-5:NR	Additional Implementation Guidelines/Issues for Further Clarification
					<p>e) Crop compensation and the crop will be shared between owner and sharecropper as per terms of sharecropping in case of privately owned land/socially recognized owner</p> <p>f) In case of dispute over verbal agreement on sharecropping, certification from the elected representative will be considered as the supporting document to verify the entitlement.</p>
3	Loss of Trees/ Perennials/ fish stocks	<p>i The person with Legal Ownership of the land</p> <p>ii Socially recognized owner/ Unauthorized occupant of the trees/ fishes</p>	<p>i CCL for trees/ perennials/ fish stocks on private land to be paid by the DC office.</p> <p>ii For non-title trees/ perennials/ fish stocks on GOB land, Current Market Price (CMP) will be assessed by PVAC.</p> <p>iii For fruit-bearing trees compensation for fruits @ 30% of timber value X 1 year.</p> <p>iv Owners will be allowed to fell and take away their trees, perennial crops/ fishes, etc. free of cost without delaying the project work.</p>	<ul style="list-style-type: none"> As DC office is adding 100% premium on the market price determined by respective agencies (e.g. Forest Dept. and Fisheries Dept.), no top up is required. The distribution of sapling can be ignored since afforestation will be taken care of under Environmental Management Plan(EMP). 	<p>a) Assessment of loss and market value of affected trees</p> <p>b) Payment of CCL for trees</p> <p>c) DC office is adding 100% premium on the market price determined by respective agencies (e.g. Forest Dept. and Fisheries Dept.). Only if there is any gap between CCL and RV, the gap will be paid by DMTCL.</p> <p>d) Adequate compensation will be paid and the owner will be allowed to fell and take the tree free of cost</p> <p>e) Compensation for fruit will be paid for small, medium and large categories of trees.</p>
4	Loss of residential /commercial structure by owner(s)/ squatters	Legal Owners or squatters	<p>i For legal owners, replacement value of the structure determined by PVAC that includes CCL.</p> <p>ii For squatters, PVAC will determine the RV of structures.</p> <p>iii For squatters, Structure Transfer Grant (STG) and Structure Reconstruction Grant (SRG) will</p>	<ul style="list-style-type: none"> As DC office is adding 100% premium on the market price determined by PWD, no top up is required as STG and SRG. PWD considers cost for utility connection in their estimates, so utility transfer cost can be 	<p>Titleholders:</p> <p>a) Payment of CCL for the losses. DC office is adding 100% premium on the market price determined by PWD. PWD considers cost for utility connection in their estimates, so utility transfer cost is inclusive in CCL.</p> <p>b) Only if there is any gap between CCL and RV, the gap will be paid by DMTCL.</p>

Sl.	Category of Loss	Entitled Persons (Beneficiaries)	Entitlement Matrix of MRT Line-5 NR	Implementation issues/ Guidelines/Justifications for Line-5:NR	Additional Implementation Guidelines/Issues for Further Clarification
			<p>be paid at Tk.12.50% of the replacement value of the main structure both for STG and SRG.</p> <p>iv One-time Transfer Grant (TG) for portable materials at the rate of (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and (c) BDT 7,000 (seven thousand) for Pucca structures.</p> <p>v Salvageable materials will be taken away by the owners free of cost within the stipulated time notified by DMTCL.</p>	<p>omitted.</p> <ul style="list-style-type: none"> Monthly Hiring Allowance (MHA) compensation is not justifiable, can be omitted. When a land plot and a structure are partially affected and the owner receive compensation for the entire structure, the structure needs to be fully demolished by the deadline given by DMTCL. If any compensated structure remains partially, the compensation for the remaining structure needs to be returned by the structure owner to the GoB). 	<p>Non-titleholders:</p> <p>c) Structure compensation will be paid by DMTCL at RV determined by PVAC.</p> <p>Common for Titleholders and Non-titleholders:</p> <p>d) Verification of JVS data and other records</p> <p>e) PAPs will be fully informed about their entitlements and assisted to obtaining entitlements.</p>
5	Loss of common property resources (CPR) structures (a) with or (b) without title to land	<p>(a) Legal owners (or registered committee) identified by DC in the process of CCL payment.</p> <p>(b) Socially recognized owners of structures built on</p>	<p>i CCL will be paid by DC to legal owners, plus the difference between CCL and RV of structure as determined by PVAC.</p> <p>ii Cash compensation for CPRs on land without titles to be determined by PVAC to match RV for the structure.</p> <p>iii For non-title holders, dismantling and reconstruction cash assistance as per assessed price by PVAC.</p>	<ul style="list-style-type: none"> For title holders, as DC office is adding 100% premium on the market price of structure determined by PWD, no top up is required for dismantling and reconstruction. - 	<p>a) RAP IA to conduct community consultations to ensure CPRs are relocated taking into account community concerns.</p> <p>b) For title holders, as DC office is adding 100% premium on the market price of structure determined by PWD.</p> <p>c) Only if there is any gap between CCL and RV, the gap will be paid by DMTCL.</p> <p>d) If the property is privately owned and managed, the structure will be considered and compensated as a private structure, not CPR.</p>

Sl.	Category of Loss	Entitled Persons (Beneficiaries)	Entitlement Matrix of MRT Line-5 NR	Implementation issues/ Guidelines/Justifications for Line-5:NR	Additional Implementation Guidelines/Issues for Further Clarification
		the RoW as identified by JVC and in the census	iv Owners will be allowed to take all salvageable materials (within the DMTCL declared deadline) free of cost.		
6	Loss of access to Residential houses/ commercial structures (rented or leased)	Tenants of rented/ leased properties	<p>i House Transfer Grant (HTG) for shifting of furniture and belongings of residential structure to each shifting tenants, at the same rate as mentioned in Loss Item #4, that is (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and (c) BDT 7,000 (seven thousand) for Pucca structures.</p> <p>ii Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small businesses; BDT 10,000 (ten thousand) for medium business and BDT 15,000 (fifteen thousand) for large business.</p>	<ul style="list-style-type: none"> Rates of shifting goods and belongings need to be consistent with Loss Item #4 As transfer grants are provided, additional one-time grant is not justifiable, can be omitted. 	<p>a) Verification of JVS data and records.</p> <p>b) Transfer grants will be paid on relocation from the project site.</p> <p>c) Rates of shifting goods and belongings need to be consistent with Loss Item #4 One-time Transfer Grant (TG) for portable materials. This grant will be given to the tenants PAHs that actually shift from the affected structure.</p>
7	Loss of business by Commercial & Business Enterprises	Owner/operator of the business including legal owners, squatters, and vendors as recorded by	<p>i CCL for business loss.</p> <p>ii Businesses without any income tax payment record: Transition Allowance (TA) for the permanent loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT6,000 (six thousand) (BDT</p>	-	<p>a) All persons recorded by the JVS</p> <p>b) For titleholders, CCL is calculated by DC office at 25% of the business profit for the affected period as per ARIPA.</p> <p>c) Cash grant to be paid while taking possession of land</p>

Sl.	Category of Loss	Entitled Persons (Beneficiaries)	Entitlement Matrix of MRT Line-5 NR	Implementation issues/ Guidelines/Justifications for Line-5:NR	Additional Implementation Guidelines/Issues for Further Clarification
	(CBEs) due to dislocation	census/Joint Verification Survey (JVS)	<p>2,000X3) for small business, BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business</p> <p>iii Business with records of income tax payment: TA equivalent to 3 (three) months' income calculated on the basis of income tax payment record for the preceding year, not exceeding BDT 20,000 (twenty thousand) for small business, BDT 50,000 (fifty thousand) for medium business and BDT 75,000 (seventy-five thousand) for large business.</p>		
8	Loss of income	Owners of rental premises (residential, commercial) as recorded by JVS	<p>i Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premises at the rate of (a) BDT 5,000 (five thousand) per month for Katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca structure (or Pucca structure less than 500 (five hundred) sft. and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft. and above.</p>	-	<p>a) All persons recorded by the JVS</p> <p>b) Cash grant to be paid on relocation from the project site i.e., business, and rental loss</p>

Sl.	Category of Loss	Entitled Persons (Beneficiaries)	Entitlement Matrix of MRT Line-5 NR	Implementation issues/ Guidelines/Justifications for Line-5:NR	Additional Implementation Guidelines/Issues for Further Clarification
9	Loss of Income and workdays due to displacement	Employees identified by the census and/or Joint Verification Committee (JVC)	<ul style="list-style-type: none"> i Cash grant to the affected employees/wage earners equivalent to 45 days wage as per prevailing government rate (which are currently, BDT 500/per day for unskilled laborers and @ BDT 550/per day for skilled laborers). ii Preferential employment in the project construction work, if available. 	<ul style="list-style-type: none"> • This rates are applicable for District and Upazila area, as per latest government circular dated 12/10/2020 issued by finance division, ref 173.66.059.15 – 93. 	<ul style="list-style-type: none"> a) All persons recorded by the JVS. b) Cash grant to be paid while taking possession. c) Training on income generating activities. d) The Contractor will be encouraged to provide employment opportunities to workable PAPs during construction period to the extent possible considering the demand and qualification of workers.
10	Poor and vulnerable households	Poor and vulnerable households as identified by JVC	<ul style="list-style-type: none"> i An additional cash grant of BDT 10,000 (ten thousand) for affected poor women-headed households and other vulnerable households ii Training on Income Generating Activity (IGA) for Affected Person (AP)/ nominated by AP. 	-	<ul style="list-style-type: none"> a) Identification of vulnerable households b) Provision of the Income and livelihood restoration program will be prioritized for vulnerable households based on the needs of vulnerable households. c) Arrange training on income generating activities
11	Temporary impact during construction	Community / Individual	<ul style="list-style-type: none"> i The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with the collection and transportation of borrowed materials. ii All temporary use of lands outside proposed ROW to be through written approval of the landowner and contractor. iii The land will be returned to owner rehabilitated to an 	-	<ul style="list-style-type: none"> a) Community people should be consulted before starting of construction regarding air pollution, noise pollution, influx of construction workers and other environmental and social impacts. b) The laborers would be trained about health and safety measures including STDs/HIV prevention measures, etc. during construction. The contractor shall ensure health and safety measures on the site and periodically communicated with nearby communities.

Sl.	Category of Loss	Entitled Persons (Beneficiaries)	Entitlement Matrix of MRT Line-5 NR	Implementation issues/ Guidelines/Justifications for Line-5:NR	Additional Implementation Guidelines/Issues for Further Clarification
			original preferably better standard		
12	Temporary Impact on HHs living in the depot peripheral area	Residents living in the peripheral (within 75VdB vibration level area but outside the project boundary)	<p>i Residents can obtain an alternative rental allowance (ARA) for alternative housing during the suspension period (maximum 3 months) to be declared by the DMTC of using their buildings in the peripheral within 75 VdB vibration level area but outside the depot boundary as identified by MFCA i.e. within 55m from vibration source of vibratory sand compaction pile (VSCP) and 80m from the source of Dynamic Compaction(DC) for heavy construction.</p> <p>ii The alternative rental allowance will be paid only in case of shifting to be confirmed by the RAP IA and MFCA.</p> <p>iii Amount will be same as Loss Item #8, that is (a) BDT 5,000 (five thousand) per month for Katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca structure (or Pucca structure less than 500 (five hundred) sft. and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft. and above.</p>	<ul style="list-style-type: none"> Not included in earlier RAP. Added in line with Line 6 Depot RAP (and Line 1 updated RAP for the depot). 	-

6.4 Compensation and Resettlement Assistancess

DMTCL will ensure that the land and property (structure, tree, crops, and non-structure assets) to be acquired for the project interest will be compensated at their full RV determined by a formally constituted body like the PVAC as per the RAP. The principle for determining valuation and compensation for assets, incomes, and livelihoods targets resettlement assistance for substituting and restoration of loss of income and workdays by the relocated households, especially the vulnerable households.

6.5 Compensation Payment Procedure to Title Holders

- Upon obtaining administrative approval of the Land Acquisition Proposal/Plan (LAP) from the line Ministry, DC serves the notice under Section 4 of ARIPA 2017 to the recorded owner of the affected property for public appraisal.
- Acquiring Body (AB, here DC) and Requiring Body (RB, here DMTCL) representatives conduct joint verification of the affected property within 3 days of serving the notice under Section-4.
- DC serves the notice under Section-7 for entertaining claims (appeals) from the potentially affected persons.
- Based on JVS data, DC writes a letter to the PWD with information of affected structures, list of trees to Forest Department, and type of crops to DAE for valuation as per the government rule.
- DC also collects the recorded price of lands of similar descriptions from the concerned Sub-Registrar's office for preceding 12 months from the date of the notice under Section 4.
- After receiving rates from PWD, Forest Department and DAE, DC prepares estimates and sends it to the RB (DMTCL) for placement of the fund within 120 days.
- The DC prepares an award for compensation in the name of the recorded owners.
- Upon placement of the fund, DC serves the notice under Section 8 to the PAPs for receiving CCL within 15 days from the date of issuing the notice under Section 8
- The PAPs are notified to produce the record of rights (RoR) to the property with an updated tax receipt of land, declaration on Tk. 300 non-judicial stamps, photograph, etc. at Land Acquisition Section of DC office.
- Upon fulfilment of the criteria of DC office, i.e. requisite papers and documents, LA Section disburses CCL to the EPs in the office or field level by issuing prior notice to EPs.
- Local government institutions representative identifies PAPs during receiving CCL.
- As per ARIPA, DC pays compensation to the legal owners of the properties for land, structure, trees, and crops.
- After receiving CCL from LA office and obtaining clearance from the Treasury Section of DC, EP deposits the CCL to his bank account.
- One copy of the CCL will be submitted to the RAP IA office for additional payment of compensation & resettlement benefits as per the RAP policy
- The RAP IA will create an ID number for the CCL holder and prepare EP file & Entitlement Card (EC) for payment
- The RAP IA will prepare ID cards with a photograph of the EPs
- The ID card will be jointly signed by the DMTCL and RAP IA representative and the photograph will be attested by the concerned Ward Councilor or UP Chairman.

- The RAP IA will disburse Account Payee Cheque for additional compensation & benefits in a public place or office of the Ward Councilor or UP Chairman.

6.6 Compensation Payment Procedure to Non-Title Holders

The non-titled holder means having no legal ownership of the affected property but is socially recognized and enlisted during the census, SES, and/or JVS of the ROW. The ARIPA 2017 has no provision to compensate these types of PAPs. The development partner's policy (here JICA) of involuntary resettlement prescribes to address these people without having legal title to the property.

As per the JVS by JVC, the list of PAPs will be prepared by RAP IA, and following steps would be taken-

- Individual Identity number will be created by RAP IA against the name of all entitled persons (EPs)
- Photograph of the affected people for the preparation of ID cards
- The RAP IA will prepare the EP's file and the EC for each EP.
- The RAP IA will assist the EPs in opening a bank account.
- The tenants of the house or commercial premises and employees will collect documents in favor of their tenancy or identification from the owner of the structure/employer which will be attested by the concerned Union Parishad (UP- the lowest local government Institute comprises of several villages) Chairman
- The RAP IA will prepare an indent and submit it to DMTCL enclosing the EC
- The ID card will be jointly signed by the DMTCL and RAP IA representative and the photograph will be attested by the concerned ward councilor/UP Chairman.
- The RAP IA will arrange disbursement of cheque (Account payee) in a public place or the office of the ward councilor/UP Chairman, and a representative from DMTCL with assistance from RAP IA will hand over the cheque to EPs.

6.7 Assistance from Relevant Government Departments

Office of the Deputy Commissioner, Dhaka takes help of relevant departments for determination of prices of land and other properties. Normally, PWD, Forest Department, Sub-Registrar's Office, etc. are consulted. Land price from the Sub-Registrar's Offices for preceding one year from the date of serving the notice under Section 4 is considered for valuation of land. To ensure that PAPs can replace the lost property, the transacted price, recorded price, existing price and expected prices are averaged to reach at RV. For valuation of the affected property, PVAC, with representatives from AB(DC), RB (DMTCL), concerned department such as PWD, DAE, Forest Dept, Fisheries Dept, ward councilor/UP Chairman, the project consultant, and RAP IA will be formed by Ministry of Road Transport and Bridges (MORTB) (details are described in Chapter 9).

After payment of compensation, PAPs would be allowed to take away the materials salvaged from their dismantled houses, shops or CPRs and no charges will be levied upon them for the same. A notice to that effect will be issued by DMTCL intimating that PAPs can take away the materials salvaged from their affected structures. In principle, compensation for affected properties will be paid at least 1 month prior to the actual possession of the acquired lands and removal of the structures from the RoW so that they have sufficient time to dismantle and remove all salvageable material for rebuilding of houses and re-establishment of businesses. Further, top up compensation and grant for affected properties and losses will be paid to all PAPs prior to displacement or commencement of civil works whichever comes first. The possession will be handed over to the contractor after payment of compensation/assistance to the PAPs is completed. However, the cost of stamp duty and registration

costs for alternative land, and in-kind ILRP will be provided upon EP's application and may be provided after relocation and construction.

Chapter 7: Relocation and Livelihood Restoration

7.1 Scope of Displacement and Relocation

According to the Census & SES data, implementation of the Project will require displacement of 22 residential HHs living on their own land, 9 HHs having affected commercial and shop structures (including 2 PAHs partially affected), 5 commercial and residential tenant PAHs, 2 vendor PAHs in the depot area and access corridor.

7.2 Relocation of Housing and Other Establishments

All of the potentially displaced HHs opted for self-relocation after payment of compensation and therefore project encourages them for “self-relocation” on their own in group or individual. The RAP IA will assist them to find alternative land for relocation if they want to be relocated in groups for mutual support.

7.3 Replacement of Agricultural Land

In the depot area, private land both agricultural and non-agricultural are affected. Compensation for the affected land will be paid at replacement cost and be facilitated by paying the stamp duty and registration cost to purchase alternative land with the compensation money. The Project will not provide alternative land for lost land, rather they will be encouraged to buy alternative land. In case of agriculture land, DC will compensate for lost standing crops and trees as per ARIPA 2017 at the rate estimated by DAE and Forest Department.

7.4 Income and Livelihood Restoration Strategy

Mitigation of loss of assets and livelihood is the main focus of the RAP. DMTCL will provide appropriate support to the livelihood restoration aspects to cope with business relocation. Income and livelihood restoration strategy will focus on their post-relocation situation and adopt appropriate mitigation measures to uphold their standard of living. Short-term and long-term mitigation measures have been formulated in this RAP. Affected business enterprises will get support and compensation for loss of business for a certain period as short-term mitigation measures from the Project in terms of relocation and income restoration. In addition, vulnerable EPs will receive additional assistance including training on IGA and also get preference for employment in civil construction works to the extent possible. It is expected that the short-term measures of compensating the loss of income will largely mitigate the livelihood impacts. There is a provision for eligible members of affected vulnerable households to be linked with various financing institutions and NGOs to get financial support/loan for business, and training on IGA such as small business, mobile mechanics, driving, mechanics, poultry rearing, cow fattening, tailoring, etc. as a long-term mitigation measure.

In compliance with JICA Environmental Guidelines, RAP identified resources, in addition to compensation, for income restoration assistance. This will be through linking resettlement activities with the ILRP. The ILRP will include (a) money management training to avoid misuse of compensation money, (b) compensation for business losses and benefit for income losses for employees and wage earners, (c) provision of the special allowance to vulnerable PAHs, (d) training on IGA and market linkages, (e) linkages with NGO/financial institutions, (f) facilitation of project related job opportunities, and (g) internal and external monitoring on PAH's income and livelihood restoration.

7.5 ILRP Program

The short-term and long-term livelihood restoration assistance under the RAP will be organized as mentioned in the table below.

Table 32: ILRP Activities

Duration	Activities	Remarks
Short - Term ILRP	I. Money Management Training	▪ Target for all the PAHs/EPs, and special attention to vulnerable HHs. If PAHs cannot attend the training, the booklet on RAP will contain the same contents.
	II. Compensation for affected properties including resettlement benefits	▪ All the EPs as per the entitlement matrix
	III. Allowance as vulnerable HHs (Male / Female headed BDT 10,000)	▪ Eligible members from vulnerable households (Male or female headed HHs below poverty line) earning maximum BDT 26,000 per month
Long Term ILRP	IV. Training on IGA & market linkage	▪ Each vulnerable HH can nominate 1 working age member for skill training on IGA and market linkage.
	V. Linkage with NGO/Financing institutions	▪ Information will be disseminated for all interested PAHs.
	VI. Priority in employment in construction will be facilitated to the possible extent.	▪ Information will be disseminated for all interested PAHs. Interested affected families whose major livelihood is affected can nominate 1 workable family member/household for job matching. ▪ This arrangement will be a request basis from DMTCL/MFCA/RAP IA to the contractor.
	VII. Regular monitoring of activities	▪ It will be applicable for all PAHs. Vulnerable HHs will be closely monitored.

Source: RAP IA, MFCA

7.6 Training on IGA and Market Linkage for Vulnerable HHs

According to the SES and IOL survey, 81 PAHs are found vulnerable having income below poverty line (BDT 26,000). As per entitlement matrix, they will get training on IGA in addition to the cash grant @ BDT 10,000 (ten thousand) per vulnerable HHs.

During the socio-economic survey, all of the affected HHs were asked about their needs for assistance from the Project. The table underneath presents the opinion of the people and indicates that 135 respondents out of 489 opted for training on IGA, 159 sought employment opportunity and 82 opted for financial assistance/loan from financing institutions.

Moreover, IOL survey results show that PAPs preferred training on small business and livestock rearing, and other PAPs preferred different skill development training including mechanics, mobile repairing, computer, beauty parlour, tailoring and driving.

At the early implementation stage, a need assessment survey among the vulnerable HHs on training needs will be carried out by RAP IA to finetune the design of the ILRP. RAP-IA will again analyze the training needs of vulnerable PAPs (one eligible PAP from each vulnerable HH) and as per their needs RAP -IA will arrange training on IGA.

Table 33: Income Restoration Assistance

Sl. No.	Preferred income restoration options	Interested Persons	Percentage
1	Employment opportunities in construction work	159	32.52
2	Looking assistance for loan from MFI	82	16.77
3	Training (Vocational/IGA)	135	27.61
4	Not responded	113	23.11
	Total	489	100.00

Source: Census, SES, IoL, November - December 2021

7.7 Employment in Construction

PAHs who will lose job due to land acquisition and resettlement will be prioritized for employment opportunities in project civil works to the extent possible, considering requirements of the job descriptions. The possible jobs, in the semi-skilled and unskilled category, shall be sought and coordinated for PAPs. Eligible vulnerable PAPs including female will be provided preferential employment in the project where suitable. To facilitate the employment opportunity provision, the list of the workable and willing PAPs will be prepared by RAP IA, and the simple resume containing the contact information, qualification, current job information and a photo will be prepared by RAP IA and provided to the contractor for ready reference. Available job opening information will be translated in Bangla and posted in the accessible places for the eligible PAHs by RAP IA.

7.8 Gender Considerations

Gender considerations will be adopted by the contractor as per DMTCL's Gender Action Plan such as provision of separate facilities for female workers in the contractor's office and camp.

Chapter 8: Grievance Redress Mechanism (GRM)

8.1 Requirements for GRM

GRM will be in operation under the project to deal with resettlement related dispute and to make the project accountable to the PAPs and their community. The mechanism will be an officially recognized system to resolve grievances arising out of various matters related to compensation and resettlement benefits, other social concerns possibly including environment and safety concerns.

The fundamental objective of this mechanism is to resolve compensation and resettlement related grievances locally in consultation with the aggrieved party to facilitate smooth implementation of compensation resettlement issues. Another important objective is to democratize the development process at the local level and to establish accountability for PAPs. Based on consensus, the procedure will help resolving issues /conflicts amicably and quickly and saving the aggrieved persons from expensive and time-consuming legal actions. This will be ensured through minimization of land acquisition and resettlement design and implementation, by ensuring full participation and consultation with the PAPs, and by establishing extensive communication and coordination among the affected communities and the DMTCL.

8.2 Grievance Redress Committee (GRC)

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 Parishad or City Corporation Ward level); and second, GRC at the Project level to give room for grievances to be fairly reviewed. These GRCs will be established through the approval of DMTCL. The PAPs will be informed through public consultation that they have a right to lodge their grievances which will be resolved by the local committees as well as by the project level committee. The PAPs can also call upon the support of the RAP IA 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 level GRCs (LGRC) will hear the grievances first. Unresolved cases will be forwarded to the next tier – Project level GRC (PGRC) by the LGRC for further review and resolution. In case of dissatisfaction of the aggrieved person on LGRC decision, he/she may submit formal appeal to the PGRC through the convener of LGRC for further review. Grievances will be redressed at the LGRC 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 complainant is unhappy or dissatisfied with the decision of the GRC at any level, he/she may file cases in the court of law.

LGRC will be formed with the representatives of DMTCL, Local Government Institutions (LGI), PAP (preferably women representative in case of women aggrieved person), and RAP IA. There will a LGRC in each Union Parishad or Ward of City Corporation in the depot area and main alignment to make it accessible to the PAPs and other stakeholders both in terms of distance and time.

The member secretary of GRCs will be regularly available and accessible for PAPs to address concerns and grievances. Female elected representatives of the local government will participate in the grievance redress sessions when the complainant will be a female.

8.3 Scope and Jurisdiction of the GRCs

The scope and jurisdiction of work of the GRCs are:

- (i) After receiving the complaints/grievances the GRC will review, consider and resolve grievances related compensation and resettlement and other social issues including environmental and safety concerns during the implementation received by the committee.
- (ii) Any grievances presented to the GRC should ideally be resolved at the earliest convenient time. In case of complicated cases requiring additional investigations it should be resolved within a period of one month.
- (iii) The GRC will not engage themselves in any review of the legal standing of an “Awardee” other than in direct losses or distribution of share of acquired property among the legal owners and associated compensation or entitlement issues.
- (iv) Grievances of indirectly affected persons and/or persons displaced during project implementation will also be addressed by the GRC.
- (v) The decision of GRC 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 resettlement policy
- (vi) The GRC will not deal with any matters pending in the court of law. But of the parties agree on through a written appeal, the GRC can mediate. As a consequence, the parties can withdraw their litigation.
- (vii) A minimum of 4 (four) members shall form the quorum for the meeting of GRC.

The GRC meetings will be held in the project office convenient place selected by the committee. If needed, the GRC members may undertake a field visit to verify and review the issues at dispute, including the titles/share, reasons for any delay in payment or other relevant matters. Moreover, all the GRC members including the Convener and Member Secretary (except MFCA and RAP IA) should be given sitting allowance and conveyance allowance at the current government rules/rate.

8.4 Grievances Redress Procedure

The GRC will be activated with power to resolve resettlement and compensation issues not to be addressed under legal suit in the court. The GRC will receive grievance cases from the aggrieved persons (affected or impacted by the project) through the RAP IA. The RAP IA will assist the aggrieved PAPs in lodging their complaints in a proper format acceptable to the GRC after they receive ID cards from the RAP IA or are informed about entitlements through consultation meeting and FGDs. GRCs will be activated during the land acquisition and resettlement process to allow PAPs sufficient time to lodge complaints and safeguard their recognized interests. Where land acquisition will not be involved but relocation of structures or vacating land from cultivation will be required, the GRC will facilitate resolution of complaints regarding categorization of PAHs/PAPs, types of structures and eligibility for compensation and assistance within the set guidelines and provisions of the RAP.

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 GRC. The affected people will be informed about their right and entitlements as per policy of the RAP in the FGD facilitated by the RAP IA field level staff. People’s initial complaints/inquiries could be resolved in the FGDs if it is not complicated. If the PAP is not satisfied with the explanation of the RAP IA then they can submit grievance to GRC. In this regard, the RAP IA field level staff will assist the PAP in lodging the complaints. 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:

- PAPs are not enlisted;
- Losses not identified correctly;
- Compensation/assistance not as per entitlement matrix;
- Dispute over ownership status of the non-titled PAPs;
- Delay in disbursement of compensation/assistance;
- Improper distribution of compensation/assistance in case of joint ownership;
- Incorrect name in the CCL of DC; and
- Ownership problem among heirs of CCL recipient after death.

8.4.1 Composition of LGRC

The LGRC will consist of members from DMTCL, people's representatives from local Government institution, representative of the affected persons (male & female), MFCA and RAP IA. Thus, the LGRC will be formed with five members representing various stakeholders, including representative of the affected communities. The Additional Project Director (APD) of MRT Line-5 Northern Route will be the convener of the LGRC at field level. Members of LGRC are as follows:

Sl. No.	Representative	Designation
1	Additional Project Director, MRT Line-5 Northern Route, DMTCL	Convener
2	Ward Councillor/ UP member	Member
3	One representative of PAPs (male/female)	Member
4	Representative of Project Consultant (MFCA)	Member
5	Deputy Team Leader, RAP IA, MRT Line-5NR (KMC)	Member-Secretary

8.4.2 Grievance Redress Procedure by LGRC:

- (1) Complaints relating to land acquisition and resettlement, any impact at the local level shall be received by the GRC at the field level.
- (2) Complaints filed by individuals; organizations indirectly affected in the project area will be accepted.
- (3) The GRC shall endeavor to redress the complaint from the first day of receipt of any complaint. The GRC shall investigate and dispose of the complaint within 4 (four) weeks if an inquiry is required to resolve the complaint.
- (4) GRC shall not entertain any complaint in determining the legal owner, rather entertain complaints only on issues arise in land document updating, ownership among heirs of deceased PAPs, name correction, land measurement, harassment and delay of compensation.
- (5) Complaints shall be disposed of on the basis of the majority opinion of the GRC Committee.
- (6) The GRC shall not entertain complaints in respect of any matter within the jurisdiction of the court. If the PAPs are not satisfied about the lower court decision, he can go to the upper-level court (high court/supreme court) for proper justification.
- (7) If any grievance or objection is not resolved by the LGRC, the LGRC shall forward the grievance with opinion and recommendation to the PGRC.

8.4.3 Composition of PGRC

The PGRC-headed by the PD, will review all cases forwarded by the LGRC. The provision of the PGRC will further establish fairness and transparency in the resolution of grievances by PAPs

8.4.4 Grievance Redress Procedure by PGRC:

- (1) The PGRC will initially scrutinize/examine the complaint justification with attached relevant papers within 7 (seven) days on the pending issues received from the LGRC.
- (2) PGRC will take dispute resolution activities within the next 14 (fourteen) days, through site visits and interviews..
- (3) PGRC will give the final decision within next 7 (seven) days.

The Composition of the Project-Level GRC is as follows:

Sl. No.	Representative	Designation
1	Project Director, MRT Line-5 Northern Route, DMTCL	Convener
2	Additional Project Director, MRT Line-5 Northern Route, DMTCL	Member
3	Representative of Project Consultant (MFCA)	Member
4	Team Leader, RAP IA, MRT Line-5 Northern Route	Member-Secretary

The convener of the PGRC may include any person in the committee, if necessary. All GRC members except MFCA and RAP IA will be paid honorarium at current government rules/provision of payment as participants in the meeting. The PGRC will perform the following functions.

Terms of Reference (ToR) for the Project-Level GRC are:

- a) Any grievances presented to the PGRC should ideally be resolved within one month from the date of receiving the complaints;
- b) In case of complicated cases, the PGRC members can request additional information or carry out field level verifications;
- c) Resolutions should be based on consensus among members, failing which the decision may be taken on majority vote;
- d) Any decision made by the PGRC must be within the purview of RAP policy and entitlements;
- e) The PGRC will not deal with any matters pending in the court of law; and
- f) All members are required to form the quorum for the meeting of the GRC.

8.5 Disclosure and Documentation

The PAPs and their communities will be informed of the project's GRM in open meetings at important locations and in PAP group meetings. Bangla translations of the key contents of the RAP and the GRM in the form of information booklet will be distributed among the PAPs. The PAPs will also be briefed on the scope of the GRC, the procedure for lodging grievances cases at LGRC and the procedure of grievance resolution at the PGRC.

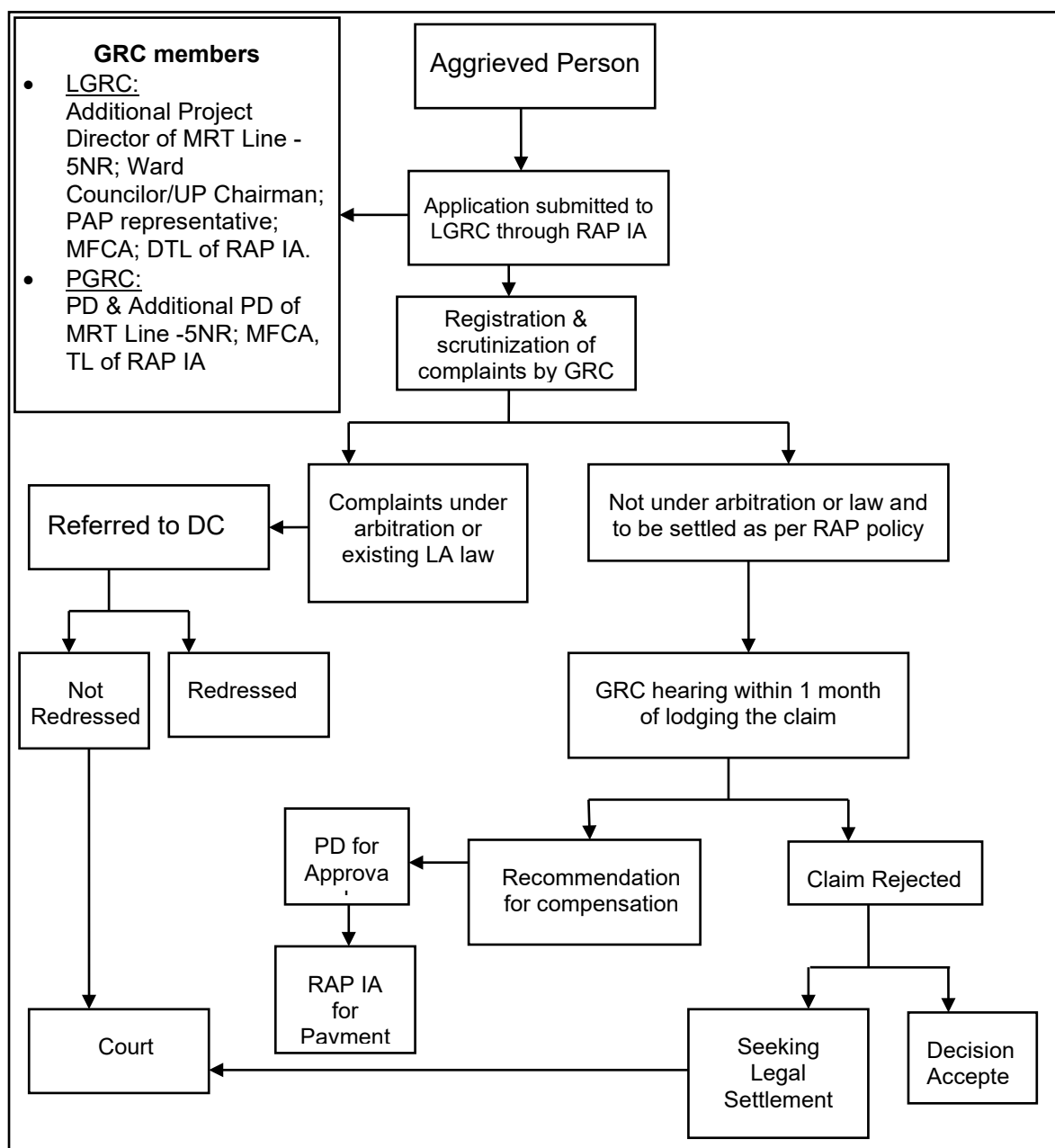
To ensure impartiality and transparency, hearings on complaints will remain open to the public. The GRC will record the details of the complaints and their resolution in a register, including intake details, resolution process and the closing procedures. DMTCL will maintain the following three grievance registers:

- a. Intake Register: (1) Case number, (2) Date of receipt, (3) Name of complainant, (4) Gender, (5) Father or husband, (6) Complete address, (7) Main grievance regarding resettlement (loss of land/property or entitlements) (8) Complainants' story and expectation with evidence, and (9) Previous records of similar grievances.
- b. Resolution Register: (1) Serial no., (2) Case no., (3) Name of complainant, (4) Complainant's story and expectation, (5) Date of hearing, (6) Date of field investigation (if any), (7) Results of hearing and field investigation, (8) Decision of GRC, (9) Progress (pending, solved), and (10) Agreements or commitments.
- c. Closing Register: (1) Serial no., (2) Case no., (3) Name of complainant, (4) Decisions and response to complainants, (5) Mode and medium of communication, (6) Date of closing, (7) Confirmation of complainants' satisfaction, and (8) Management actions to avoid recurrence.

Grievance resolution will be a continuous process in RAP implementation. The PGRC and LGRC will keep records of all resolved and unresolved complaints and grievances (one file for each case record in case of the hard copy) in the database/GIS database.

Below diagram is shown a detailed GRM of MRT Line-5 Northern Route.

Grievance Redress Mechanism



Source: RAP IA, MFCA

Figure 3: Filing of Grievance Cases and Documentation

8.6 Grievances Redress Monitoring

Under the prevalent system, the RAP IA prepares the monthly progress report on the activities carried out in each month on behalf of DMTCL. The report may contain the progress such as the number of grievance received, the GRC meetings organized, and the number of the grievance solved of the month, brief summary of the grievances received and solved.

The DMTCL will also prepare periodic summary reports on the grievance resolution process as a part of the LAP/RAP monitoring report and publish the brief summary progress on the DMTCL website.

Chapter 9: RAP Implementation Arrangement

The original RAP was prepared in the feasibility study stage for the MRT Line- 5:NR (the depot area and main line). During the detailed design stage, the RAP for the depot area including the access corridor was updated based on JVS data and census & SES data collected from the depot and access corridor area. The RAP IA has been deployed for 5 years, starting from 01 January 2021 for preparation of the LAPs, updating the RAPs and implementing the same. The RAP implementation including payment of compensation, relocation, ILRP and GRM are carried out by RAP IA in the said five-year time period. Various agencies including DMTCL, DC office, LGIs, the Project Consultant (MFCA), etc. are involved in RAP implementation process. Functions of different bodies /agencies for implementation of the RAP are as under-

9.1 Project Implementation Unit (PIU)

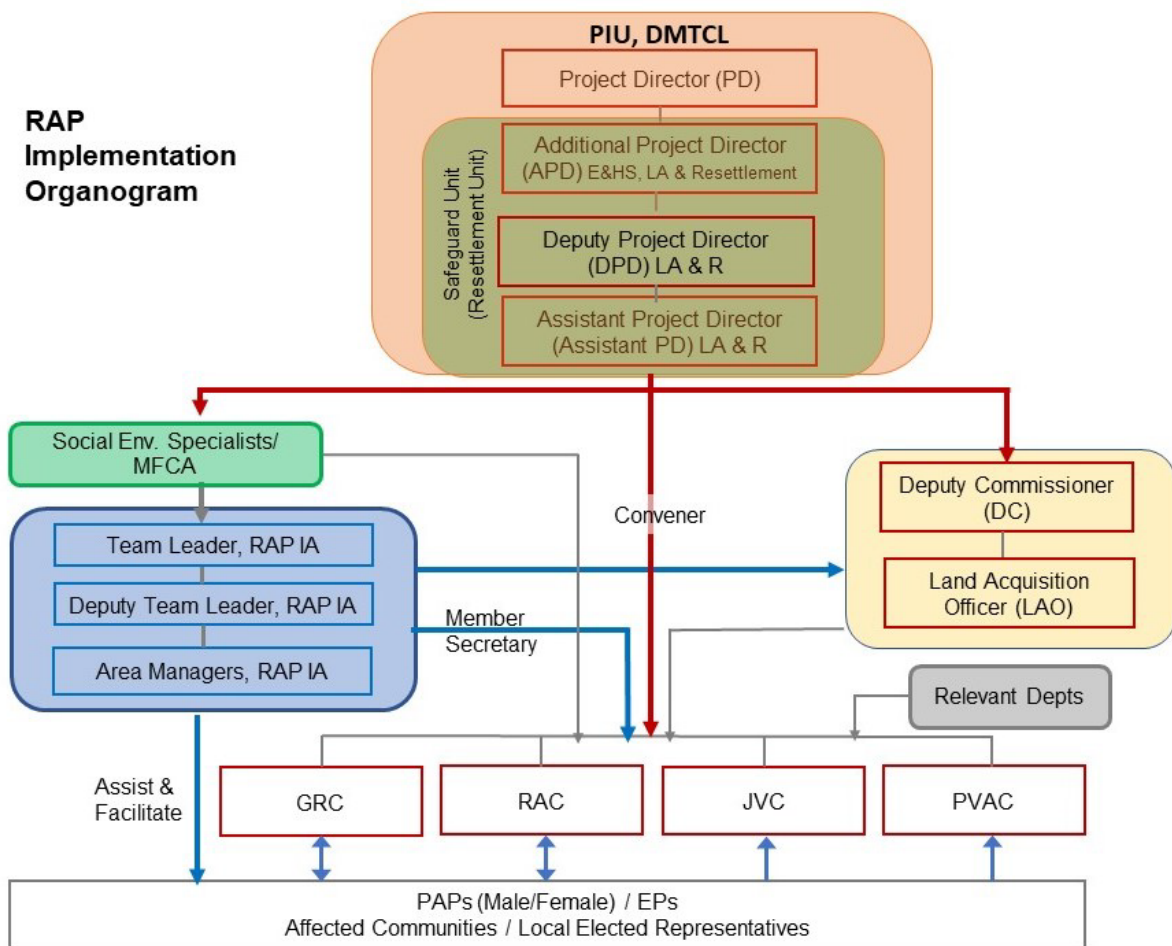
DMTCL has established a PIU at the project office, which is responsible for the overall execution of the project led by the PD. The original RAP Report (2018) of MRT-5NR indicates that the PIU consists of three units namely Engineering Service Unit (ESU), Environmental Management Unit (EMU) and Land Acquisition & Resettlement Unit (LA&RU) for overall implementation of the project. There are four (04) committees proposed in this project for smooth implementation of RAP i.e. JVC, PVAC, RAC and GRC.

The present organogram of MRT-5NR indicates that the PD oversees all land acquisition and resettlement activities with assistance from Additional Project Director (APD) (E&HS, LA & Resettlement), Deputy Project Director (DPD) (LA and Resettlement) and Assistant Project Director (Assistant PD) (LA and Resettlement) of PIU. It is suggested to form the Safeguard Unit headed by the APD instead of EMU and LA&RU which were proposed in the original RAP. Under APD, one DPD is in-charge of Land Acquisition and Resettlement and s/he reports to the APD and PD. S/he works in close coordination with the respective field-based offices and DC office, Project Consultant and RAP IA on the day-to-day activities of the RAP implementation.

The DPD through the field officials and staffs, DC Office, Project Consultant and RAP IA executes and monitors the progress of the LA and RAP implementation work. He/she ensures coordination between the relevant departments, Project Consultant, RAP IA, JVC, PVAC, RAC, GRC and PAPs.

The PIU forms 4 committees, namely JVC for quantification of affected properties, PVAC for assessing replacement cost of affected properties, RAC for seeking local inputs from PAPs and communities and coordinating with them, and GRC for resolving complaints of the PAPs, and these committees need to be approved by the DMTCL Board.

People's participation is ensured through recruiting their representatives in these committees. The mechanism of implementation and organization/position involved in the implementation process is shown in Figure 4.



Source: MFCA, RAP IA

Figure 4: RAP Implementation Organogram

9.2 Responsibilities of Resettlement Unit Officials

The APD is the head of Safeguard Unit (Resettlement Unit: RU) and coordinates all land acquisition and resettlement issues with DPD, Project Consultant, RAP IA, DC office and all stakeholders with assistance from other RU officials and staff.

The DPD is responsible for all land related issues and all kinds of resettlement issues (compensation, relocation, and rehabilitation etc.) for all the EPs for their respective regions of the project. DPD keeps close liaison with DC office and is the convener of JVC, PVAC and RAC formed for the depot area. DPD maintains close liaison with Project Consultant, RAP IA, and other stakeholders of the Project.

DPD checks and recommends indents which are produced by the RAP IA for payment to EPs. The indents are approved by the PD after getting concurrence from the DPD and Assistant PD. Compensation Cheques for the EPs are signed by the DPD. RAP IA assists Assistant PD in preparation of payment debit voucher and other required papers. DPD keeps close liaison with the Area Managers of the RAP IA and the EPs in the field level and assists DPD in all relevant issues for smooth implementation of land acquisition and resettlement.

9.3 Functional Description

9.3.1 Role of the Additional Project Director (APD)

The Additional Project Director performs the following activities:

- Implement the resettlement program according to RAP and the agreement with JICA.
- Formulate a necessary policy, administrative and financial decisions and actions necessary for the successful implementation of the program in consultation with GoB authorities.
- Coordinate within PIU for timely release of funds to the DC and the RU to implement land acquisition and resettlement activities according to the approved implementation schedule.
- Delegate responsibility and powers to the other resettlement officers as required for smooth implementation of the RAP.
- Monitor the CCL payment by DC office together with RAP IA and the project consultant.
- Pay additional grants (top-up) for replacement land purchase, house/business establishment construction grant, and dismantling and removal assistance and all other benefits/assurances in cash or in kind stipulated under the resettlement policy of the RAP to all the eligible PAPs.
- Convene JVC together with DPD, PVAC, GRC and monitor the progress of these committees' duties.
- Encourage and negotiate with the contractor for arranging employment for PAPs in project construction works with the project consultant and coordinate with eligible PAPs with assistance from RAP IA.
- Propose DMTCL any remedial action based on the results of the external monitoring, if any.
- Study and monitor unforeseen adverse effects during and after construction and take necessary mitigation measures.
- Liaise with other government and non-government agencies in the country on matters of mutual interest related to resettlement, etc.

9.3.2 Role of Deputy Project Director (DPD):

The DPD is basically the field level implementing officer of the RU. He/ She is responsible for the overall implementation of all field level activities related to resettlement. This would include:

- Keep liaison with LAO for timely compensation of CCL.
- Issue ID Cards to all EPs.
- Attend and chair the meetings of JVC together with APD, RAC in different zones of respective regions of the project area.
- Provide various cash grants planned under the RAP to EPs, and ensure that transfer of these grants are made according to the system described in RAP.
- Ensure that all HHs losing a residential structure are relocated on time and are provided with transportation assistance in cash.
- Liaise with the project consultant and RAP IA for the implementation of information campaign, IGA Training, and other activities delegated to them.
- Keep close contact and liaison with DC, the project consultant and RAP IA.
- Review the monthly/quarterly field progress report which are prepared by the project consultant/RAP IA for further submission to the external organization such as JICA (e.g. the quarterly internal monitoring report on LA and resettlement).
- Participate in all the activities and meetings of the committees such as JVC, PVAC, RAC and GRC.

- Keep all records in electronic database with assistance from the project consultant and RAP IA.

Table 34: Institutional Responsibilities in Resettlement Process

Preparatory Works for LAPs & RAP		
1	Recruitment of RAP IA	DMTCL/MFCA
2	Preparation of LAPs	DMTCL/MFCA/RAP IA
3	Disclosure and public consultations	DMTCL/MFCA/RAP IA
4	LA process	DC/DMTCL
5	Prepare Updated RAP	MFCA/RAP IA
6	Approval and concurrence of Updated RAP	DMTCL/JICA
7	Preparation of RAP Information Booklet	MFCA/RAP IA
Implementation of RAP		
7	Selection of members for statutory resettlement related committees (JVC, PVAC, RAC, GRC)	DMTCL
8	Carry out JVS	JVC
9	Market survey on prices of lands, structure, crops and trees.	PVAC
10	Establishment of unit prices	PVAC
11	Determination of entitlements and consultations with individual PAPs	DMTCL/RAP IA/JVC
12	Budget approval for compensation and resettlement	DMTCL
13	Release of funds for compensation	DMTCL
14	Payment to EPs as per the CCL/RAP	DMTCL/DC/RAP IA
15	Filing and resolution of complaints of PAPs	GRC
16	Clearing the project land	DMTCL/RAP IA/MFCA
17	ILRP Implementation	RAP IA/MFCA
Monitoring and Evaluation		
18	Internal monitoring	DMTCL/MFCA/RAP IA
19	Independent external monitoring and evaluation	EMA/MFCA

Source: RAP IA, MFCA

9.4 Other Agencies Involved in the Process

9.4.1 Deputy Commissioner (DC)

The DC is solely responsible for land acquisition and to compensation of properties. The DC conducts acquisition through the Land Acquisition Officer (LAO) of the concerned district. The LAO

(or his/her officers) along with DMTCL and RAP IA staff conducts the JVS of properties on the land in accordance with the LAP submitted by DMTCL.

The DC office, Dhaka is responsible for the entire acquisition process from notification to affected households to award of compensation to owners of properties, and payments of compensation in this project. Upon fulfilment of criteria of the LA office (i.e. necessary documents to make payment) the LA officials prepare cheques and disburse to the EPs in the concerned ward office or other secured place in presence of the Ward Councillor/ UP Chairman by issuing a prior notice to the concerned EPs. DMTCL and RAP IA officials shall liaise with concerned DC offices to complete the land acquisition process in a timely fashion. However, the LAO prepares estimates of land acquisition and requests placement of fund from the DMTCL within 120 days as per ARIPA 2017. DMTCL places fund with DC within the time limit from the date of claiming fund from DC.

9.4.2 Project Consultant (MFCA)

DMTCL engaged MFCA for the detailed design including preparation and implementation of safeguard documents and supervision of the construction of MRT 5NR. MFCA engaged KMC as the RAP IA for preparation and implementation of LAP and RAP for the project. The project consultant supervises the implementation of the RAP IA's tasks. Social Environmental Specialists (International and National) of the project consultant are assigned in monitoring & supervision of RAP implementation, and ensure that sound methodologies and practices are followed in RAP implementation. The project consultant advises on any changes in the modalities of the implementation work, participates in meetings with the RAP IA and DMTCL and monitors the work of RAP IA in the field. The Social Environmental Specialists provide technical support to DMTCL and supervise & review the field activities of the RAP IA in collaboration with the RU of DMTCL.

9.4.3 RAP Implementing Agency (RAP IA)

The appointed RAP IA opens field offices, collects, collates, computerizes and processes data for identification of eligible persons correctly for assess their entitlements as per RAP policy and disbursement of resettlement benefits. However, the RU of DMTCL executes the payment after necessary scrutiny of the EP file, EC and indent. The RAP IA is engaged to prepare the LAP, update the RAP and assists DC office in LAP implementation and assists DMTCL in RAP implementation. MFCA, on behalf of DMTCL, contracts out clearly defined tasks of the RAP IA with detailed ToR such as preparation of LAP and updated RAP, consultation /public information campaign for rapport building, issuance of ID cards to EPs, payment of eligible benefits to affected households/ individuals, skill training/management training, community awareness and empowerment, etc.

The RAP IA initially creates the ID number for each PAPs as identified by JVC for both title and non-title holders. If the EP is not included in JVS report but is awarded additionally based on ownership documents of the property by DC during CCL payment, the RAP IA creates the new ID number for them. An ID card is prepared for each EP as identified by the DC and/or JVS by the RAP IA and issued with the joint signature of the DPD of RU and Area Manager of the RAP IA. The photograph of the EP is attested by the concerned Ward Councilor/UP Chairman and pasted on the ID card, or the digital photo is attached in the ID card and concerned Councilor/UP Chairman signs on it. The ID card comprises information on name, father's/husband's name, mother's name, age, education, identifiable marks, detail address, details of quantity of losses, etc. The sample of ID card is prepared by RAP IA and approved by PIU.

The RAP IA assists the PAPs in preparing the RoR to the property and receiving CCL from DC office. The RAP IA forms the focus group with PAPs based on homogeneity and/or nearness and holds meetings on regular basis to inform them of their right and entitlements as prescribed in the RAP, updating of RoR, opening of the bank account, the process of receiving CCL from DC office and additional payments/ grants from DMTCL through RAP IA, etc. The RAP IA forms Ward (City Corporation) or Union based RAC to involve the local communities and PAPs in the implementation process.

RAP IA establishes an MIS section in their central office for record keeping of the PAPs, creates individual ID numbers of the EPs, prepares EP files based on the quantity of losses and EC based on loss type and budget.

Upon fulfilment of criteria i.e. necessary documents to make additional payment/grants to the EPs, RAP IA prepares payment debit voucher & other documents and disburses the account payee cheque to the EPs. The payment debit voucher is jointly signed by the DPD, RAP IA representative and Ward Councilor/UP Chairman. A prior notice is issued to the concerned EPs on relevant issues.

9.4.4 DMTCL Board

The Board of DMTCL forms various committees, such as JVC, PVAC, RAC, GRC for implementation of the RAP. These committees ensure stakeholders' participation and uphold the interest of the vulnerable PAPs.

9.4.5 Joint Verification Committee (JVC)

The DMTCL Board forms the JVC for the project to compare and review the physical verification data conducted by RAP IA with the DC's assessment of the loss of physical assets and their owners. The scope and responsibility of the JVC are clearly defined in the office order. The RAP IA processes the entitlements of PAPs using the JVC data as one of the determinants. The JVC is comprised as:

Table 35: JVC Members

SL no.	Representative	Designation
1	APD/ DPD, MRT Line-5 Northern Route, DMTCL	Convener
2	LAO or his/her designated representative, DC office	Member
3	Representative of PWD/DAE/Forest Dept/Fisheries Dept	Member
4	Representative of PAPs (male & female)	Member
5	Representative of Project Consultant (MFCA)	Member
6	Area Manager, RAP IA, MRT Line-5 Northern Route (KMC)	Member-Secretary

Source: RAP IA, MFCA

The JVC performs the following duties:

- (1) Conduct an asset inventory survey jointly with the committee members on private and government land within the project RoW
- (2) Define category of affected structures, trees and other properties irrespective of title to the land to facilitate the PVAC in assessing unit rates
- (3) Assess loss of income & livelihoods including business, wage, etc. of PAPs

- (4) Identify the tenants, share cropper's lessees and other usufructuary right holders on the proposed land. Prepare field books separately for the structures and other affected assets and sign accordingly by the JVC members

9.4.6 Property Valuation Assessment Committee (PVAC)

The PVAC is formed by the DMTCL Board for the project. The PVAC assesses the market price of land and other affected properties and determines replacement cost as defined in JICA Environmental Guidelines. The scope and responsibility of the PVAC are clearly defined in the office order. The RAP IA processes the entitlements of the PAPs using the PVAC data as one of the determinants. PVAC collects data from various sources including the recorded price from Sub-Registrar's office, actual transacted price from the seller and buyer and reported price through interview of key informants consisted of the potential buyer, potential seller, deed writer, religious leader and teacher. Prices of land obtained from various sources are averaged, and PVAC judgement is applied to determine the replacement cost. The PVAC is comprised of:

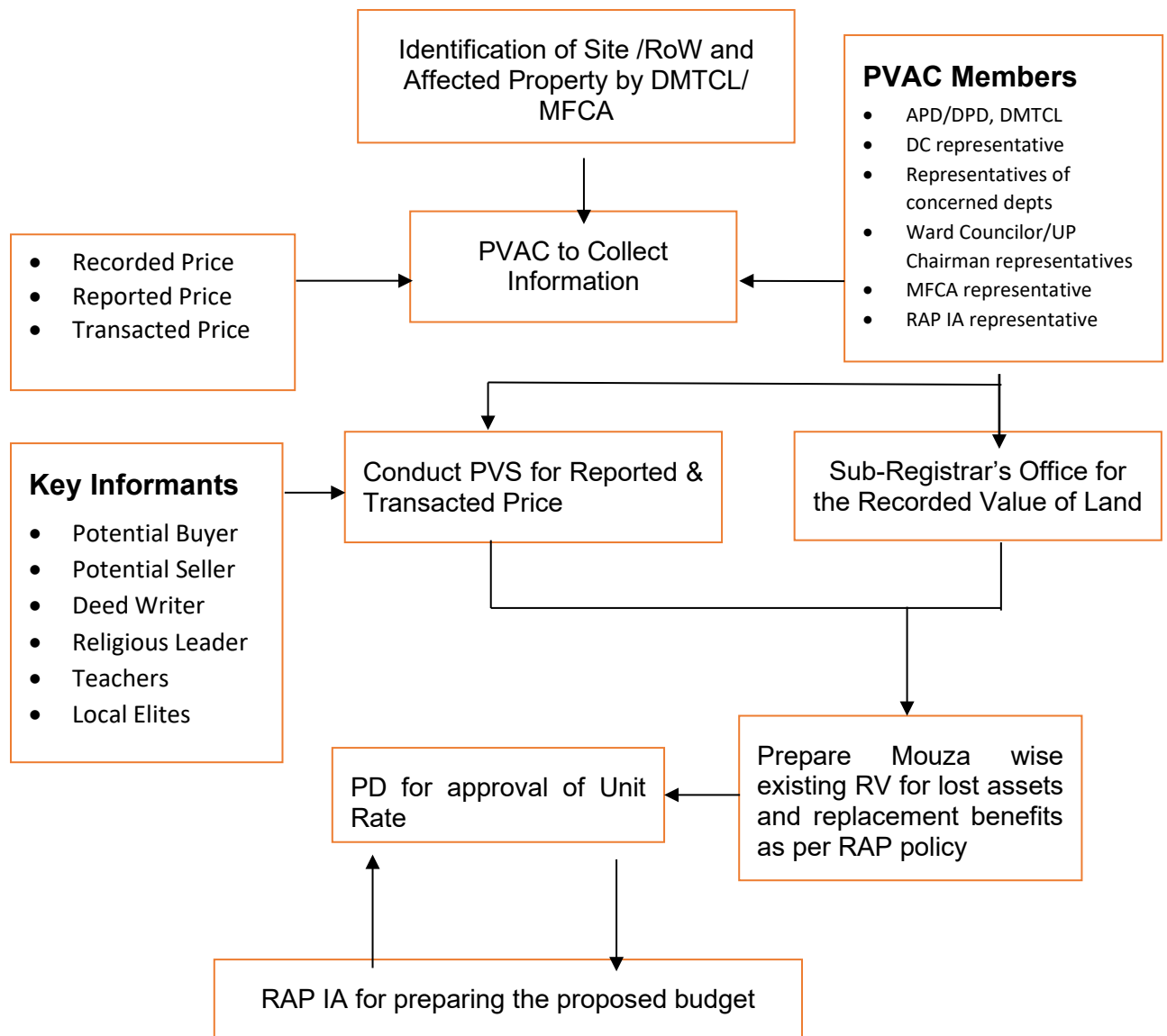
Table 36: PVAC Members

Sl. No.	Representative	Designation
1	APD/ DPD, MRT Line-5 Northern Route, DMTCL	Convener
2	LAO or his/her designated representative, DC office	Member
3	Representative of PWD/DAE/Forest Dept/Fisheries Dept	Member
4	Ward Councilor/ UP Chairman, Male/Female	Member
5	Representative of Project Consultant (MFCA)	Member
6	Deputy Team Leader, RAP IA, MRT Line-5 Northern Route (KMC)	Member-Secretary

Source: RAP IA, MFCA

The PVAC performs the following duties:

- (1) Determine the RV of affected land taking into account of current market price to be assessed by RAP IA.
- (2) Conduct individual interviews with various cross-sections of the people such as the potential buyer, potential seller, deed writer, religious leader, teacher, etc.
- (3) Scrutinize current transacted deeds for preceding six months from Sub-Registrar's office.
- (4) Collect the actual transaction records from sellers and buyers through interview and inspect the records.
- (5) Visit the properties on sample basis to ascertain current market price for various categories of affected structures and trees.



Source: RAP IA, MFCA

Figure 5: Procedure of Determining Valuation of Property

9.4.7 Resettlement Advisory Committee (RAC)

The PIU forms Ward/Union based RAC at project level to involve the local communities and PAPs in the implementation process as per their requirement. The RAC is comprised of DPD of DMTCL as the convener/chair, Ward Councillor/UP Chairman, PAPs representatives two (2) including at least one female PAP in the respective area as selected by RAP IA in consultation with the concerned Ward Councillor/UP Chairman, the project consultant representative, and Area Manager of RAP IA as a member secretary. The committee seeks local inputs from PAPs and affected communities in the implementation process and assists the RAP IA in all RAP matters. The RAC ensures local participation in RAP implementation. This committee provides supports to the Project in making the project site/ROW encumbrance-free by encouraging people to dismantle their structure and leave the site within the deadline declared by the DMTCL.

9.4.8 Women Groups in Resettlement Process

The RAP IA ensures a gender sensitive approach in planning, management and operations of land acquisition and resettlement. If necessary, SGMs for vulnerable female only or both for vulnerable male and female are conducted by RAP IA. Feedback from the vulnerable female PAPs and vulnerable female headed HHs are obtained through these SGMs or female FGDs.

The female staff engaged by RAP IA and the project consultant identify needs of female PAPs for income restoration approaches and implementation of the income restoration components of the RAP. Women are consulted and involved during consultation meetings and census & SES for RAP preparation and are further consulted through FGDs in the process of RAP implementation.

9.5 Community (Stakeholders) Participation in RAP Implementation

During RAP implementation, PAPs and affected communities are informed, closely consulted, and encouraged to participate in the process. This process is continued until completion of RAP implementation as well as in the post resettlement monitoring stage.

During the implementation stage, the project area based RAC is formed to seek cooperation from various stakeholders in the decision-making and implementation of the RAP. Besides, the PAPs are consulted and taken part in the project planning and implementation activities through RAC and GRC. The PAPs can call upon support of RAP IA to assist them in presenting their grievances to the GRC.

The areas for participation of the primary stakeholders include: (i) to provide cooperation and inputs for smooth entitlement provisions and physical relocation; (ii) to identify likely conflict areas with resettlers; (iii) to assist other land owners/co-sharers to update their record of rights to property and receive compensation; and (iv) to Identify livelihood restoration options and participate in the IGA training.

9.6 RAP Implementation Schedule

A time-bound implementation schedule for the RAP has been prepared in accordance with the project construction schedule. The overall schedule of RAP implementation is based on the principle that PAPs are paid their due compensation, grant, resettlement benefits and assistance prior to displacement except some livelihood restoration activities planned in the post resettlement period. The RAP IA assists the PAPs in the process of self-relocation and resettlement.

The total RAP implementation period is 5 years as per the contract of the RAP IA. Some RAP implementation activities are continued during the construction period, and even after construction period for receiving and resolving unforeseen claims and grievances of the EPs regarding payment of compensation and other resettlement benefits. The preliminary time bound implementation schedule is shown in the table below.

Table 37: RAP Implementation Schedule

Sl. No.	Year Quarter	Year-2021				Year-2022				Year-2023				Year-2024				Year-2025			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	Land Acquisition & Resettlement Activities																				
1.	Mobilization of the RAP IA Team	■																			
2.	Preparation and Submission of LA proposal to DC Dhaka	■																			
3.	Consultation and FGD Incl. Informal communication	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
					Nov.		May														
4.	Serve Notice u/s 4 by DC Dhaka (cut-off date)		■																		
5.	Joint Verification Survey by DC Dhaka & DMTCL			■																	
6.	Census, SES, IoL				■																
7.	Serve notice u/s 7 by DC Dhaka						■														
8.	Data Processing and Determination of Individual Entitlements						■														
9.	Notice u/s 8 by DC Dhaka							■													
10.	CCL Payment by DC Dhaka							■	■	■	■	■	■	■	■	■	■	■	■	■	■
11.	Preparation & Submission of the RAP including budget by RAP IA to DMTCL							■	■	■	■	■	■	■	■	■	■	■	■	■	■

Construction planned from Aug. 2023 for 48 months for the depot

LAP completed on 31 March 2021
Submitted to DC Dhaka on 01 April 2021

Nov.

May

Issued on 28 June 2021,
Delivered till 11 July 2021

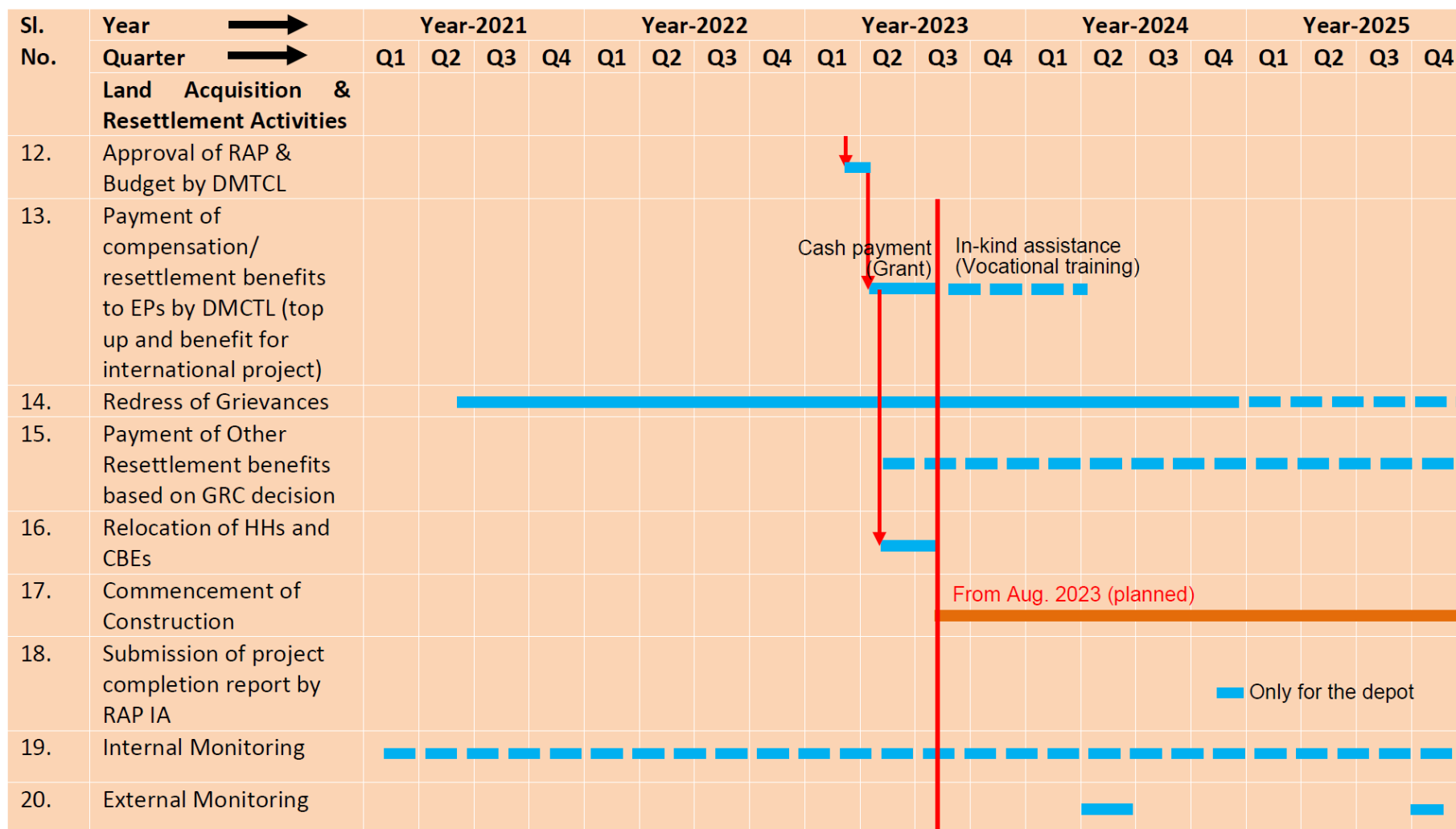
7-11 Aug 2021

Issued on 19 April 2022
Distribution 11 May 2022

Issued on 30 June 2022

Payment for litigation cases & other pending cases

Draft Submitted on 30 Nov 2022



Source: MFCA, RAP IA

Chapter 10: Cost and Budget

10.1 Budgeting and Financial Planning

All land acquisition & resettlement funds will be provided by the DMTCL based on the financing plan agreed by the GoB and JICA. Land acquisition, compensation, relocation, and rehabilitation of income and livelihood will be considered as an integral component of the project costs. The rehabilitation and training to the potentially affected persons will be provided under the ILRP based on vulnerability and needs to be assessed through the needs survey and consultation exercise.

The estimate for land acquisition by the DC will be prepared by the LA section and placed to the DMTCL for transfer of the fund to the account of the DC. The additional benefits as per the policy will be paid by the DMTCL (PIU) with assistance from the RAP IA. The RAP IA will assess the number of losses and the eligible persons for resettlement benefits and produce a resettlement budget to DMTCL for approval and periodic release.

The PIU of DMTCL will ensure that the land acquisition and resettlement budgets are delivered on time to the DC account for payment of compensation to legal owners. The PIU will also ensure that the RAP will be submitted to JICA for concurrence and that funds for compensation and entitlement under the RAP are fully provided to eligible persons as per the policy of the RAP before the award of the civil work contract.

The RAP budget for compensation for land, structures, other assets, crops and trees will be calculated using the market rates reflecting replacement cost at the time of dispossession, and special assistance/resettlement benefits will be paid based on entitlement policy adopted in this RAP. Other costs involving project disclosure, public consultations and FGDs, training on IGA have been included in the RAP budget. There is also a budget allocation as contingency @ 5% of the total budget to meet unforeseen expenses during RAP implementation.

It is expected that the people living outside the boundary of the depot will not experience disturbances during construction since modern technologies will be used for piling and other major construction activities. Nevertheless, the RAP kept a provision of the rental allowance for a maximum of three months to the residential HHs who will require to leave the premises due to construction vibration for the time being. Temporary relocation requirements should be ensured by the RAP IA and approved by the PIU. Such costs for the rental allowance will be met up from the contingency head.

Compensation for the land, structure, and trees has been assessed by the DC office following ARIPA 2017. Taking into account the 200% premium as per ARIPA, the unit rate of land per decimal in the Depot area (Konda and Bilamalia Mouza) seems reasonable and therefore additional cost on top of DC's payment has not been considered during the preparation of the RAP budget. In the case of structures and trees, the affected people will be entitled to have a 100% premium as per ARIPA 2017 and the people will be allowed to take away salvageable materials free of cost. This is why, additional compensation on top of DC's payment has not been considered for the structures and trees. As per policy matrix affected land owners will be entitled to have the stamp duty and registration cost upon purchasing of same category of alternative land within 12 months of serving the notice under Section 8. Based on experiences of other development projects, maximum 50% of the land owners purchase alternative lands. Therefore, budget for the stamp duty and registration cost has been provisioned for 50% probable cases @11.50% of the land cost. This RAP provides resettlement assistance and other

costs to be paid by DMTCL to the EPs as per RAP. PVAC will finally assess the maximum allowable replacement value (MARV) of the land during RAP implementation. If the PVAC assessed value exceeds the DC's price, then additional payment on top of DC's payment will be paid by the DMTCL (PIU) with assistance from the RAP IA.

10.2 Summary Budget

The RAP budgets for compensation for land, structures, other assets, crops and trees, and special assistance are calculated by the DC office following the law. The budget also includes the operational cost of the RAP IA, the operational cost of the EMA, and the ILRP including Training on IGA for vulnerable groups.

It was estimated total **BDT 10,351,875,014** will be required to compensate for land acquisition and resettlement for the depot area. Of which, total compensation for land as BDT 8,495,931,139 (82.07%), for structures as BDT 577,116,392 (5.57%), for trees as BDT 2,258,842 (0.02%) calculated by the LA section of the DC office. Apart from this, BDT 826,448 (0.01%) for business losses, BDT 495,459,234 (4.79%) for other resettlement benefits will be required. These resettlement benefits include the stamp duty and registration cost and other benefits as per the RAP. Other costs involving project disclosure, public consultations and FGDs, and training on IGA/vocational have been included in the RAP budget. An estimated cost of BDT 272,283,984 is also added as administrative cost for the LA process at the rate of 3% of the total DC budget (LAR) and BDT 479,980,525 as contingency at 5% of total estimate will be required. The budget indicates that 90.31% of the total amount will be paid by DC office while 9.69% will be paid by DMTCL.

PVAC in determining the RV of the land. The total estimated cost for resettlement benefits and other associated costs are shown in the table below;

Table 38: Summary of Land Acquisition and Resettlement Budget

Category of loss	DC Amount (BDT)	Resettlement benefits.	Estimated RC amount in BDT	%
Compensation for Land	8,495,931,139	-	8,495,931,139	82.07
Compensation for Structure	577,116,392	-	577,116,392	5.57
Compensation for Trees	2,258,842	-	2,258,842	0.02
Compensation for Business	826,448	-	826,448	0.01
Other Resettlement Benefits including Stamp Duty & Registration Fees	-	495,494,234	495,494,234	4.79
Cost for Land Acquisition and Resettlement Implementation	-	27,983,450	27,983,450	0.27
Sub-Total	9,076,132,822	523,477,684	9,599,610,505	-
Contingency @5% of the total budget	-	479,980,525	479,980,525	4.64
Administrative Cost for LA process @ 3% of the total DC budget (LAR)	272,283,984	-	272,283,984	2.63
Grand Total	9,348,416,806	1,003,458,209	10,351,875,014	100
%	90.31	9.69	100	

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022, Census, SES, IoL, November - December 2021

10.3 Compensation for Private Land

A total of 98.3492 acres of private land and 0.9008 acre of government land are affected in the depot area. The replacement cost for the affected lands has been calculated By the DC office and added 200% premium as per ARIPA 2017. There are total 6 types of land (identified during JVS and total estimated cost for land is BDT 8,495,931,139 as estimated by DC office.

Table 39: Cost for Affected Land

Mouza Name	Land Category	Land Price (BDT)	200% premium on column 3 according to section 9(2)	Total (BDT) 3+4
1	2	3	4	5
Bilamalia	Bari (Homestead)	335,683,159	671,366,317	1,007,049,476
	Viti (High land)	688,791,411	1,377,582,822	2,066,374,233
	Chala (Medium high land)	5,858,000	11,716,000	17,574,000
	Null (Agricultural land/double/multi cropped)	221,290,317	442,580,634	663,870,950
	Boro (Low land/ single cropped)	20,055,000	40,110,000	60,165,000
	Total	1,271,677,886	2,543,355,773	3,815,033,659
Konda	Bari (Homestead)	40,943,028	81,886,056	122,829,084
	Viti (High land)	616,378,087	1,232,756,174	1,849,134,262
	Null (Agriculture land/ double/multi cropped)	643,823,418	1,287,646,837	1,931,470,255
	Boro (Low land/ single cropped)	137,883,531	275,767,063	413,650,594
	Doba (Ditch)	121,271,095	242,542,191	363,813,286
	Total	1,560,299,160	3,120,598,320	4,680,897,480
Total		2,831,977,046	5,663,954,093	8,495,931,139

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022

10.4 Compensation for Structures

Various categories of primary and secondary structures are affected on private land. Structures are used as residential and commercial. Affected structures are primarily categorized as main/primary structure and auxiliary/ secondary structures. Four categories of primary structures are identified such as pucca, semi-pucca, tin-made and steel-made building. Besides, several categories of secondary structures are also identified. Compensation for primary and secondary structures have been assessed based on PWD by DC. The total structure compensation (primary and secondary) will be doubled by adding 100% premium and the total structure compensation (including primary and secondary) is BDT 577,116,392.

10.4.1 Estimated Cost for Primary Structures (Houses and Shops)

Affected structures are owned by both the households and industries. There is no structure on community properties and government/NGO offices land. Various categories of structures are affected within the RoW. DC determined the price for structure based on the assessed price by the PWD and adding 100% premium as per ARIPA 2017. Total estimated cost of primary structures is BDT338,980,867.08 including the structures on private land and government land. Compensation for structures affected on private land will be paid by DC.

Table 40: Cost for Primary Structures

Main Structures of Household	Quantity (sft)	Cost in BDT
Pucca (sft)	9249.5	54,424,058.00
Semi-pucca (sft)	76135.59	223,229,549.88
Tin-made(sft)	19658.88	36,172,339.20
Steel Building(sft)	44919.5	25,154,920.00
Total	149,963.47	338,980,867.08

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022

10.4.2 Estimated Cost for Secondary Structures of CPRs /Offices

Apart from the primary structures, secondary structures of the commercial and residential structure are also affected. Secondary structures include the boundary wall, bathroom, drain, brick road, septic tank and RCC pillar etc. DC determined the price for structure based on the assessed price by the PWD and adding 100% premium as per ARIPA 2017. The total estimated cost of the secondary structures of CPRs/Offices is BDT238,135,525.40.

Table 41: Cost for Secondary Structures

Compensation for Secondary structure of HHs	Quantity (sft,rft,cft,no)	Cost in BDT
Bathroom (sft)	1,116.5	4,912,600.00
Bill Board (No.)	6	120,000.00
Boundary wall (rft)	7,707	20,022,786.00
Boundary wall (10") (rft)	1,675	7,386,750.00
Boundary wall (5") (rft)	832	2,161,536.00
Brick Road (sft)	30,788	30,788,000.00
Chari (cft)	4,255	851,000.00
Cooling Tower (No.)	2	12,000,000.00
Drain (rft)	271	678,042.00
Ek Chala Shed (No.)	1	34,728.00
Electric Pole (No.)	4	64,000.00
Electric Sub Station (No.)	1	6,000,000.00
Fence (sft)	117.2	11,720.00
Guardroom (sft)pucca	43.6	256,542.40
Iron Gate (No.)	31	620,000.00
Iron Net (sft)	72	4,320.00
Iron Stair (No.)	2	800,000.00
Light Post (No.)	17	68,000.00
Machine (No.)	12	8,400,000.00

Compensation for Secondary structure of HHs	Quantity (sft,rft,cft,no)	Cost in BDT
Pucca Floor (sft)	9,287.2	9,287,200.00
RCC Colum (No.)	77	770,000.00
RCC Pillar (No.)	88	457,600.00
RCC Pipe (rft)	440	1,100,000.00
Roof less Building (Under construction) (sft)	2,073	6,078,036.00
Semi Pacca Guardroom (sft)	58.1	170,349.20
Semi Pacca Shed (No.)	1	63,800.00
Septic tank (cft)	137.63	110,104.00
Septic tank (under construction) (cft)	2,310	1,848,000.00
Shed (under construction) (sft)	15,717.971	83,305,246.30
Solar (No.)	1	40,000.00
Toilet (No.)	8	960,072.00
Wall (under construction) (rft)	109.75	73,093.50
Water Reservoir (cft)	4,816.5	38,532,000.00
Water Tank (Plastic) (No.)	8	160,000.00
Total cost for Secondary structures (BDT)	-	238,135,525.40

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022

10.5 Compensation for Trees

Total cost of affected trees of private owners stood at BDT 2,258,842 which is quite consistent with the DC's budget. This amount of tree compensation with 100% premium was assessed by DC office based on scheduled rate of Forest Department. Additional compensation (if any) on top of DC's payment will be provided following entitlement matrix. People will be allowed to fell and take away the trees after payment of compensation as per best practice of other development projects. The table below present compensation budget for affected trees owned by the people.

Table 42: Cost for Trees

Compensation for Trees of HHs	Quantity (no)	Rate (TK)	Cost in BDT
Large (no.)	179	2,350	841,300
Medium (no.)	207	1,675	693,450
Small (no.)	409	600	490,800
Plant (no.)	372	80.5	59,892
Banana (no)	867	100	173,400
Total	2,034		2,258,842

Source: Joint Verification Survey by DC and DMTCL August 2021 - May 2022

10.6 Compensation for Business

Total BDT826,448 assessed by DC office as compensation for business losses. This amount have been calculated by 25% of income loss and added 100% premium on it.

10.7 Other Resettlement Benefits

The total estimated resettlement benefits is BDT495,494,234 that includes the stamp duty and registration cost , transfer grant (TG), compensation for business losses, transition allowance (TA) for rental income losses, cash grants for the affected employees/wage laborers, vulnerable HHs, etc. to be paid by DMTCL. The table underneath shows detailed of the estimated amount of resettlement benefits.

Stamp duty will be provided @11.50% on purchasing of same category of alternative land with 12 months of serving the notice under Section 8. Based on experiences of other development projects, maximum 50% of the land owners purchase alternative lands. Therefore, budget for stamp duty and registration cost has been provisioned for 50% probable cases @11.50% of the land cost.

Table 43: Cost for Other Resettlement Benefits

Other Resettlement Benefits	Quantity (sft, rft, cft, no)	Rate (% or BDT)	Cost in BDT
Stamp Duty and Registration Cost @ 11.5% of replacement cost of land. (Provision for 50% probable cases)	4,247,965,570	11.50%	488,516,041
Fruit-bearing trees-compensation for fruits @ 30% of timber value X 1 year (Fruit tree large 5*2400=12000, Medium tree 11*1695=18645=30645) [Total trees- 2034 no. and Fruit bearing trees only 16 no.)	30,645	30%	9,194
One-time Transfer Grant (TG) for portable materials of katcha structure BDT 3000	26	3,000	78,000
One-time Transfer Grant (TG) for portable materials of Semi Pucca Structure @ BDT 5000	48	5,000	240,000
One-time Transfer Grant (TG) for portable materials of Pucca Structure @ BDT 7000	13	7,000	91,000
House Transfer Grant (HTG) for semi pucha structure to each shifting tenant @ BDT 5000	1	5,000	5,000
House Transfer Grant (HTG) for katcha structure to each shifting tenant @ BDT 3000	1	3,000	3,000
Stock Transfer Cost (STC) for commercial entitles @BDT 15000	3	15,000	45,000
Business loss @ BDT 6,000 (six thousand) for small businesses (vendors)	2	6,000	12,000
Business loss @ BDT 75,000 (seventy-five thousand) for large businesses. (Records of income tax payment)	8	75,000	600,000
Loss of Income transition allowance (TA) (Katcha)	1	15,000	15,000
Loss of Income transition allowance (TA) (Semi Pucca)	4	30,000	120,000
Cash grant to the affected employees/wage earners equivalent to 45 days wage @ BDT 550/per day for skilled laborers (200*45=9000)	200	24,750	4,950,000
Additional cash grant for vulnerable households.	81	10,000	810,000
Total	-	-	495,494,234

Note: Item-wise cost is calculated without round up/off but does not show the figure after the decimal point in this table. Therefore, the total cost does not match with the sum of the item-wise cost.

Source: Census, SES, IoL, November - December 2021

10.8 Land Acquisition and Resettlement Implementation Cost

The estimated land acquisition and resettlement implementation cost is BDT27,983,450 including the operation cost for the RAP IA (30% of the total operation cost), operation cost for the EMA (approximately 40% of the total operation cost) and ILRP implementation including the module

development, training for vulnerable people, etc. (20% of the total estimated budget). Since the MRT Line 5 Northern Route will have 2 RAPs or more for the depot and the main line, the above mentioned item-wise budget was divided at a certain percentage and allocated for the Depot RAP implementation. Below table shows the item-wise estimated amount of land acquisition and resettlement implementation cost.

Table 44: Cost for Land Acquisition and Resettlement Implementation

Head of Expenditure	Quantity/ No	Amount in BDT
Income and Livelihood Restoration Program including training on IGA for the vulnerable group including module development, training materials, venue, food and honorarium of resource persons	LS	300,000
Operation cost for RAP IA/ INGO	LS	25,683,450
Operation cost for EMA	LS	2,000,000
Total		27,983,450

Source: RAP IA, MFCA

10.9 Administrative Cost & Contingency

Estimated cost for administrative and contingency head stands at BDT752,264,509 including contingency budget @5% BDT 479,980,525 and administrative cost for DC office @3% BDT 272,283,984. The contingency budget has been kept meeting unforeseen expenses including costs for GRM, meetings of the GRC, JVC and PVAC, ILRP activities. PD will allocate fund from the contingency head for unforeseen expenses. Table shows the detailed estimated amount of contingency and administrative cost for RAP implementation.

Table 45: Cost for Contingency for Resettlement Implementation

Administrative cost and Contingency	Rate	Total Amount	Estimated Cost
Administrative cost for LA process @ 3% of the total DC budget (C1)	3%	9,076,132,822	272,283,984
Contingency @5% of the total budget	5%	9,599,610,505	479,980,525
Total	-	-	752,264,509

Note: Since the administrative cost and contingency were separately calculated, both estimated costs are rounded off.

Source: RAP IA, MFCA

Chapter 11: Monitoring and Evaluation

11.1 Monitoring and Evaluation

DMTCL will establish a monitoring system involving the project consultant (MFCA), and the RAP IA (KMC) for collection and analysis, reporting on the progress of land acquisition and resettlement, based on the monitoring plan of the RAP for MRT Line-5NR. These stakeholders will be made responsible to monitor the progress of all aspects of land acquisition and resettlement including income and livelihood restoration. The DMTCL will report to the JICA on the monitoring results of land acquisition and resettlement in the quarterly reports together with the Quarterly Project Progress Report.

The RAP implementation monitoring will be done both internally and externally to report the progress to PIU (DMTCL). While the internal monitoring focuses on the progress and provide feedback monthly and quarterly, the external monitoring is conducted periodically for mid-term reviews and evaluation of the resettlement activities to assess the impacts on PAHs and identify any action needed to improve resettlement performance. Evaluation of the resettlement activities by the EMA will be reported to DMTCL periodically when milestones are completed (e.g. completion of compensation payment, physical relocation and the ILRP) during and after RAP implementation in order to assess (1) whether the resettlement activities were appropriately conducted for effectiveness and transparency, (2) whether they met the targets, specifically, whether livelihoods and living standards have been restored or enhanced. The evaluation will also assess sustainability of resettlement activities and draw lessons as a guide for future resettlement planning.

11.2 Internal Monitoring

Internal monitoring will be undertaken by the RU through DPD with assistance from MFCA and the RAP IA. The RAP IA will gather information on LAP and RAP preparation and implementation covering relevant activities as per schedule and submit its monthly progress report, which is considered as a part of the internal monitoring report. MFCA produces its monthly monitoring report which has the contents of the internal monitoring and a separate quarterly LAP/RAP monitoring report for DMTCL's submission to JICA.

The internal monitoring will overall contain: (i) accomplishment to date, (ii) objectives attained and not attained during the period, (iii) challenges encountered, (iv) consultation records, (v) the status of GRM, and (iv) targets for the next quarter. **Table below** shows the potential monitoring indicators that will be reported.

Table 46: Potential Monitoring Indicators

Monitoring Issues	Monitoring Indicators
Institution Preparedness	<ul style="list-style-type: none">• Have all land acquisition and resettlement staff been appointed and mobilized for field and office work on schedule?• Have capacity building and training activities been completed on schedule?• Are planned committees (e.g. RAC, JVC, PVAC, GRC) already established and functional?

Monitoring Issues	Monitoring Indicators
Budget and Timeframe	<ul style="list-style-type: none"> • Are resettlement implementation activities being achieved against the agreed implementation plan and budget? • Are funds for resettlement being allocated to resettlement agencies on time? • Have resettlement offices received the scheduled funds? • Have funds been disbursed according to RAP? • Has all land been acquired and transferred in time for project implementation?
Delivery of Entitlements to PAHs	<ul style="list-style-type: none"> • Have all PAPs received entitlements according to numbers and categories of loss set out in the entitlement matrix? • How many affected households physically relocated and built their new structure at the new location? • Are income and livelihood restoration activities being implemented as planned? • Have affected businesses received entitlements?
Consultation, Grievances and Special Issues	<ul style="list-style-type: none"> • Have resettlement information booklet been prepared and distributed in consultation meetings, FGDs or any other occasions? • Have consultations taken place as scheduled including meetings, groups, community activities? • Have any PAPs used the grievance redress procedures? What were the outcomes? • Have conflicts been resolved?
Benefit Monitoring	<ul style="list-style-type: none"> • What changes have occurred in patterns of occupation compared to the pre-project situation? • What changes have occurred in income and expenditure patterns compared to the pre-project situation? • Have PAHs' income kept pace with these changes? • What changes have occurred for vulnerable groups?

Source: RAP IA, MFCA

11.3 External Monitoring and Evaluation

DMTCL will monitor implementation of resettlement activities through an EMA to be recruited by the Project through MFCA. The external monitoring will be in two objectives: (i) compliance monitoring and (ii) social impact evaluation. The EMA will review the LAP/RAP implementation status, identify any pending issues and propose mitigatory measures to improve the LAP/RAP implementation. A ToR for EMA is attached in Annex-12 of this RAP.

11.3.1 Compliance Monitoring

Compliance monitoring of RAP implementation will assess (i) implementation of project compensation and entitlement policies and timely payment, (ii) adequacy of organizational mechanism for implementing the RAP, (iii) restoration of PAPs incomes including provision of vocational training and

other benefits under the ILRP, and (iv) effectiveness of GRM including status of resolving grievance cases. It will also appraise the accounting documents used in recording the payments of compensation to PAPs by the DMTCL for transparency.

11.3.2 Social Impact Evaluation

The EMA will also conduct a one-time social impact evaluation, at least six months or 1 year after the completion of RAP implementation. It will assess the post-project socio-economic conditions of the PAPs by comparing the baseline socio-economic data generated for preparing the RAP.

The evaluation will describe achievement of the RAP implementation, overall social impacts on PAPs, and any outstanding issues as lessons learnt for the future planning and implementation, and further suggestions.

Chapter 12: Conclusion and Recommendations

12.1 Conclusion

People are living in the depot area over the decades and want to relocate by themselves under self-managed relocation options. This is to live within the kin groups for mutual support and cooperation, and under the urban project environment in Dhaka, and PAHs have more options to relocate by themselves as per their preference in a flexible manner. Therefore, the project supports self-managed relocation of the displaced HHs and commercial enterprises including shops. Adequate compensation for the affected properties (land, structures, trees) will be paid as per the policy of the ARIPA 2017 and the JICA Environmental Guidelines (2010).

The compensation budget for land has been prepared based on the average rate collected from the various sources including local people and Sub-Registrar's office. All of the sources have been considered in assessing current market prices. The PVAC will finally assess the RV of the land as per their mandate. If the PVAC assess the actual market price exceeds the DC's price (including 200% premium), the DMTCL (after approval of PVAC's recommended rates) will pay the additional payment on top of DC's payment. If any, the difference between the replacement cost and the DC's price will be paid for structures and other properties based on PVAC's decision.

The people living outside the depot boundary (within 55m to 80m) may not experience disturbances during the construction period since highly sophisticated machineries will be introduced. Nevertheless, the RAP kept a provision of the rental allowance maximum for three months for the HHs who will urgently require to leave the house for the time being due to construction vibration. This budget will be claimed from the contingency head.

The policy matrix of RAP has kept provision of the cash allowance to vulnerable households for their short-term income and livelihood restoration along skill training on IGA and market linkage. Additionally, other in-kind assistance such as money management training, preferential employment for civil construction work, and linkage with NGO/financing institution will be provided to interested PAHs besides vulnerable PAHs. As for the preferential employment in civil construction, although there is no obligation or quantitative target for the Contractor to hire PAHs during construction, preferential employment of significantly affected PAHs will be discussed between DMTCL, the project consultant and RAP IA and the contractor. Especially, such opportunity needs to be considered for vulnerable groups.

The GRC will be established shortly to resolve claims of the aggrieved persons related to resettlement as planned in this Updated RAP.

12.2 Recommendations:

The following actions are recommended for smooth RAP implementation by synchronizing LAP implementation.

1. Other local agencies, such as the Union Parishad, Upazila, and District administration should be briefed on their roles and duties in the RAP's implementation at the outset. In the early stages of RAP implementation, a seminar with local government entities could be organized for this purpose.
2. Affected households could be urged to relocate on their own. The RAC should be functional for providing necessary support and guidance in the relocation of the displaced HHs.

3. GRC also needs to be established at the earliest possible since the land acquisition and compensation payment are already started for CCL.
4. The contractor is encouraged to provide the employment opportunities to significantly affected PAHs who need to change jobs due to the Project to the extent possible. For the contractor's easy reference, the list of workable PAPs with summary of the qualification will be prepared by RAP IA and the project consultant.
5. Under the ILRP, vulnerable EPs should receive special attention and be periodically monitored. If necessary, for the vulnerable groups, a household wise income and livelihood restoration menu needs to be prepared by RAP IA and the project consultant.