

**Dhaka Mass Transit Company Limited
(DMTCL)**



**Resettlement Action Plan-III
(RAP-III)
For
MRT Line 6 (Extension) from
Motijheel to Kamalapur**

**Prepared For
NKDM Association**

**Prepared By
EQMS Consulting Limited**

March 2021



EQMS

Quality Information

Document Information

Project Name	Supplementary Safeguard Survey
Report Type	Resettlement Action Plan (RAP) Report
Report Status	Draft Report
Keywords	RAP, MRT Line-6 Extension, Land Acquisition and Resettlement, Cost Estimation of Affected Properties
Issue Date	11 th January 2021

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Revision History

Revision	Revision Date	Details	Authorized	
			Name/Position	Remarks
V1	10 th January 2021	Working Draft		
V2	11 th January 2021	Final Draft		
V3	19 th January 2021	Draft		
V4	28 th January 2021	Draft		
V5	1 st February 2021	Final Draft		
V6	2 nd February 2021	Final Report		
V7	8 th March 2021	Final Report		
V8	21 st March 2021	Final Report		
V9	31 st March 2021	Final Report		

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ACRONYMS AND ABBREVIATION

AP	: Affected Person
BDG	: Business Development Grant
BLG	: Business Loss Grant
BRG	: Business Restoration Grant
CMIS	: Computerized Management Information System
CMV	: Current Market Value
CMVS	: Current Market Value Survey
CRV	: Current Replacement Value
DC	: Deputy Commissioner
DGM	: Deputy General Manager
DMRTDP	: Dhaka Mass Rapid Transit development Project
DMTCL	: Dhaka Mass Transit Company
DP	: Displaced Person
ELG	: Employment Loss Grant
EM	: Entitlement Matrix
EP	: Entitled Person
FGD	: Focus Group Discussion
GRM	: Grievance Redress Mechanism
GRC	: Grievance Redress Committee
ILG	: Income Loss Grant
IRG	: Income Restoration Grant
IVG	: Income Vulnerability Grant
JICA	: Japan International Cooperation Agency
JVC	: Joint Verification Committee
JVS	: Joint Verification Survey
MARV	: Maximum Allowable Replacement Value
MES	: Monitoring and Evaluation System
MRTL-6	: Mass Rapid Transit Line-6
MRTB	: Ministry of Road Transport and Bridges
NHA	: National Housing Authority
PAH	: Project Affected Households
PAP	: Project Affected Person
PAU	: Project Affected Unit
PD	: Project Director
PEA	: Project Executive Agency
PIA	: Project Implementing Agency
PVAC	: Property Valuation Advisory Committee
PWD	: Public Works Department
RAC	: Resettlement Assistance Committee
RAJUK	: Rajdhani Unnayan Krottripokkho
RAP	: Resettlement Action Plan
ROW	: Right of Way
Rft	: Running Feet
R&R	: Resettlement and Rehabilitation
RV	: Replacement Value
SDG	: Structures Demolition Grant
SES	: Socio-Economic Survey
SRG	: Structure Reconstruction Grant

STG
URG

Structure Transfer Grant
Utility Reconstruction Grant

GLOSSARY

Affected Person (AP): includes any person, 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.

CMV: An assessment of Current Market Value as determined through Current Market Value Survey by Resettlement Assistant Consultant (RAC/INGO).

Community/Common Property Resource (CPR): The infrastructure owned and use or run by the community or providing service to the community for different purposes (for example: school, madrasa, mosque, temple, church, graveyard, playground, club, office, hospital etc.)

Compensation: Compensation includes cash compensation paid to the affected persons, business enterprises for lost land, structures, assets or income.

Cut-off Date: Cut-off date means the date after which eligibility for compensation or resettlement assistance will not be considered is the cut-off date. Date of service of notice under Section 4 of Land Acquisition Act-2017 is considered to be the cut-off date for recognition of legal compensation and the start date of carrying out the census/inventory of losses is considered as the cut of date for eligibility of resettlement benefit.

Direct PAP: People who have lost their titled land and assets are protected under the Land Acquisition Law. This group of Affected Persons (PAPs) is known as Direct PAPs.

Displaced Person (DP): A person who is compelled to change or relocate his/her place of residence and/or work place or place of business, due to the project. They are also grouped as involuntary resettlement as they have no option but to move out and rebuild their lives elsewhere.

Encroachers: 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.

Entitlement: Range of measures comprising of cash/kind compensation /financial assistance, relocation cost, and income/business restoration which are to be given to the PAPs depending on their nature of the losses for restoring their social and economic base.

Entitled Person (EP): An entitled person is one who has lost his/her assets (for example, land, trees, built structures, fish pond, commercial enterprise/small business) and/or employment as a direct/indirect impact of the project and is eligible to receive compensation from the DC office and/or cash grant from the project authority.

Household (HH): A household includes all persons living and eating together (sharing the same kitchen and cooking food together as a single-family unit).. A family/household refers to people typically husband/wife and all dependents irrespective of age. Married

son(s)/brothers, divorced, widowed, abandoned women may be considered in the unit of joint household of family. There may be one or more persons in a household who are entitled to a resettlement benefit based on the nature of losses.

Indirect PAPs: Indirect PAPs are those who have not lost any titled asset, but have lost the means of livelihood. For example, loss of employment by a person, on loss of business on others land and structure on GoB or other's land. They are always outside the CCL.

Income Restoration: Re-establishment of income sources and livelihoods of the Project Affected Persons (PAPs).

Market Value (MV): It is actually the prevalent market value of the affected assets. This value is determined by surveying the community markets by the RAC and recommended by Property Valuation Assessment Committee (PVAC).

Non-titled: means those 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.

Project Affected Persons (PAPs): (also called Affected Persons (PAPs): Project affected persons include persons whose land, houses/structures are partially or fully affected by the project or by any other component (for example construction yard, service area, resettlement sites), including any additional acquisition necessary for project implementation; (b) persons whose agricultural land or other productive assets such as trees, crops, perennials, fish ponds are fully or partially affected by the project; and (c) persons whose businesses are affected, including the employees and others who may experience loss of work/income and livelihood due to project impact are known as projects Affected Persons or Affected Persons.

Public Disclosure: Process of disclosing and sharing project impacts with the affected people and disseminating the information on their entitlements, compensation, R&R measures, project timeline etc. among them.

Relocation and Rehabilitation: Relocation refers to physically moving of the PAPs from the affected area to a new area/site and rebuilding housing, assets, including productive land, and public infrastructure in another location; while, rehabilitation means restoration of income, livelihoods, living and socio-cultural system.

Replacement Cost/Value (RV): Means the value of assets to replace the loss at current market price, or its nearest equivalent, and is the amount of cash or kind needed to replace an asset in its existing condition, without deduction of transaction costs or for any material salvaged.

Resettlement Action Plan (RAP): A time-bound action plan for the affected persons of a project with budget, setting out resettlement strategy, objectives, entitlement, actions, implementation responsibilities, monitoring and evaluation and all other works related to implementation.

Squatter/Informal Settlers: A person who has settled on public or private land without permission and/or occupying public building/asset without authority.

Vibration Affected Person: Those people who will be affected by vibration due to dynamic sand compaction/ Sand Compaction during the construction period.

Vulnerable Person: A person whose income is under the official poverty line. In other words, Vulnerable means Income Vulnerable. One particular PAP may be disabled, old, handicapped or female, but belong to higher income group, will not be considered as Vulnerable.

EXECUTIVE SUMMARY

Background: Dhaka Transport Co-ordination Authority (DTCA) took up a 20-year Strategic Transport Plan (STP) in 2005 to modernize the transportation system of Dhaka and its neighboring areas into a well-planned, coordinated and efficient platform. Under the STP, 3 heavy rail-based MRT (opposed to Light Rail based LRT) and 3 bus-based BRT routes were recommended. Responding to the request of the Government of Bangladesh, Japan International Cooperation Agency (JICA) conducted an implementation assessment study (known as DHUTS 1) on the STP in 2009-2010, which recommended Line 6 as the priority project. JICA then undertook the feasibility study of MRT Line 6 (known as DHUTS 2) during 2010-11. MRT Line 6 is a highly positive step to cater the huge transport demand on the corridor as well as improvement of the overall public transportation system.

Dhaka Mass Rapid Transit Development Project (DMRTDP), the formal name of the MRT Line 6 was approved by the ECNEC on December 18, 2012 and the loan agreement with JICA was signed on February 20, 2013.

In 2015, JICA reviewed and re-assessed Strategic Transport Plan of 2005 and prepared Revised Strategic Transport Plan (RSTP) masterplan with the recommendation of 6 Metro Rail Lines across the Dhaka City. JICA submitted the RSTP to the government in November 2015.

Dhaka Mass Rapid Transit Development Project (DMRTDP) i.e., the MRT Line-6 elevated line starts at Uttara 3rd phase, passing through Pallabi, Mirpur 10, Agargaon, Farmgate, Shahabag, TSC at University of Dhaka, Press Club and ends at Motijheel. Initially the length of the MRT Line-6 is around 20 km. The construction of MRT Line-6 is going on in full swing.

The Extension Component: Revised Strategic Transport Plan (RSTP) masterplan proposed to connect MRT Line-6 with the Kamalapur Railway Station. Later, DMTCL also decided to extend MRT Line-6 from Motijheel to the Kamalapur Railway station. The government instructed DMTCL to conduct social survey for extension of MRT Line-6 from Motijheel to Kamalapur on 15 September 2019 and approved MRT Line-6 Extension proposal on 3rd Sep, 2020. The government approved the alignment MRT Line-6 Extension on 14th December 2020.

Primarily NKDM proposed 3 alternative routes options with 15 meters ROW for MRT Line-6 Extension. DMTCL choose and selected alternative route-3 (Option-3) for MRT Line-6 Extension from Motijheel to Kamalapur. The route-3 requires land from BR near kamalapur railway station. This terminal building has a historic and architectural value due to its exclusive and superb architectural design. Furthermore, Bangladesh Railway has its own master plan for future development. Considering above mentioned factors, BR requested not to place MRT Line 6 station in front of Kamalapur BR station. Four alternatives route of option-3 considered and finally option-3b-1 was selected.

Preparation of Resettlement Action Plan (RAP): The mainline RAP was prepared in June 2016, which was approved by DMTCL Board on 3rd August 2016 following JICA concurrence. Government Order (GO) for RAP implementation was issued for Mainline RAP on 4th September, 2016. This RAP-III is prepared essentially based on the approved Mainline RAP, and basic framework of approved mainline RAP will remain same for RAP-III.

Land Acquisition and Resettlement Impact: the MRT Line-6 Extension project requires a total of 593.41 decimal of land, of which 187.59 decimal is privately owned land. The private land needs to be acquired. The Extension project has significant resettlement impact. Identified impact of the project is summarized in the below Table:

Table 1: Summary of Impact for MRT Line-6 Extension

Descriptions		Quantity/Amount
Land required for the project MRT Line-6 Extension		593.41 decimal
Land to be acquired (Private land)		187.59 decimal
Number of plots as per records/khatians		105
Number of directly Project Affected Households (PAH)	Land Losing PAHs	69
	Business Losing PAHs	127
Number of lands Losing PAPs need to be resettled		286
Number of Business Losing PAPs		684
Number of directly affected PAPs (286+684)		970
Number of Renter (Households)		135
Number of Affected Street vendor		106
Number of Wage/Employment Loser		297
Number of indirectly affected units (Households) (135+106+297)		538
Amount of Affected residential & Commercial Structures		157,956 sft/rft
Number of Affected Trees		320

Legal and Policy Framework: RAP-III prepared in compliance of the Acquisition and Requisition of Immovable Property Act-2017 and JICA's Guidelines for Environmental and Social Consideration 2010. A harmonized policy is adopted for preparing this RAP-III.

Institutional Arrangement and Grievance Redress Mechanism: Institutional arrangement for land acquisition, implementation of RAP-III, compensation assessment and payment procedures are remaining same as detailed in the RAP-II of MRT Line-6 except depot area.

Estimated Cost and Budget: A tentative and indicative budget has been calculated and proposed for meeting land acquisition, relocation and resettle of PAPs of the MRT Line-6 Extension project. Total amount required for meeting land acquisition cost is BDT **10,144,590,530** (One thousand fourteen crore forty-five lac ninety thousand five hundred thirty only including contingency at 10% and other applicable VAT)

1. INTRODUCTION

1.1. Background of the Project

Dhaka is the capital of Bangladesh, regarded as one of the most crowded cities in the world. The city is a home of 180 million populations. The city dwellers experienced terrific traffic congestion every day. Due to poor transport system and unbearable traffic congestion, the national economy lost billions of working hours every day. The existing mass 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 problem of traffic congestion of Dhaka is critical and has been an obstacle for the economic development of Bangladesh. Considering this huge population and its anticipated rapid increase, the mass transport system like Metro Rail is one of the best solutions.

Dhaka Transport Co-ordination Authority (DTCA) took up a 20-year Strategic Transport Plan (STP) in 2005 to modernize the transportation system of Dhaka and its neighboring areas into a well-planned, coordinated and efficient platform. Under the STP, 3 heavy rail-based MRT (opposed to Light Rail based LRT) and 3 bus-based BRT routes were recommended. Responding to the request of the Government of Bangladesh, Japan International Cooperation Agency (JICA) conducted an implementation assessment study (known as DHUTS 1) on the STP in 2009-2010, which recommended Line 6 as the priority project. JICA then undertook the feasibility study of MRT Line 6 (known as DHUTS 2) during 2010-11. MRT Line 6 is a highly positive step to cater the huge transport demand on the corridor as well as improvement of the overall public transportation system.

As per provisions stipulated in the Companies Act-1994, government owned Dhaka Mass Transit Company Limited (DMTCL) was formed on 3rd June 2013 to plan, conduct necessary survey and assessment, design, finance, construction, operation and maintenance of the Mass Rapid Transit (MRT) i.e., Metro Rail projects.

Dhaka Mass Rapid Transit Development Project (DMRTDP), the formal name of the MRT Line 6 was approved by the ECNEC on December 18, 2012 and the loan agreement with JICA was signed on February 20, 2013 for financing the implementation of the Project. Upon approved by the ECNEC and signed loan agreement with the JICA, DMTCL appointed and engaged NKDM Association (a six-consultancy firm consortium led by Nippon Koei of Japan) as General Consultant (GC) on November 19, 2013. The General Consultant (refer here as NKDM) is responsible to provide services for Planning, Design, Construction Supervision, Procurement support and Management of works. NKDM started their services from February 25, 2014.

1.2. Description of the Project

1.2.1 Description of the MRT Line-6 Extension

Dhaka Mass Rapid Transit Development Project (DMRTDP) i.e., the MRT Line-6 elevated line starts at Uttara 3rd phase, passing through Pallabi, Mirpur 10, Agargaon, Farmgate, Shahabag, TSC at University of Dhaka, Press Club and ends at Motijheel. Initially the length of the MRT Line-6 is around 20 km. The construction of MRT Line-6 is going on in full swing.

Kamalapur is the country's largest and busiest Railway Station and connected to the major cities through rail network except Barisal division. Thousands of people travel to and from Dhaka City through the Kamalapur Railway station daily. With improved Metro Rail network across the city, it is expected that gradually increasing number of peoples using Kamalapur railway station would like to use Metro rail network.

Revised Strategic Transport Plan (RSTP) masterplan proposed to connect MRT Line-6 with the Kamalapur Railway Station. In line with the recommendations of RSTP-2015, the Government decided to extend MRT Line-6 from Motijheel to the Kamalapur Railway station. The government instructed DMTCL to conduct social survey for extension of MRT Line-6 from Motijheel to Kamalapur on 15 September 2019 and approved MRT Line-6 Extension proposal on 3rd Sep, 2020. The government approved the alignment MRT Line-6 Extension on 14th December 2020.

Since this extended portion of the Line-6 will go through new areas that was not studied before to explore the possible social impacts, this report has been prepared to fill up that gap.

1.2.2 Selection of MRT Line-6 Extension Route

NKDM prepared alternate route selection using digitized mouza map and topo technology. Primarily NKDM proposed 3 alternative routes with 15 meters ROW for MRT Line-6 Extension. All three routes passed through the residential area in south Kamalapur and the stations will be on the land of Bangladesh Railway. Finishing points/stations of proposed alternative routes 1&2 are located in the south of Kamalapur railway station, while route-3 finishes at west side of the existing stations. Initially, DMTCL choose and selected alternative route-3 (Option-3) for MRT Line-6 extension from Motijheel to Kamalapur and started discussion with Bangladesh Railway. The length of the alternative route-3 is 1.16 km.

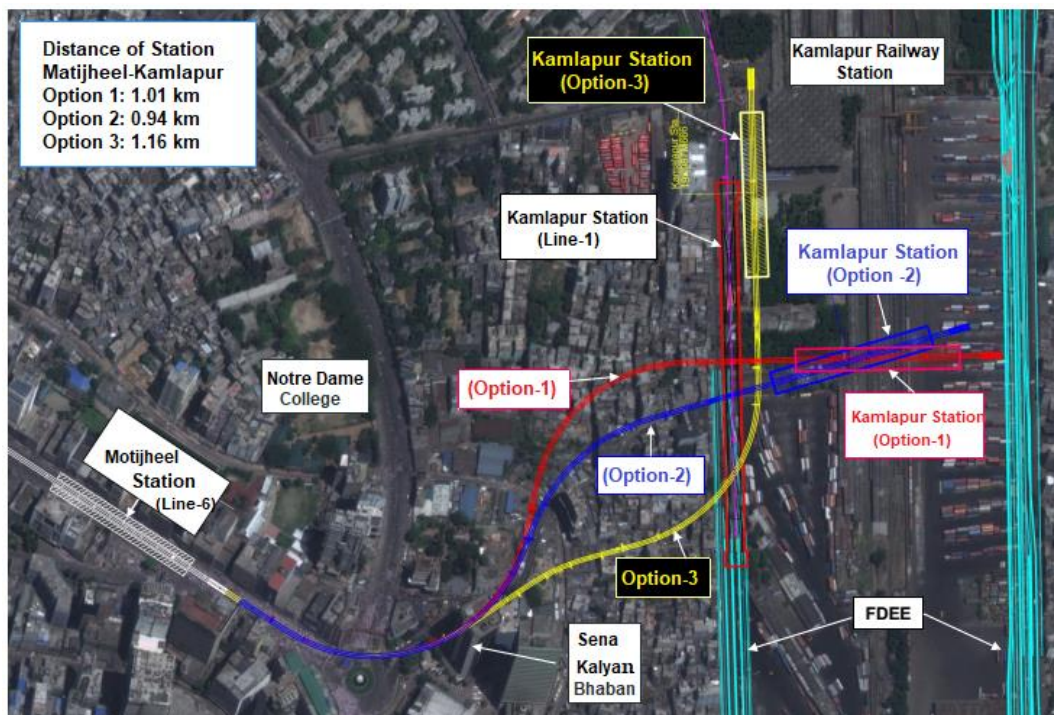


Figure 1: Proposed Alternative Route for MRT Line-6 Extension

1.2.3 Re-Alignment of Option-3

After crossing central road, the alternative route (option-3) will impact Bangladesh railway's main administrative building, signaling facilities, mosque, one office building and some semi-pucca structures on BR land. Moreover, station of alternative route (option-3) will be very close to the existing terminal building of Kamalapur station. This terminal building has a historic and architectural value due to its exclusive and superb architectural design. Furthermore, Bangladesh Railway has its own master plan for future development. Considering above mentioned factors, BR requested not to place MRT Line 6 station in front of Kamalapur BR station. NKDM re-designed the alignment of the Option-3. Four new alignment based on modification of the Option-3 has been proposed; the technical specifications are as follows:

Name of Alignment	Technical Consideration
Option-3a	Line-1: Locate on the existing road edge Line-6: In BR land, conflict with the existing facilities
Option-3b-1	Line-1: In BR land with avoiding of the signal facilities. Line-6: Locate on the existing road edge (scissor before station)
Option-3b-2	Line-1: In BR land with avoiding of the signal facilities. Line-6: Locate on the existing road edge (scissor after station)
Option-3c	Line-1: Locate on the existing road edge (same as Option 3a) Line-6: On top of Line 1 station (2 stations at same location)

The main difference between Alignment of Option-3b-1 and Option 3b-2 is the station location; in Option-3b-2, the station will be located just in front of the Kamalapur BR station, while station of Option-3b-1 will be little far from Kamalapur existing BR station.

1.2.4 Finalization of MRT Line-6 Extension Route

Considering various factors like minimum use of BR land, use of the existing ROW for alignment, no impact on BR signaling facilities and structures, and impact on BR Kamalapur Station, DMTCL finalized Option-3b-1 for the extension from Motijheel to Kamalapur. This alignment also obtained approval from the government. Selected alignment for MRT Line-6 Extension is presented in **Figure 2** and **Figure 3** (next page).

1.3. Objectives of the RAP

The aim of the Resettlement Action Plan (RAP) is to provide policy and procedures related to land acquisition, compensation and resettlement assistance to the project affected persons as per the applicable National law of the Government of Bangladesh and in consistent with the Environmental and Social Consideration of the Japan International Cooperation Agency

(JICA) that requires preparation of a RAP for all the projects having potential social impacts, acquisition of land and displacement affecting the lives of persons living therein.

The mainline updated RAP was prepared by the Resettlement Assistance Consultant (RAC) Christian Commission for Development in Bangladesh (CCDB) in June 2016, which was approved by DMTCL Board on 3rd August 2016 following JICA concurrence. Government Order (GO) for RAP implementation was issued for Mainline RAP on 4th September, 2016. This RAP-III is prepared as an addendum to the approved Mainline RAP, and basic framework of approved mainline RAP will remain same for this RAP-III.

The overall objective of RAP is to assess the adverse impacts of the project on people, their properties, livelihood, common property resources and develop mitigation measures to assist the project affected persons (PAPs) in getting their entitlements; compensation - for affected land, structure and other properties and assets and other resettlement and rehabilitation assistances, to enable them in improving their socio-economic standards and income earning capacity). The specific objectives of the study are as follows:

- To identify the potential social impact for the proposed MRT Line-6 Extension project.
- To identify all the Project Affected Person through census and socioeconomic survey using structured tools.
- To identify the ownership of the properties and assets likely to be affected.
- Assess the extent of loss of properties (land, structures, trees, business, income etc.) of PAPs as well as of that of community and loss of livelihood.
- Quantification of individual and total compensation including estimates of their resettlement and rehabilitation expenses.
- To develop and suggests applicable process for implementation of the RAP and it's monitoring.
- To establish Grievance Redress Mechanism (GRM) to deals with grievances related to resettlement process.
- Conduct consultation with PAPs, Community and other stakeholders.
- Establish a baseline profile of populations, social structures, employments, sources of income, access to social services and facilities.
- To prepare a Management Information System (MIS) for monitoring the compensation assessment, loss of assests, payment and reporting about it.

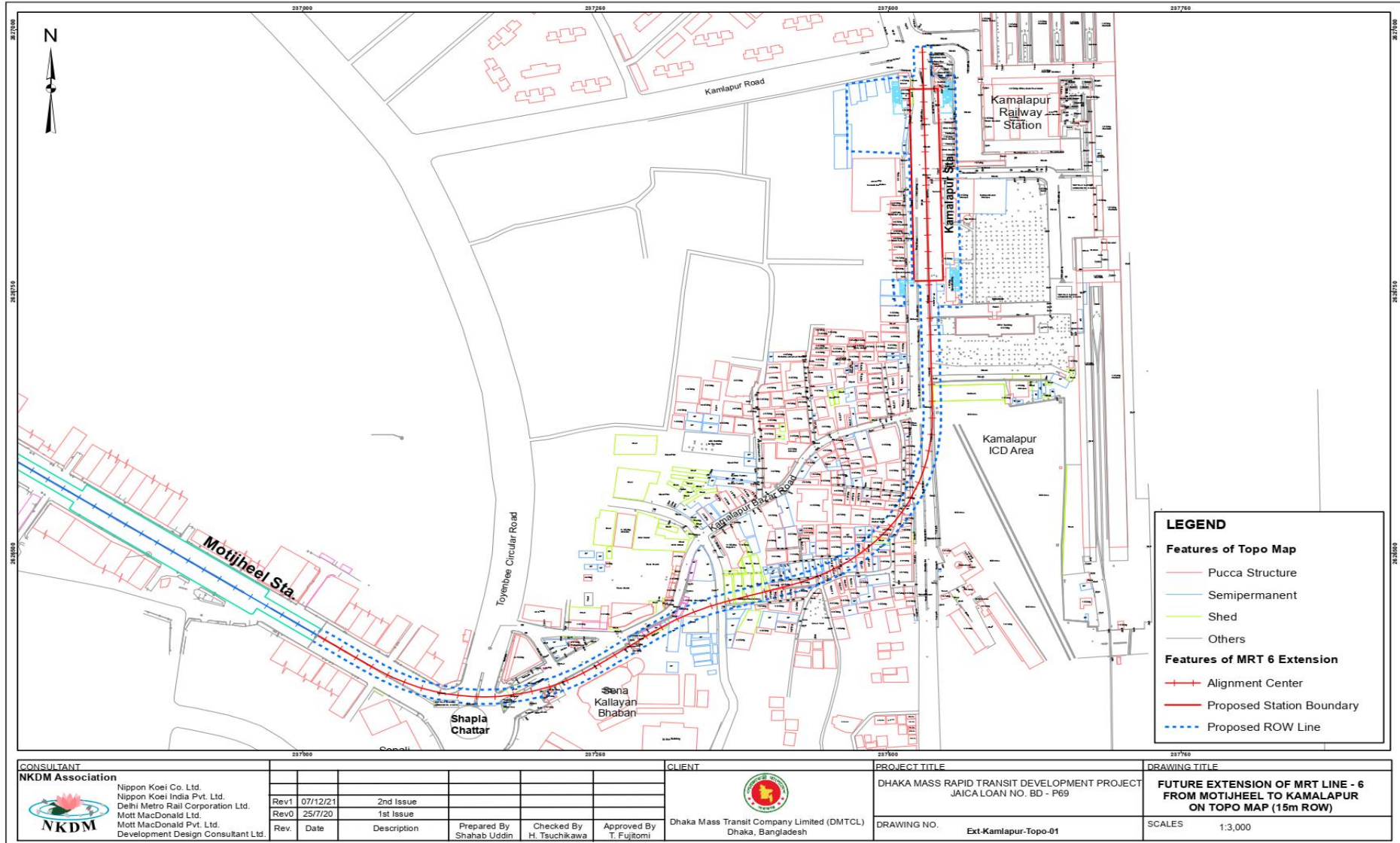


Figure 2: Final Alignment of MRT Line-6 Extension from Motijheel to Kamalapur in Topo Map

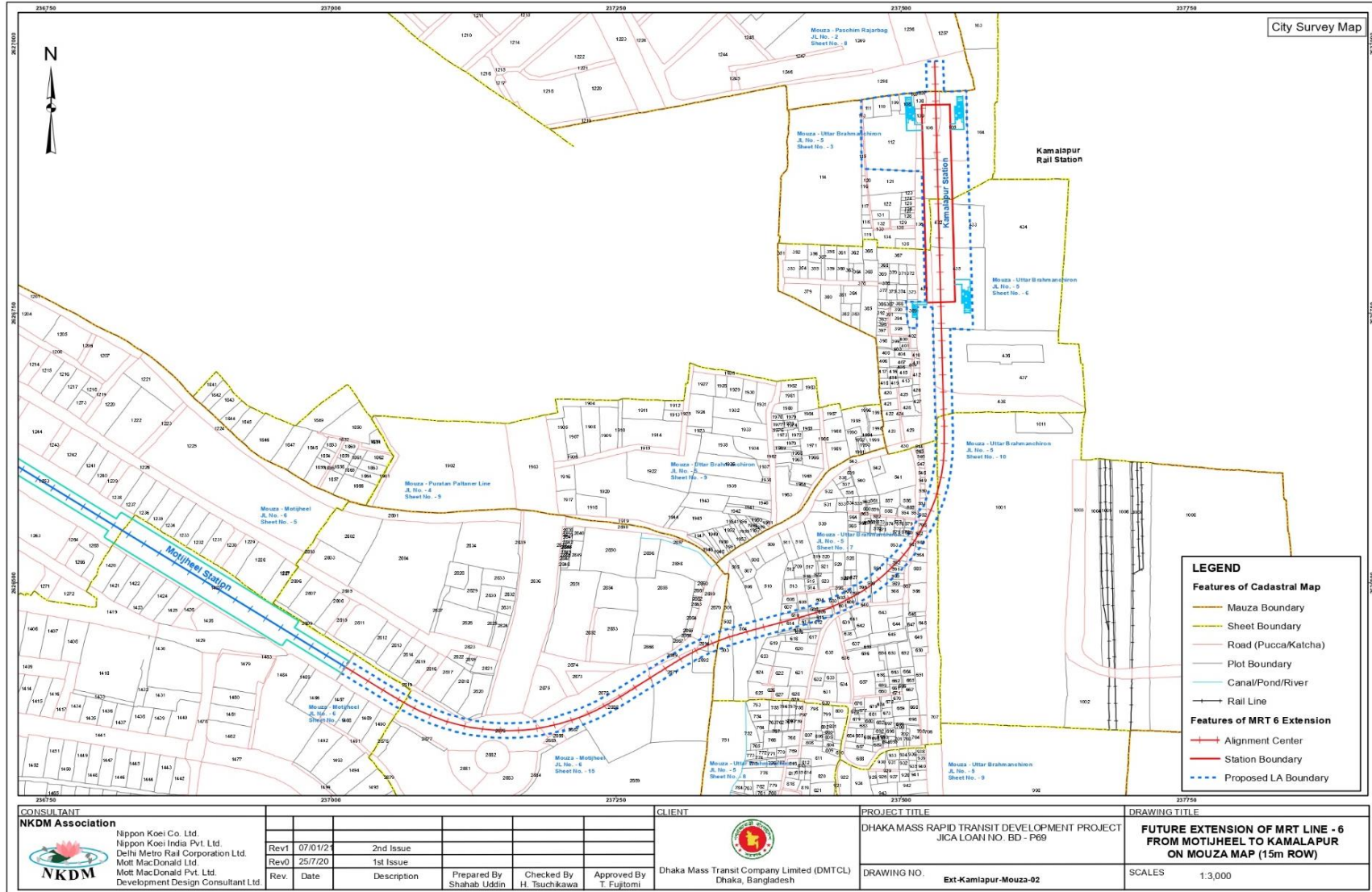


Figure 3: Final Alignment of MRT Line-6 Extension from Motijheel to Kamalapur in Mouza Map

1.4. The Cut-off-Date

Eligibility for compensation and resettlement assistance is limited by “Cut-off-Date” in MRT Line-6 Extension project. As per procedure of Acquisition and Requisition of Immovable Property Act-2017, serving date of notice u/s-4 is considered as legal Cut-off-Date, which necessarily means that, after this date no compensation for new structures or other assets built on the area will be considered. The legal Cut-off-Date for the title-holder will be established by the Deputy Commissioner through the land acquisition process.

On the other hand, according to the JICA’s Environmental and Social Consideration, census and socioeconomic survey starting date is considered as social Cut-off-Date, which means after this date, no non-title holders or illegal/unrecognize occupier could claim any compensation and resettlement assistance. The cut-off-date for the MRT Line-6 Extension is 29th November 2020, as the census and socioeconomic survey have started on that date.

2. SCOPE OF LAND ACQUISITION AND RESETTLEMENT IMPACT

2.1 Introduction

Taking consideration of the government decision to connect MRT Line-6 with the Kamalapur Railway Station, DMTCL approved alternative route-3b-1 for MRT Line-6 Extension project from Motijheel to Kamalapur. The total length of the alternative route-3b-1 is 1.16 km. The selected route will start from Motijheel station and cross through residential housing settlement at south Kamalapur. The MRT Line-6 Extension project has significant impact on land, structures, trees and other associated assets within the project Right of Way. Potential impact on land, structures and trees are discussed in this chapter.

The project impacts have been assessed through individual Inventory Loses (IOL), census and socioeconomic survey of PAPs living or running business in the project Right of Way (ROW). EQMS prepared IOL and conducted the Survey at Motiheel to kamalapur extension during November-January 2021.

2.2 Project Affected Households (PAH)

As a part of preparation of individual IOL and Census, EQMS prepared list of potential Project Affected Households (PAH) categorically. The EQMS identified and prepared a list of directly affected person in two categories i.e., land owners and businessperson in permanent structures within the project ROW. Survey Team of EQMS identified total 196 Project Affected Households (PAH), among which 69 are land owners, 127 are businessperson. Among the Project Affected Households (PAH), 69 PAHs need to be resettled as they will lose their homestead with living structures and other associated facilities. Identified businessperson rented in small shops from the title-holders and running business in it. The businessperson came from the different part of the country and do not live in the alignment. However, they carryout their business within the proposed alignment area on a permanent basis in a legal way. Category-wise Project Affected Households is presented in the below **Figure 4**.

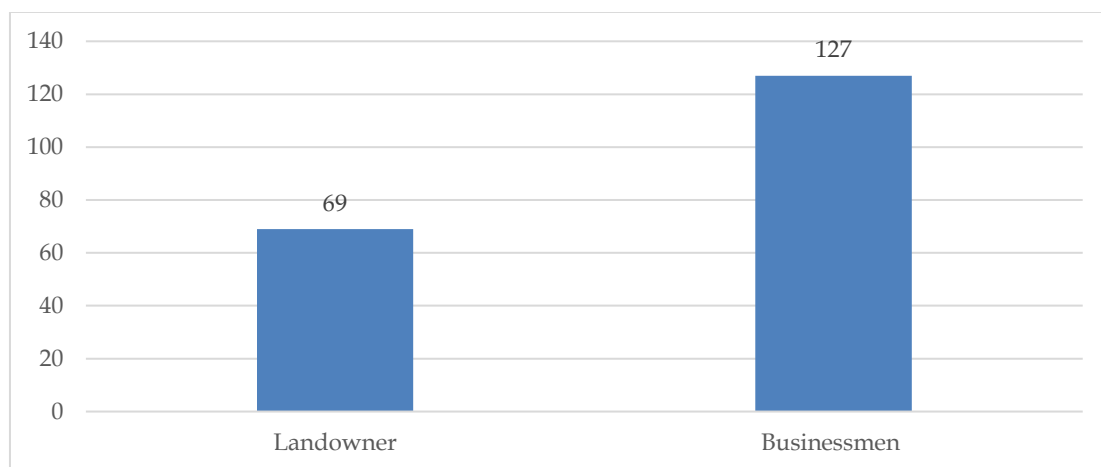


Figure 4: Project Affected Households

2.3 Resettlement Impact on Landowners and Title-Holders

Based on available latest land related documents/records, 105 plots will be affected due to the construction of MRT Line-6 Extension. Plot owner identification survey was carried out prior to census and socio-economic survey. Through the census survey, 69 households were identified with residence who are dwelling in the alignment of MRT Line-6 Extension. Some of the land owners are dwelling in other parts of the city, or other cities and do not live in the alignment, rather rented out their properties. Census and socio-economic survey were carried out to identify landowners living in the alignment. Census and socio-economic data depicted that 69 households with a population of 286 will be displaced from their residence and need to be resettled. Landowners, displaced households and total number of displaced populations is presented in the figure below:

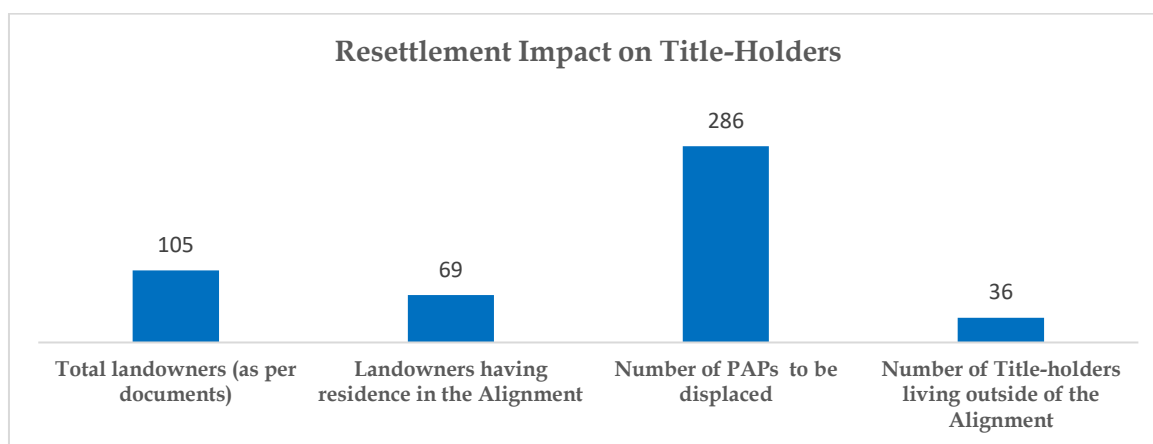


Figure 5: Resettlement Impact on Landowner and Title-Holders

Table 2: Category-wise Number of Directly affected people

SL No.	Category of Impact	No. of PAH	No. of PAPs
1	Landowners	69	286
2	Business	127	684
Total		196	970

2.4 Indirectly affected Persons

Inventory of loses, census and socioeconomic survey were carried out to identify project impacts, project affected persons and magnitude of impact on populations. The identified project affected persons were termed into two categories: (i) Directly Affected Persons, and (ii) Indirectly Affected Persons. Persons having land with residential or commercial structures in the alignment, and persons running business in a legal way are termed as directly affected persons. On the other hand, employees/wage earners of the affected business, street vendors and renter of residential housing were termed as indirectly affected persons. Street vendor, renters and wage earner/employees don't live in the project alignment on a permanent basis, thus they are considered as indirectly affected people. Because of this, detail demographic survey has not been conducted among them.

Category-wise indirectly affected people identified in the MRT Line-6 Extension alignment is presented below table:

Table 3: Category-wise Number of Indirectly affected people

SL No.	Category of PAPs	No. of PAHs
1	Street vendor	106
2	Renter	135
3	Wage Earner/Employees	297
Total		538

2.5 Impact on land

2.5.1 Quantum of Required Land Mouza-Wise

The MRT Line-6 Extension requires a total of **5.9341** acres (**593.41 decimal**) of land in three mouza. Highest amount (454.7 decimal) of land is in Brahmanchiron mouza followed by Motijheel (128.2 decimal) and Paschim Razarbag (10.5 decimal) respectively. Mouza-wise quantum of land is presented in the below **Figure 5**.

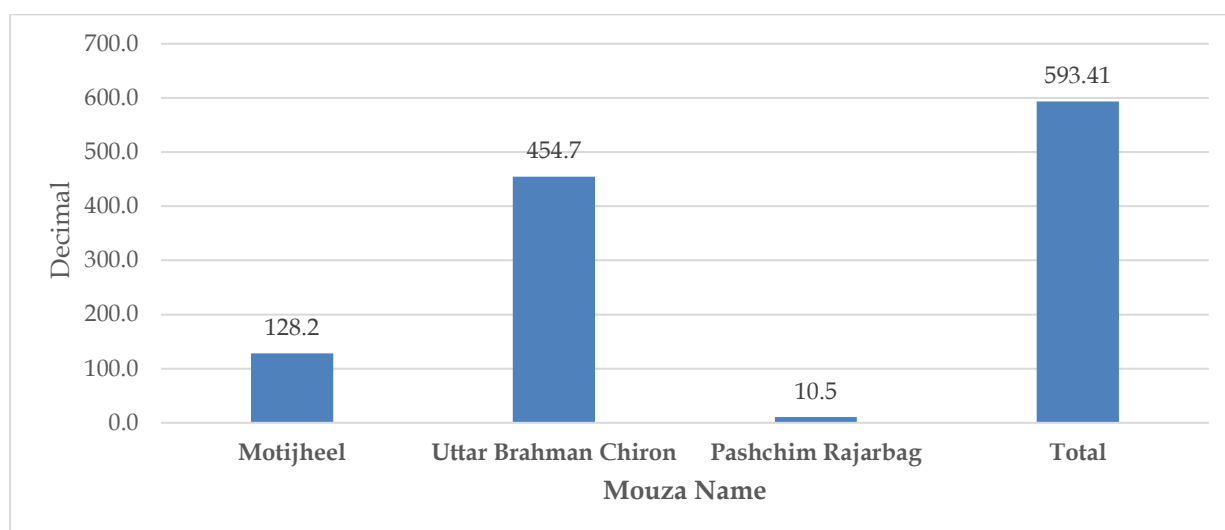


Figure 5: Mouza Wise Quantum of Land

2.5.2 Ownership and Type of Required Land

The MRT Line-6 Extension requires 593.41 decimal of land. The maximum amount (405.82 decimal) of required land belongs to public/government ownership, while less than one third (187.59 decimal) are privately owned land. As per land records or land related documents, 157.31 decimal and 30.28 decimal of privately owned land categorized as homestead and commercial respectively. Entire public land is found as commercial category in the land records. Ownership and type of required land by its uses or productivity is presented in the below **Figure 6**:

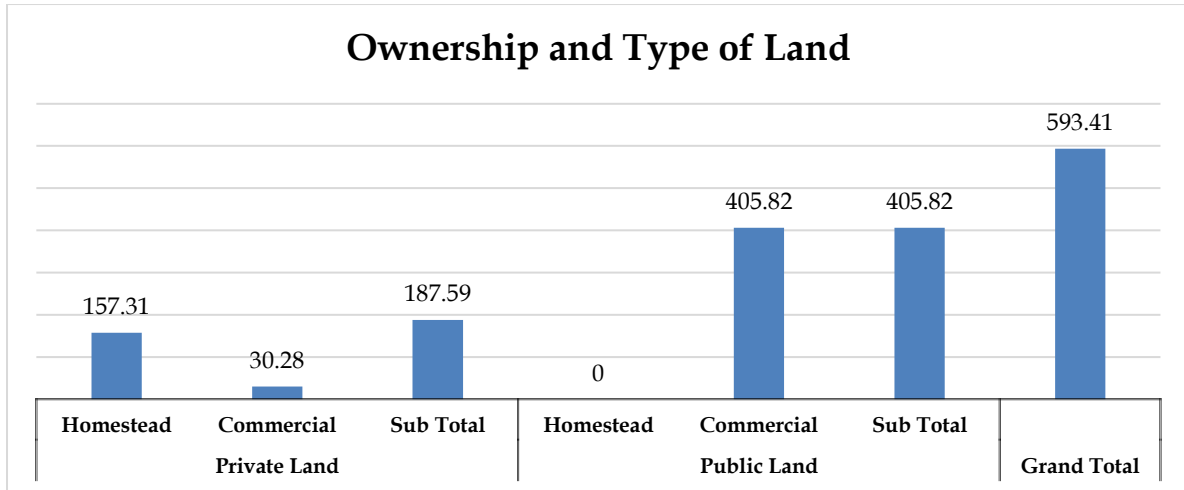


Figure 6: Ownership and Type of Land

2.5.3 Type of Land by its Uses/Production Capacity

A total of **187.59** decimal of private land will be acquired for the MRT Line-6 Extension, of which 157.31 decimal and 30.28 decimal is found homestead and commercial category respectively. On the other hand, 405.82 decimal of public land are to be required for the same purpose. Ownership's status, mouza-wise land types by its uses/production capacity are shown in the below **Table 4**:

Table 4: Type of Land by Uses/Production Capacity

Ownership of Land	Name of Mouza	Land Type	Impacted land (Decimal)
Private Land	Motijheel Mouza	Homestead	16.16
		Commercial	2.51
	Uttar Brahmanchiran	Homestead	141.15
		Commercial	27.77
Sub Total			187.59
Public Land	Motijheel Mouza	Commercial	109.54
	Uttar Brahmanchiran	Commercial	285.78
	Pashchim Rajarbag	Commercial	10.5
Sub Total			405.82
Grand Total			593.41

2.6 Number and Amount of Impacted Structures

The MRT Line-6 Extension has significant impact on both private and public structures existed on the ROW. As the extension alignment will cross residential area in Brahman Chiron (popularly known as south kamalapur) mouza. A total of 157,956 sft/rft of different types of structures will be impacted due to the construction of MRT Line-6 Extension. A total of 44 permanent (pucca) structures including a Community Property Resources (Mosque) amounting **102500** square feet floor area both in public and private ownership will be demolished due to the construction of the MRT Line-6 Extension. About **40324** square feet of

semi-pucca structures both in private and public ownership will be demolished due to the project. Number, category of structures, amount of floor area and ownership of structures is presented in the below table:

Table 5: Number, Type and Amount of Impacted Structures

Ownership	Pucca		Semi Pucca		Kutchha		Steel Structure		Boundary Wall	
	No.	Amount	No.	Amount	No.	Amount	No.	Amount	No.	Amount
Public	8	26,300	1	3,600	2	625	1	11,400	4	1,553
Private	35	73,750	23	36,724	3	872	0	0	6	682
Waqf	1	2,450								
Total	44	102500	24	40324	5	1497	1	11400	10	2,235

2.7 Number of Structures by Size

Within the Right of Way (RoW), a large number of single and multi-storied permanent structures will be demolished due to the construction of MRT Line-6 extension. A total of 44 permanent/concrete structures in both public and private ownership will be impacted and need to be demolished. Among 44 permanent structures, 12 are single storied, 13 are double storied, 5 are 3-storied, 8 are 4-storied, 4 are 5-storied and 2 are 6-storied buildings. Eight (8) including one 4-storied permanent/concrete building belong to the public i.e., government ownership. Category-wise numbers of structures by its size is presented in the below Table:

Table 6: Number of Structures by its Size

Type of Structures	Number of Storied	Number of Structure		Total
		Public	Private	
Concrete (Pucca) structures	1	5	7	12
	2	2	11	13
	3	0	5	5
	4	1	7	8
	5	0	4	4
	6	0	2	2
Sub-Total		8	36	44
Semi Pucca		1	23	24
Tin Made		2	3	5
Steel Structure		1	0	1
Boundary Wall		4	6	10
Sub-Total		8	32	40
Total		16	68	84

2.8 Impact on Trees

In addition to the impact on land and structures, the MRT Line-6 Extension project has limited impact on trees. A total of 320 number of trees of different sizes (measured as diameter at breast height, DBH) will be cut down due to the construction of the project, of which 233 are timber and 87 are fruits trees. There are 51 big/large, 94 are medium and 175 are identified as small by their size. Impacted trees by production value and size are shown in the belowtable:

Table 7: Number, Type and Size of Impacted Trees

Ownership	Tree Size	Timber	Fruits	Total
Public	Big (DBH > 30 cm)	45	5	50
	Medium (15-30 cm)	64	12	76
	Small (DBH < 15 cm)	120	20	140
Private	Big (DBH > 30 cm)	0	1	1
	Medium (15-30 cm)	3	15	18
	Small (DBH < 15 cm)	1	34	35
Total		233	87	320

The main project has tree plantation plan in depot area and under the viaduct. Same policy will be followed here.

2.9 Impact on Business

The MRT Line-6 Extension project has significant impact on business/ entrepreneur within the ROW. There is local market (kacha bazar) place in Brahmanchiron mouza (popularly known as south kamalapur). Census and socioeconomic survey identified 127 business entrepreneurs including 7 female businesswomen who run their businesses in the alignment. All business enterprise owners have their contract/lease agreement with the land/structures owners and regarded as directly affected persons. Various types of business/shops were identified during IOL and census e.g., grocery, stationeries, small medicine stores, electrical materials shops, electrical repairing, restaurant, food shops, vegetable shops, fish selling, meat selling, tea-stall etc. All the shops are small scale local service type. Some pictures of the shops are given in Annex-XIII. Gender segregated business entrepreneur is presented in the belowtable:

Table 8: Number of Impacted Business Entity

SL No.	Category of Business	Number of Affected Entity		
		Female	Male	Total
1	Business Entrepreneur	7	120	127

2.9.1 Impact on Income of Business Enterprise

MRT Line-6 Extension has significant impact on income of running business enterprise in the alignment. A total of 127 business enterprise were identified during census and SES. The survey data depicted that 93 (73.2%) business enterprise will lose income at BDT 50000 or above per month. Monthly income level of business enterprise is presented in the below table.

Table 9: Monthly Income Level of Business Enterprise

Income Level	Frequency	Percent
Up to 20,000	1	0.8
20,001 to 25,000	1	0.8

Income Level	Frequency	Percent
25,001 to 30,000	3	2.4
30,001 to 35,000	9	7.1
35,001 to 40,000	7	5.5
40,001 to 45,000	9	7.1
45,001 to 50,000	4	3.1
Above 50,000	93	73.2
Total	127	100.0

2.10 Indirectly Affected People

The Extension component of MRT Line-6 from Motijheel to Kamalapur has some indirect impact on persons living or running business in the alignment. These include, 135 house renters who rent residential houses on short term basis; 106 street vendors who run their business in the alignment without any legal title, and 297 employee who are working at (127) legal business units; thus, total indirectly affected people are 538 households. As there are no families live in the alignment, detail demography was not surveyed for the indirectly affected people. Numbers of indirectly affected people (households) are given below **Figure 7**.

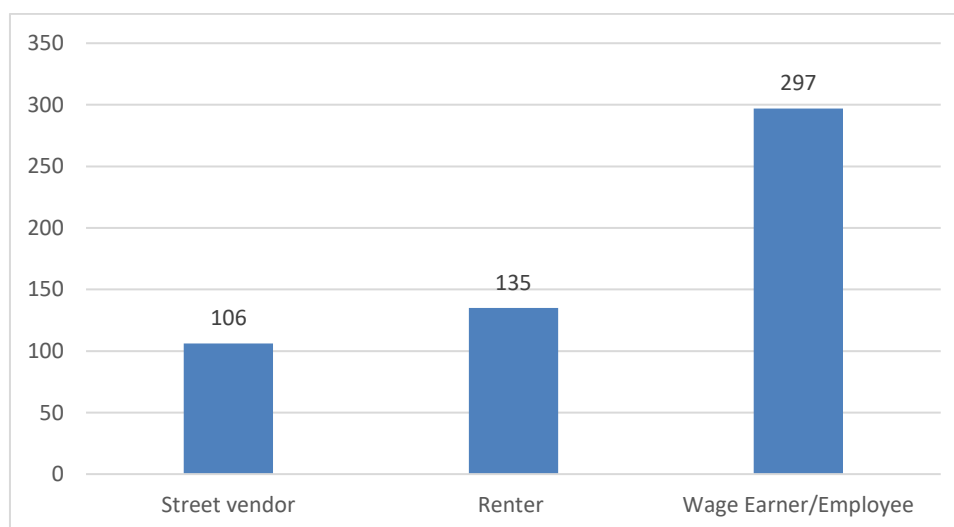


Figure 7: Indirectly Affected People

2.10.1 Income Level of Street Vendor

There are two categories of street vendors considering their monthly income level were identified in the alignment of MRT Line-6 Extension. Street vendors are having monthly income up to BDT 20000/month and above 20000/month. Income level of identified street vendors is presented in the below table.

Table 10: Income Level of Street Vendor

Income Level	Frequency	Percent
--------------	-----------	---------

Up to 20000	21	19.81
20000 and above	85	80.19
Total	106	100.0

2.10.2 Impact on Wage Earner

A large number of wage earner or temporary employee working in business entrepreneur such as grocery shops, fish and meat shops, tea-stall and restaurant etc. in the project ROW. There are four larges (having more than 10 employee) business enterprise identified in the MRT Line-6 Extension. About 297 wage earner/employee identified in 127 business enterprise identified in the MRT Line-6 Extension alignment. Details about wage earner is presented below table:

Table 11: Number of Wage Earner/Employee

No. of Employee each business entity	No. of Business entity	Total Employee
0	44	0
1	28	28
2	19	38
3	8	24
4	12	48
5	5	25
6	4	24
7	2	14
9	1	9
13	1	13
22	2	44
27	1	27
Total	127	297

2.11 Vulnerability Assessment

Certain groups of population by virtue of their socio-economic realities are considered socially vulnerable and thus in need of special consideration so that they can benefit from the development activities of the project. These groups include: (a) headed by single men or women with dependents with low income; (b) headed by old/ disabled people without means of livelihood support; (c) households that fall on or below the national poverty line; (d) elderly headed households and (e) disabled headed households and (f) households belong to indigenous or ethnic minority population. The above groups have been recognized as “vulnerable groups” under the Project. The Cost of Basic Need (CBN)¹ method was followed to determine the poverty-line income.

Considering above criterion, proper data/information has been collected through socio-economic survey for assessing household’s economic status and belongings. No such

¹Household income and expenditure Survey (HIES)-2010 and adding inflation rate up to 2017

vulnerable households were identified through socioeconomic survey in the MRT Line-6 extension.

3. PROFILES OF PROJECT AFFECTED PERSONS AND POPULATIONS

3.1 Introduction

The census and socio-economic survey were carried out in Nov-2020-January 2021 in the project area. The main objective of the census survey is to obtain details of project affected households i.e., demography of populations, access to education, health and sanitations, occupations and income earning sources and overall social dimensions. EQMSConsulting Limited designed and developed appropriate questionnaire to carry out census and socio-economic survey of project-affected households. The census and socio-economic survey collected a wide range of data, for example, demography, age/sex distribution, education, occupation, income/poverty data, types of businesses, types and ownership status of affected structures and other assets. The census and socioeconomic survey were carried out among title-holders and businessperson only as they identified as directly affected by the project. Census and socioeconomic survey didn't cover indirectly affected persons i.e., street vendors, wage earners/employee and renters. Indirectly affected person listed down categorically and counted as individual. However, Demographical and socioeconomic profile of directly Project Affected Persons (PAPs) is discussed in this chapter.

3.2 Population and Demography

The census and socio-economic survey covering 100% directly Project Affected Households (PAH) was carried out in the ROW of MRT Line-6 Extension. A total of 196 households with 970 Project Affected Persons (PAPs) were identified and surveyed in the MRT Line-6 Extension component. However, number of landowners may increase or decrease in the process of land acquisition to be executed by the Deputy Commissioner. The average household size is 4.77, which is significantly higher than the national average. The national average household size is 4.06 (Table 12).

Table 12: General/Demographic Profile of Affected Population

Type of Affected Households	No. of PAHs	No. of PAPs	Household Size
Land Owner	69	286	4.14
Businessman	127	684	5.39
Total	196	970	4.77

3.3 Sex Segregated Project Affected Population

Census and socioeconomic survey identified Project Affected Person in two (2) categories including land owners and businessperson within the project ROW. A total of 970 PAPs were identified, of which 497 are female and 473 were identified as male. Number of female PAPs is higher than male in land owner's category. Sex segregated Project Affected Populations is presented in below **Figure 8**:

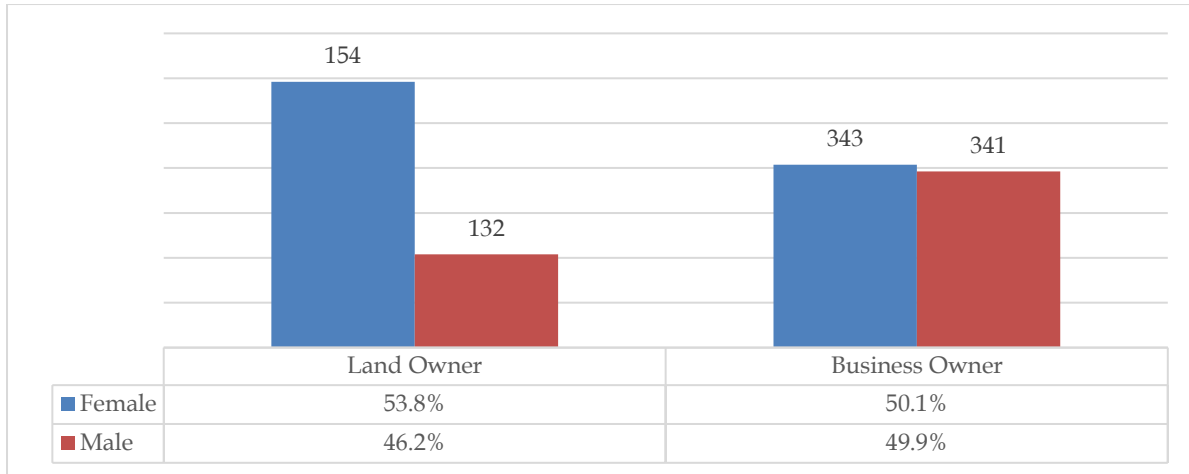


Figure 8: Sex Segregated Project Affected Person

3.4 Age and Sex Distribution of Project Affected Populations

The demographic information of the affected populations has been analyzed as a part of the socio-economic profile of the populations of project area. This comprises of gender profile and age-sex distribution of the affected populations in project area. The survey result clearly indicates that about 26.7% of PAPs fall under children age group (0-15 years), of which 17.1% are ten or below ten years old, and 9.6% are identified within 10-15 years group. Gender specific age group percentage of PAPs is presented in below **Figure 9**. Only 8.6% persons of affected population belong to the retiring and elderly age category (61 years and above).

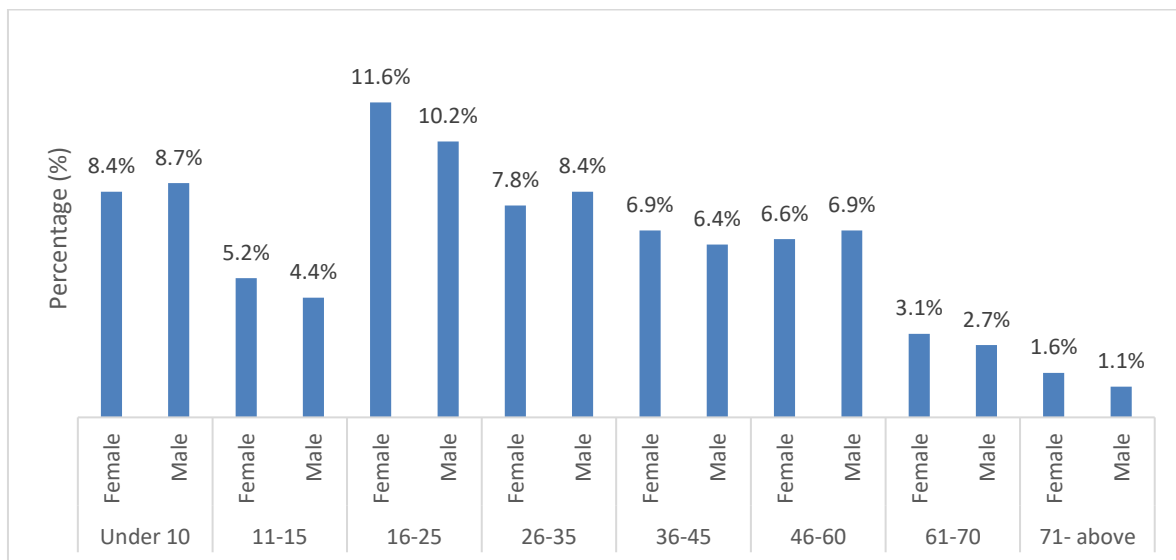


Figure 9: Age and Sex Distribution of PAPs

3.5 Marital Status of Affected Populations

Almost half (48.0%) of total Project Affected Population (PAPs) were found married, while 44.2% of them unmarried and not at marriable age. A total of 69 (7.1%) were found divorcee, widow/widower. Below **Figure 10** is depicted marital status of PAPs in the MRT Line-6 Extension.

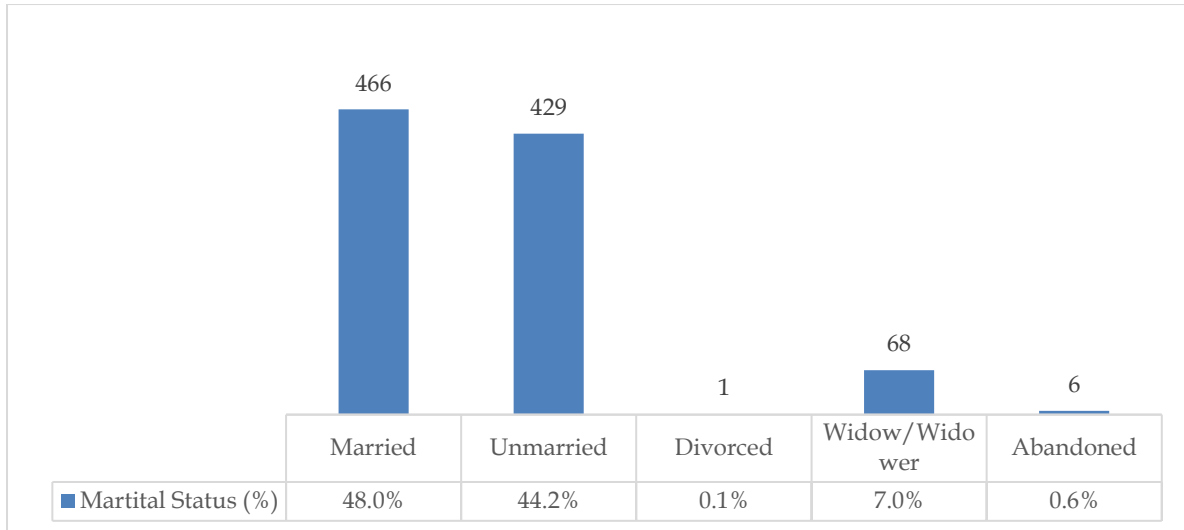


Figure 10: Marital Status of the PAPs

3.6 Educational profile of Project Affected Populations

Based on census and socio-economic data, it was revealed that majority (38.0%) of affected persons have completed primary level education. About 305 (31.4%) have passed secondary and higher secondary level education, while only 126 (13.0%) identified as privileged of having tertiary level education. A large number of PAPs (90 nos.) were found illiterate. Educational profile of PAPs is presented in the **Figure 11** below:

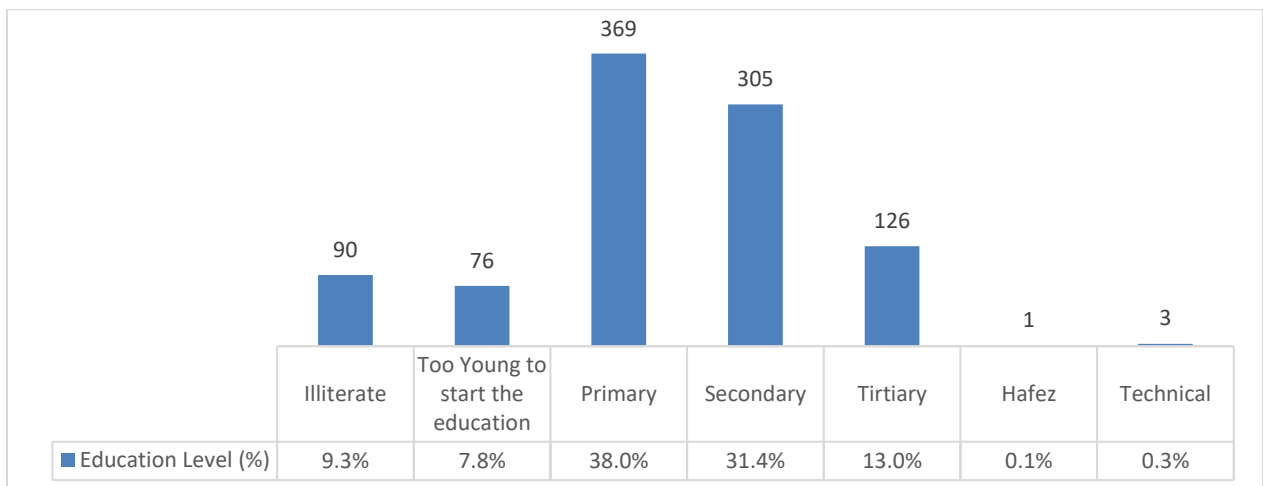


Figure 11: Educational Profile of PAPs

3.7 Occupation Distribution of PAPs

Occupational distribution of PAPs has been classified in two distinct categories: (i) employment; and (ii) non-employment. Those who are economically active and earned regularly are belong to employment category, and those are not economically active, under-age, elderly persons, retired and housewife etc. remain in non-employment category. Survey results depicted that more than three-fourth (748) of PAPs were found economically in-active and not engaged with any employment. Category-wise gender segregated occupation distribution of PAPs is presented in the below table.

Table 13: Distribution of Occupation of Project Affected Person

Employment Type	Type of Occupations	Type of Affected Households						Grand Total
		Land Owner			Business Owner			
		Female	Male	Total	Female	Male	Total	
Employment	Agriculture	0	0	0	0	1	1	1
	Business	0	20	120	8	127	135	155
	Carpenter	0	0	0	0	1	1	1
	Day Labour	0	0	0	0	4	4	4
	Freelancer	0	1	1	0	0	0	1
	Hawker	0	0	0	0	1	1	1
	Instrumentalist	0	1	1	0	0	0	1
	Lawyer	0	0	0	1	0	1	1
	Mechanic	0	0	0	0	1	1	1
	Oversees Employed	0	2	2	0	3	3	5
	Service	3	23	26	1	20	21	47
	Tailor	0	0	0	1	0	1	1
	Teacher	1	1	2	0	1	1	3
	Sub-Total	4	48	52	11	159	170	222
Non-Employment	Aged Person	14	6	20	32	16	48	68
	Child	9	7	16	31	51	82	98
	Freedom fighter allowance	1	1	2	0	0	0	2
	Handicapped	1	4	5	2	1	3	8
	House Owner	14	6	20	0	0	0	20
	House Wife	58	0	58	163	1	164	222
	Student	50	38	88	93	90	183	271
	Unemployed	3	22	25	11	23	34	59
Sub-Total	150	84	234	332	182	514	748	
Grand Total		154	132	286	343	341	684	970

3.8 Monthly Household Income and Expenditure

Census and socioeconomic survey reveal that about 76% of Project Affected Households earned BDT 40,000 and above per month. A total of 13.9% (13 nos.) households earned below or up to BDT 15000/month. About 68.9% households expense more than BDT 40000/month for households' purposes. Monthly income and expenditure of affected households presented in the below **Figure 12**:



Figure 12: Monthly Average Income & Expenditure

3.9 Project Affected Populations by Religious Faith

Census survey depicted that majority percentage (95.9%) of Project Affected Person belongs to Muslim by religious faith. Only 4.1% of PAPs were found as Hindu by faith. No other religious group or ethnic group were found during census and socioeconomic survey. Project Affected Persons (PAPs) by religious faith is presented in the below **Figure 13**:

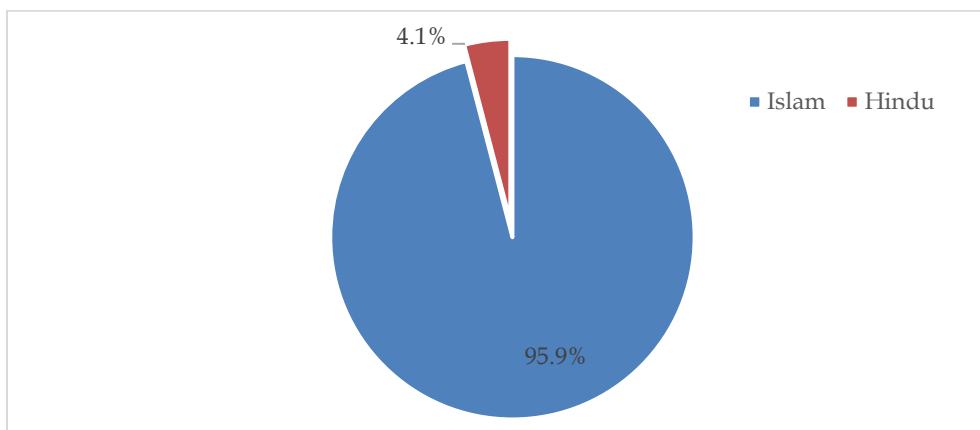


Figure 13: Percentage of PAPs by Faith

3.10 Accessibilities

3.10.1 Access to Safe Water and Sanitation Facilities

Census and socioeconomic survey data reveal that 100% of Project Affected Households have access to safe water for drinking, cooking and bathing. All affected households have access to hygienic sanitation facilities (**Table 14**).

Table 14:Accessibility to Water and Sanitation

Water and Sanitation Facilities		Total
Water Facilities	Tap water supply	190
	Deep Tube-well	04
	Tube-Well	02
Sanitation Facilities	Sanitary	196

3.10.2 Fuel and Energy Sources for

Survey findings shows that all affected households are connected with the power distribution system of PDB for electricity to lightening their houses and other purposes. About 185 households are connected with distribution and supply system of TITAS for natural gas as cooking fuel, while 08 households depend on LPG cylinder and only 03 households used firewood for cooking (Table 15).

Table 15:Sources of Fuel and Energy

Utility Access		Total
Electricity Access	Grid Line	196
Cooking System	Gas	185
	LPG	08
	Fire Wood	3

3.10.3 Accessibility to Other Social Services

MRT Line-6 Extension project located at center of the Dhaka City and this area regarded as prime location in the city considering commercial and business activities, a communication hub having railway networks with other major cities of the country. Many renowned government and private educational institutions are located within and surrounding the project area. PAPs have available facilities to get access to education. Some government and non-government health service provider are located in the area. All PAPs could easily access to health facilities. As the project area is the center of the capital city, all other social facilities are available.

4. CONSULTATION, PARTICIPATION AND DISCLOSURES

4.1 Consultation Process

Consultation with affected populations including land and structure holder, Business group, street vendor, local community and project stakeholders were carried out at their convenient place through Focus Group Discussion and Public Consultation Meeting. In all consultation events, a brief description about the project, RoW alignment, scope of development opportunities, land acquisition and compensation policy were discussed.

4.1.1 Focus Group Discussion

The participants of local community were consulted through FGD regarding the project goal and objective, RoW alignment, land acquisition and compensation procedure. A total of 4 FGD conducted with different affected persons group including local community, land and structure owner, Business owner and street vendor. Focus Group Discussion was conducted to obtain views and perception about the project from different groups of peoples in and around the project. General norms and procedures for holding an FGD followed to ensure spontaneous participation of affected populations. Summary of Focus Group Discussion is presented below table: Focus Group Discussion minutes is annexed with the report (**Annex-I**).

Table 16: Details of the Focus Group Discussion (FGD)

SL	Date & Place	Target Group	No. of Participant		
			Male	Female	Total
1	02/12/2020 Dakhin Kamalapur	Land and Structure Owner	6	2	8
2	03/12/2020 Dakhin Kamalapur	Business Owner	10	0	10
3	04/12/2020 Dakhin Kamalapur	Street Vendor	7	0	7
4	05/12/2020 Dakhin Kamalapur	Local Community	5	2	7

Focus Group Discussions were conducted among local community, land owners, business owners and street vendors. Female participation in the FGD was less. Because, only seven female headed households were identified during IOL and survey. All female headed households belong to business category. As they are not live in the project ROW, felt reluctant to participate in FGD. All participants found curious about the project and keen to know about the compensation policy, land acquisition and potential relocation. Summary of Focus Group Discussion is presented in the below Table:

Table 17: Summary of Focus Group Discussion

Issues discussed	Participant's Opinion, comments and Suggestions	Response to Questions/Action Point
General perception about the project and the awareness about the proposed project.	Most of the participants are in favor of the project and have been made aware of the proposed project through the various consultation that have taken place	Acceptance of the project
Discussion about RoW Alignment	Most of the participants have willingness to know about the RoW alignment.	The Consultants informed participants about the RoW alignment of proposed MRT Line-6 Extension from Motijheel to Kamalapur, with visual presentation of mouja map, design layout plan, and demarcation of area painted with red ink.
Land Acquisition and compensation benefit	Most of the participants were very much concern about land acquisition and compensation benefit.	The land acquisition and compensation for land and structure will be provided as per the Acquisition and Requisition of Immovable Property Act-2017 (ARIPA-2017) It has been also confirmed that fair and just compensation will be provided for acquired land other assets.
Compensation for Business owner and street vendor	<ul style="list-style-type: none"> • At present there are more than hundred people have their business in the proposed RoW alignment. • Most of the shop owners or rental businessmen have been operating shops/business since 15 to 20 years. • Most of the business man doing their business in the bazar area of proposed RoW alignment. • Most of the businessmen are permanent. 	Proper compensation package will be available for both land owner and land user. Persons doing their business in the RoW will be compensated as per Resettlement Action Plan.

Issues discussed	Participant's Opinion, comments and Suggestions	Response to Questions/Action Point
	<ul style="list-style-type: none"> • Most of the business owner were concerned about their compensation regarding business. 	
Employment opportunity and economic development	Employment is expected in the project area.	Job opportunity and employment will be enhanced and promoted once the construction has been started.

4.1.2 Public Consultation Meeting (PCM)

The objective of the meeting was to inform and obtain opinions of the public about the proposed Dhaka Mass Rapid Transit Development project (Line-06) Motijheel to Kamalapur Extension, its potential social impacts and mitigation measures. Public consultation meeting was held on 10 November, 2020 at AGB Colony Community Center, Motijheel, Dhaka.

4.1.3 Consultation

Dhaka Mass Transit Company Limited (DMTCL) consulted with the different stakeholder and informed the date and time of the meeting. Dhaka Mass Transit Company Limited (DMTCL) selected to conduct the consultation/meeting at AGB Colony Community Center, Motijheel, Dhaka where there is enough space for more than 200 persons. The venue was selected in terms of easy accessibility for the invitees and the guests as well.

After the confirmation of date, time and venue, consultant team visited the project area and invited the project affected persons to join the consultation meeting. An invitation letter was issued for the invited persons and guests to attend the meeting. The invitation letter was delivered in person by hand to each identified Project Affected Households, concern government agencies, elected representative of Local Government Institutes (LGI) and other stakeholders. (Invitation letter have been attached in ANNEX -II).

OPENING REMARKS

Mr. Shanti Moni Chakma, Deputy Project Director (Land Acquisition & Rehabilitation), Dhaka Mass Rapid Transit Development Project (Line-6) welcomed the participants in the consultation meeting. Consultation meeting was started reciting from the holy Quran. Mr. Shanti Moni Chakma gave a brief introduction of the proposed Dhaka Mass Rapid Transit Development project (Line-06) Motijheel to Kamalapur Extension project.

The proceedings commenced at 10:30 am and was presided by the Mr. Md. Aftabuddin Talukder, Project Director, Dhaka Mass Rapid Transit Development Project (Line-6). The meeting was attended by a total of 213 people (Attendance sheet have been attached in Annex III), which represent the elected representatives of Dhaka City Corporation, government officials, affected land owners, small businessmen, local people including women and senior citizen.

A video documentary was showed to the audience for understanding of the importance of Metro rail project and how it will be easing the perennial traffic congestion in the capital. It was also included how it will be an improved, faster, comfortable and environment-friendly means of public transportation.

Mr. Krishna Kanta Biswas, (Joint Secretary) Additional Project Director (Environment Health Safety, Land Acquisition & Resettlement), Dhaka Mass Rapid Transit Development Project (Line-6) project presented a power point presentation on MRT line-06 Motijheel to Kamalapur Extension. Presentation was focused on introducing the extension area of the project, benefits of the extension, compensation process, etc.

After the presentation, the floor was opened for stakeholder's speech and questions & suggestions from the participants. The key points raised by the stakeholders with responses provided are summarized in belowtable.

Table 18: Stakeholder Consultation Minutes

Government of the People's Republic of Bangladesh
Road Transport and Highways Division
Dhaka Mass Transit Company Limited
Probasi Kallyan Bhaban, Level-14
71-72 Old Elephant Road, Eskaton Garden, Dhaka-1000
www.dmtcl.gov.bd



Minutes of the Stakeholders Meeting (SHM) for Motijheel to Kamlapur Extension of MRT Line-6

Venue : AGB Colony Community Center, Motijheel, Dhaka
Date : 10 November 2020
Time : 10:30 AM
Chairperson : Md. Aftabuddin Talukder
Project Director
Dhaka Mass Rapid Transit Development Project (Line-6)
Attendance : **Annexure-A**

Kamlapur is a transport hub. Revised Strategic Transport Plan 2015-2035 recommended to connect Kamlapur by extension of MRT Line-6. Feasibility Study of MRT Line-1 suggested to establish connectivity between Motijheel and Kamlapur. JICA requested Dhaka Mass Transit Company Limited (DMTCL) to conduct a Social Survey for extension of MRT Line-6 from Motijheel to Kamlapur. JICA has also agreed to finance the Kamlapur extension of MRT Line-6. The Honorable Prime Minister has given consent on 16 September 2019 to conduct Social Survey for extension of MRT Line-6 from Motijheel to Kamlapur. Accordingly, Social Survey is in progress. Stakeholders Meeting has been organized as part of the Social Survey following the directives of the Honorable Prime Minister. The purpose of this meeting is to apprise the Project Affected Persons (PAPs) regarding the extension of MRT Line-6 from Motijheel to Kamlapur and to obtain their consent on land acquisition proposal.

02. The meeting was presided over by Md. Aftabuddin Talukder, Project Director, Dhaka Mass Rapid Transit Development Project (Line-6). Mr. M. A. N. Siddique, Former Secretary to the Government and Managing Director, DMTCL was present as guest of honour. The officials, Councillors of respective wards and Stakeholders were present in the meeting. The meeting notice was served to all head of the concerned households and other stakeholders physically and acknowledgement was received from them. The meeting hall was full of attendees.



Officials and Project Affected Persons (PAPs) present in the meeting

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03. The meeting was initiated with the recitation from the Holy Quran by Hafez Md. Selimullah Sikder, Imam, Motijheel Government Colony Central Mosque. Mr. Shanti Moni Chakma, Deputy Project Director (Land Acquisition & Resettlement), Dhaka Mass Rapid Transit Development Project (Line-6) welcomed the participants of the meeting. He introduced the key officials and Councillors to the audience and conducted the meeting.



Key officials and Councillors on the dais

04. A documentary on MRT Line-6 was played to the audience to give an idea of Metro Rail System and importance of MRT Line-6 in Dhaka City in reducing the traffic congestion and improving the environment. Besides, Mr. Krishna Kanta Biswas (Joint Secretary), Additional Project Director (Environment Health Safety, Land Acquisition & Resettlement), MRT Line-6 presented a Power Point Presentation on Extension of MRT Line-6 from Motijheel to Kamlapur.

05. After the presentation, the moderator opened the floor to the audience to raise their voice and come up with their comments and suggestions. The concerned ward Councillors and Project Affected Persons (PAPs) spoke in the meeting and expressed their views on route alignment, land acquisition proposal, compensation package and resettlement issues. The comments of the ward Councillors and Project Affected Persons (PAPs) are summarized below:

Name and identity	Comments
Mr. Md. Sultan Mia Councillor Ward Number 08 Dhaka South City Corporation	He welcomed the initiative of the government for the improvement of the public transportation system in the capital. He requested to save their ancestral houses and proposed the route alignment through Shapla Chattar - Notre Dame College - BRTC Bus Depot - Kamlapur, if possible.
Mr. Md. Mozzammel Haque Councillor Ward Number 09 Dhaka South City Corporation	He thanked the government for extension of MRT Line-6 from Motijheel to Kamlapur to reduce the perennial traffic congestion. He suggested to follow the Motijheel - Kamlapur main road as an alternative route alignment for extension of MRT Line-6, if possible. He also requested to look at the interest of the small businessmen.

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Name and identity	Comments
Mr. Md. Maruf Ahmed Monsur Councillor Ward Number 10 Dhaka South City Corporation	He appreciated the government initiative and expressed his full support in implementing the project. He expressed that the PAPs are ready to offer the proposed land for the extension of MRT Line-6 from Motijheel to Kamlapur in the greater interest of the public and for the development of the country. He also requested to give appropriate compensation to the Project Affected Persons (PAPs).
Mr. Md. Abdul Baquee Miah Additional Project Director (Civil) MRT Line-6	He explained the technical consideration in selecting the present route alignment. He further pointed out that route alignment of MRT Line-6 extension through the main road is not technically feasible and implementable because of unavailability of required curvature.

06. Among the stakeholders 12 (twelve) Project Affective Persons (PAPs) expressed their opinions in the meeting.



They raised the following points in the meeting to consider by the concerned authorities:

- i. If the route alignment of MRT Line-6 extension through the main road is not technically feasible and implementable because of unavailability of required curvature, we are ready to offer the proposed land for extension of MRT Line-6 from Motijheel to Kamlapur;
- ii. We need to know the exact route alignment on mouza map for our clear understanding. This will help us in identifying the affected plots, houses, shops etc. in our own way;
- iii. We are also interested to know the latest land acquisition law of the government and the JICA guidelines for compensation;
- iv. There are some businessmen along the route alignment but they are not the owner of the land. They have been running their business on rental shops or on government land. How they will be compensated?
- v. There are some structures along the route alignment but the full structure will not be affected. May be partial structure will be affected during land acquisition. How they will be compensated?
- vi. There are multiple owners of the same land. How they will be compensated?
- vii. Some of the lands are still recorded in parent names. How they will be compensated? and
- viii. How long it will take for completion of land acquisition process?

07. In response to the PAPs' comments and quires regarding land acquisition and compensation Mr. Mohammad Mahmudul Haque, Additional Deputy Commissioner (LA), Office of the Deputy Commissioner, Dhaka told them that the Acquisition and Requisition of Immovable Property Act 2017 will be followed in acquiring the aforesaid land. He explained that 12 months land deeds of the affected areas will be collected from the concerned Sub-Register's Office before

issuance of notice under Section-4 of the Act. After that two hundred times for land price will be added to the average value. Anyone can submit application for the compensation through online www.ladhaka.gov.bd. Videos and photographs will be taken during the joint verification. Land Acquisition Office of the Deputy Commissioner, Dhaka is always open to everyone. He said that he would issue instructions to concerned AC (Land) to give priority for the mutation of land of Project Affected Persons (PAPs) of MRT Line-6 extension. He will hand over the cheques for compensation to the PAPs directly at the locality. Compensation for business losses will be given based on Trade license, TIN and Tax payment etc. Minimum six months will be required for completion of all formalities of land acquisition after issuance of notice under Section-4 of the Act.

08. Mr. Md. Enamul Haque Mithu, Deputy Police Commissioner, Motijheel Division, Dhaka Metropolitan Police opined that MRT Line-6 extension would improve the traffic congestion of Kamlapur area. He requested all the PAPs present to support the land acquisition for extension of MRT Line-6 from Motijheel to Kamlapur.

09. Mr. M. A. N. Siddique, Managing Director, Dhaka Mass Transit Company Limited (DMTCL) expressed his satisfaction for the positive attitude of the elected local government representatives and the PAPs regarding land acquisition proposal for extension of MRT Line-6 from Motijheel to Kamlapur. He welcomed the valuable suggestions of the PAPs. He assured that the compensation for land and structure will be provided according to the Acquisition and Requisition of Immovable Property Act 2017 as narrated by Additional Deputy Commissioner (LA), Office of the Deputy Commissioner, Dhaka. He further mentioned that the Government will also follow the Japan International Cooperation Agency (JICA) Guidelines for Environmental and Social Considerations 2010 to compensate non-title holders permanent and floating businessmen, lease holders, tenants etc. He added that a Resettlement Assistance Consultant (RAC) will be engaged by DMTCL for preparation of Resettlement Action Plan (RAP) and its implementation. After the address of the Managing Director of DMTCL, the PAPs spontaneously accepted the explanation of land acquisition procedure and compensation benefits to be paid to the PAPs for acquisition of land and structures for extension of MRT Line-6 from Motijheel to Kamlapur.

10. Project Director of Dhaka Mass Rapid Transit Development Project (Line-6) and the chairperson of the meeting thanked the audience for joining the meeting. He assured to extend all sorts of cooperation from the project office as and when necessary. He again thanked everyone for attending and participating actively in the meeting and declared the meeting closed.



(Md. Aftabuddin Talukder)

Project Director

Dhaka Mass Rapid Transit Development Project (Line-6)

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4.1.4 Feedback from the Consultations and FGD

Consultations with the Project Affected Persons (PAPs) and community revealed that they are fairly in favor of the proposed MRT Line-6 Extension. However, they were expecting fair compensation and proper resettlement and rehabilitation of the affected households and persons irrespective of their title. They also expected fair judgment in fixation of alignments of the MRT Line-6 Extension. It is anticipated that connecting MRT Line-6 with the Kamalapur Railway Station will reduce traffic congestion by providing safe, secure and comfortable mass transport to the Dhaka city dwellers. People's perceptions were gathered during conducting of the census and the consultation meetings that were held in designated venue. Views of the community were shared with DMTCL and the Consultants especially on the needs of the landowners and businessmen.

Twelve Project Affected Persons (PAPs) on behalf of their community exchanged their opinions and views on various issues related to MRT Line-6 Extension like (i) current land acquisition law and JICA policy for compensation; (ii) compensation payment procedures (iii) resettlement benefits for PAPs; (iv) need for project sponsored resettlement sites; (v) support for compensation award collection; (vi) special support for affected households with income restoration assistance. Summarizing their views, expectations and suggestions and response of DMTCL, the Deputy Commissioner's office and other stakeholders, a meeting minutes is furnished with the report (**Table-17**).

After the completion of question and suggestions session, Mr. M. A. N. Siddique, Managing Director, Dhaka Mass Transit Company Limited responded the questions and committed to the participants on behalf of their suggestions. After the sessions Md. Aftabuddin Talukder, Project Director, Dhaka Mass Rapid Transit Development Project (Line-6) gave his concluding remarks. And the stakeholder consultation meeting was concluded.

5. LEGAL AND POLICY FRAMEWORK

5.1 National Legislation

RAP-II was prepared following Ordinance-II of 1982, while this RAP-III prepared in accordance with the harmonized policy of Acquisition and Requisition of Immovable Property Act-2017 and JICA's Guidelines for Environmental and Social Consideration.

The principal legal instrument governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Act-2017 (ARIPA-2017). The 2017 Act requires that compensation be paid for (i) land and assets permanently acquired (including houses, trees, and standing crops); and (ii) any other impacts caused by such acquisition. The Act stipulates some rules and considerations for ensuring fair compensation of acquired properties. According to the Act-2107, the Deputy Commissioner (DC) considers following features in determination of compensation:

- i. Market price of acquired land by averaging corresponding deed price of previous 12 months from the date of serving notice under section-4 (u/s-4) for each type of land within the vicinity;
- ii. Fair compensation for structures, trees and standing crops on the acquired land;
- iii. Compensation for detachment from the residual productive land;
- iv. Compensation for loss of income generated from the acquired land;
- v. Shifting cost of housing and commercial structures in case of displacement;
- vi. Should undertake appropriate step/action to resettle households displaced from homestead with living /housing structures;
- vii. If acquired land has standing crops cultivated by tenant (bargadar), the law requires that part of the compensation money be paid in cash to the tenants

Compensation payments or "awards" determines by the Deputy Commissioner popularly known as Cash Compensation under Law (CCL). It is evident that, in Bangladesh the sellers-buyers undervalued land prices in registration process in order to pay lower stamp duty and applicable fees. As a result, compensation for land paid by DC, remains less than the real/open market price or replacement cost (RC).

The Acquisition and Requisition of Immovable Property Act-2017 have some provisions adjusting determined value with the current market price of acquired properties. These are as follows:

- a. The Deputy Commissioner will pay additional 200% of assessed/determined price for land.
- b. The Deputy Commissioner will pay additional 100% of assessed/determined value for structures, trees, standing crops and other affected properties.

5.2 JICA's Resettlement Policy Principles for the Project

In accordance with the JICA guidelines for Environmental and Social Considerations, Resettlement Action Plan (RAP) is prepared to (i) cover all affected persons irrespective of their title to land; (ii) compensation for lost assets; (iii) restoration and enhancement of livelihood of affected populations. The affected person will receive cash compensation at replacement cost and other relocation assistances. JICA's safeguard policy commitments to affected populations of the project are as follows:

- Avoid and minimize the impacts on Involuntary resettlement and loss of means of livelihood
- Prior compensation at full Replacement Cost
- Determination of scope of Resettlement Action Plan through SIA.
- Conceive the Resettlement Action Plan as development program.
- Recognizes entitlement eligibility of Non-titled affected persons on public land.
- To Improve or at least to restore standard of living,
- Restoration and Enhancement of Livelihood.
- Special attention paid to the affected poor and vulnerable groups especially those below poverty line, women headed, and landless, elderly ethnic and indigenous households. .
- Provide Transitional and Relocation assistances.
- Disclose compensation and resettlement policy to the affected populations.
- Ensure public participation in Resettlement Planning.
- Appropriate and accessible Grievance Mechanisms must be established.
- Monitor and evaluate the impact of RAP implementation

5.3 Gap Analysis and Gap Filling Measures between JICA Policy and GOB Laws

As there are significant gaps in between Bangladesh Acquisition Law and JICA's Guidelines for Environmental and Social Consideration in preparation of RAP. Gap analysis and gaps filling measures are presented in the below table:

Table 19:Gap and Gap Filling Measures

SL No	Aspects/Issues	ARIPA-2017	JICA Policy/Guidelines (April 2010)	Gaps Between Gov and JICA Policy/guidelines.	Safeguard Measures Adopted in MRT Line-6 Extension Project
1	Avoid Involuntary resettlement	Avoidance of resettlement is not specifically mentioned in the 2017 Act.	Involuntary resettlement and loss of means of livelihood should be avoided by exploring all viable alternatives.	Gaps with regard to this principle to avoid resettlement impact thru alternative options.	RAP for MRT Line-6 Extension adheres to this principle - i.e., avoid resettlement impacts where feasible.
2	Minimize involuntary resettlement	The law only implicitly discourages unnecessary and excess land acquisition, as excess land remains idle and unused and lands acquired for one purpose cannot be used for a different purpose. Land that remains unused should be returned to the original owner(s).	When, after such an examination, avoidance is proved unfeasible, effective measures to minimize impact and to compensate for losses must be agreed upon with the people who will be affected.	Notice u/s-4 under 2017 Act requires notification only; no consultation is required.	<ul style="list-style-type: none"> - Minimize displacement of people DMTCL redesigned project ROW several times and explored all viable design alternatives. - If unavoidable, provide replacement cost (for lost assets and income) and rehabilitation and livelihood assistance, towards better condition than before relocation for all displaced households, regardless of (land) tenure. Unused land will be returned back to the original owners

SL No	Aspects/Issues	ARIPA-2017	JICA Policy/Guidelines (April 2010)	Gaps Between Gob and JICA Policy/guidelines.	Safeguard Measures Adopted in MRT Line-6 Extension Project
					through de-acquisition.
3	Mitigate adverse social impact	The mitigation measures are cash compensation only for lost assets. The complexities of resettlement are not addressed by the ARIPA-2017..	People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported by project proponents etc. in a timely manner.	Only cash-based compensation for acquired assets. The impacts of income and livelihood and the need for resettlement is not considered.	<ul style="list-style-type: none"> - Provision for replacement value/cost for lost assets (i.e., land, structures, trees etc.) at replacement cost. - Livelihood and Income Restoration Assistance be provided. - Mitigation measures/RAPs to be disclosed to the community and available in Bangla.
4	Identify, assess and address the potential social and economic impacts	The 2017 Act requires preparation of a Land Acquisition Plan (LAP) for land acquisition and compensation purposes. However, GOB environmental rules/guidelines (1997) synchronize various applicable laws	The impacts to be assessed with regard to environmental and social considerations. These also include social impacts including migration of population and involuntary resettlement, local economy such as employment and livelihood, utilization of land	Impact assessments are typically done in the case of externally funded projects; otherwise, a land acquisition plan is prepared for acquisition purposes. Project impacts on properties, livelihoods and employment,	RAP of MRT line-6 Extension project confirms identification of impacts caused by displacement whether or not through land acquisition (maintaining the principle that lack of formal title to land should not be a bar to get compensation and resettlement

SL No	Aspects/Issues	ARIPA-2017	JICA Policy/Guidelines (April 2010)	Gaps Between Gob and JICA Policy/guidelines.	Safeguard Measures Adopted in MRT Line-6 Extension Project
		and policy frameworks of the country for early identification of impacts on biophysical, socioeconomic and cultural environment of a project intervention and their mitigation. Requires the assessment of technical alternatives, including the no action alternative to minimize adverse environmental impacts, include impact on human health and safety. EIA identifies measures to minimize the problems and recommends ways to improve the projects.	and local resources, social institutions and local decision-making institutions, existing social infrastructures and services, vulnerable social groups such as poor and indigenous peoples, equality of benefits and losses and equality in the development process, gender, children's rights, cultural heritage, local conflicts of interest, infectious diseases such as HIV/AIDS, and working conditions including occupational safety.	health and environment are discussed in IEE/ESIA reports, but do not provide enough information to determine losses and basis for compensation. Existing laws do not have provision for identification of indigenous people to recognize their particular problem and inconveniences due to the project.	assistance), The Resettlement Framework also addresses both direct and indirect impacts.
5	Prepare mitigation plans	The Deputy Commissioners (DCs) has the mandate in their respective	People who will be displaced must be resettled and people whose means of	Existing law and methods of assessment do not ensure	RAP for MRT Line-6 Extension project requires full census and/or updating,

SL No	Aspects/Issues	ARIPA-2017	JICA Policy/Guidelines (April 2010)	Gaps Between Gov and JICA Policy/guidelines.	Safeguard Measures Adopted in MRT Line-6 Extension Project
	for affected persons	jurisdiction as per law to acquire land for any requiring person (public agency or private person). The requiring body requests the Deputy Commissioners for acquisition of land for their project/scheme. DCs investigate physically the requirement of land and carry out Joint Verifications of assets and type of land for assessing the quantity of losses (u/s 9 (1) of the law). The Affected titled holders receive compensation the assessed and determined by DC according to the mouza rates plus 200% additional for land and 100% additional for Structures, Trees and crops.	livelihood will be hindered or lost must be sufficiently compensated and supported by project proponents etc. in a timely manner.	Replacement Cost of property at current market price. The ARIPA-2017 has provision for resettlement of displaced households but don't have provision for rehabilitation of affected persons or their loss of income or livelihood resources. "Market value" of property is often found low in respect of current market price, it can be raised, if appealed, by a maximum of 10 percent each time which in most case is not sufficient to match with real market price.	where possible, for up-to date database. RAP will be developed on the updated survey data Provide guidelines to ensure compensation for lost assets at full Replacement Costs and other assistance to help them improve or at least restore their standard of living at pre-project level. Includes special attention to gender and preparation of gender action plan.

SL No	Aspects/Issues	ARIPA-2017	JICA Policy/Guidelines (April 2010)	Gaps Between Gov and JICA Policy/guidelines.	Safeguard Measures Adopted in MRT Line-6 Extension Project
		The Deputy Commissioner follows the rate of PWD for structure, DAE for crops, DoF for trees, etc.). Affected owners have the right to appeal on acquisition or on the compensation amounts determined as per law.			
6	Consider alternative project design	Feasibility studies including social, political, cultural and environmental impact assessments, detailed engineering surveys as basis for acquisition of private property or rights.	Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.	No specific laws for considering project design to avoid or minimize involuntary resettlement. Feasibility study considers cost benefit more from technical than socio cultural considerations	RAP for MRT Line-6 Extension project considered feasible alternative project design to avoid or at least minimize physical or economic displacement, while balancing environmental, social, technical and financial costs and benefits.
7	Involve and consult with stakeholders	The ARIPA-2017 have provisions (Section 4 and 4/1) to notify the owners of property to be	Appropriate participation by affected people and their communities must be integrated in the	There is no provision in the law for consulting the stakeholders but the	RAP for MRT Line-6 Extension project has provisions for community consultation and public disclosure

SL No	Aspects/Issues	ARIPA-2017	JICA Policy/Guidelines (April 2010)	Gaps Between Gov and JICA Policy/guidelines.	Safeguard Measures Adopted in MRT Line-6 Extension Project
		acquired. Any party having any objections can appear to DC for a hearing with 15 days of notification	planning, implementation, and monitoring of resettlement action plans and measures to prevent the loss of their means of livelihood.	land allocation committees at district, division and central government level. People have limited scope to negotiate with the government on the price of land, but have no right to refuse acquisition	of impacts as well as mitigation measures, including disclosure of Resettlement Action Plan. Further, grievances redress procedures involving cross-section of people, including representative of affected persons, have been established for accountability and transparency.
8	Disclose and inform PAPs of RAP and mitigation measures	The ARIPA-2017 requires serving a "notice" to be published at convenient places on or near the property in a prescribed form and manner stating that the property is proposed to be acquired (u/section 3).	In preparation of 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.	Disclosure takes place in case of donor-funded projects.	RAP for MRT Line-6 Extension project requires disclosure of Draft RAPs to the affected communities in a form or language(s) that are understandable to key stakeholders, civil society, particularly affected groups and the general public in an open gathering. Further, updated RAPs will be

SL No	Aspects/Issues	ARIPA-2017	JICA Policy/Guidelines (April 2010)	Gaps Between Gov and JICA Policy/guidelines.	Safeguard Measures Adopted in MRT Line-6 Extension Project
					disclosed based on material changes as a result of the concerns of affected families.
9	Support existing social and cultural institutions of the affected persons	Generally, any social and cultural institutions should be avoided.	The impacts to be assessed with regard to environmental and social considerations. These also include social impacts, including social institutions such as social capital and local decision-making institutions, existing social infrastructures and services.	If avoidance is not possible, the Government shall acquire, but will reconstruct or rebuild the social and cultural institutions.	Affected households were given options for relocation in accordance with their choices and support available forms existing social networks. Host-resettles' relation was enhanced by providing civic amenities and infrastructure services to the host villages.
10	Build capacity of the borrower(s) in IR implementation	No provision in the ARIPA-2017.	JICA makes efforts to enhance the comprehensive capacity of organizations and operations in order for project proponents etc., to have consideration for environmental and social factors, appropriately and effectively, at all times.	There is a gap in regards to build capacity of borrower or clients of managing resettlement action plan implementation.	RAP for MRT Line-6 Extension project could follow other projects implemented by RHD, BWDB, BBA and the Railway. Special scope could be made for enhancing DMTCL's capacity to manage Resettlement

SL No	Aspects/Issues	ARIPA-2017	JICA Policy/Guidelines (April 2010)	Gaps Between Gob and JICA Policy/guidelines.	Safeguard Measures Adopted in MRT Line-6 Extension Project
					Action Plan implementation.

In Bangladesh most of the infrastructure development projects are financially and technically assisted by the donors like JICA, WB, ADB, etc. In estimating the Replacement Value of the affected/displaced properties, the harmonization between the donor and GoB policies have always been done in past projects which has been followed similarly for this project also.

5.4 Resettlement Experiences under Harmonized Policies

At present, there is no national policy for resettlement of project-affected persons in Bangladesh. However, many donor and multi-donor funded projects - particularly large bridge projects such as the Bangabandhu Bridge, Padma Multipurpose Bridge, Bhairab Bridge, Paksey Bridge, and Rupsa Bridge - have been successfully implemented the resettlement program in the country. The Jamuna resettlement is considered a "model" with many "good practices" among the other. The mentionable tasks completed in social safeguard program are: (i) identification of affected persons at maximum level; (ii) cut-off date established by census; (iii) video-filming of project right-of-way; (iv) ID cards for affected persons; (v) compensation for losses irrespective of titles; (vi) replacement value of land and other assets; (vii) resettlement of the affected households; (viii) special provisions for assistance to poor women and vulnerable groups; (ix) training/livelihood programs for income restoration; (x) project benefits for "host" villages; (xi) management information system for processing resettlement benefits monitoring and evaluation; and (xii) involvement of NGOs in RAP implementation. These successful steps have influenced many other projects since its completion in 1998. It is to be noted that in all donor assisted project, the compensation packages for all types of losses are given at Current Replacement Value to such an extent that it may be named as Maximum Allowable Replacement Value (MARV).

6. ENTITLEMENT MATRIX AND PAYMENT PROCEDURES

6.1 Eligibility

Project Affected Persons (PAPs) entitled to compensations are those losing their land (titled or non-titled), structures, crops, trees and other objects attached to the land: business, income, employment etc. Eligibility to receive compensation and assistance will be limited to the cut-off date. Any households or persons identified within the project RoW during this process will be eligible for compensation and assistance from the project. The PAPs who settle in the affected areas after the cut-off date (Section 1.4) will not be eligible for compensation. They, however, will be given sufficient advance notice, requesting to vacate the premises and dismantle structures prior to project implementation.

The RAP-III will be implemented according to compensations and grants eligibility and entitlements framework in line with both GoB laws and JICA policies. The entitlements are based on provisions for compensation for land and other assets following the Acquisition and Requisition of Immovable Property Act-2017, and replacement cost and other assistance and allowances following the JICAs policies. The Eligibility and Entitlements Matrix for the project will follow the Entitlement Matrix of RAP-II of MRT Line-6 except depot area, which is prepared in compliance with the policy framework for the project harmonizing the national law with JICAs policies.

RAP-II prepared following Ordinance-II of 1982, while this RAP-III of MRT Line-6 Extension has been prepared in accordance with the harmonized policy of Acquisition and Requisition of Immovable Property Act-2017 and JICA's Guidelines for Environmental and Social Consideration-2010. This RAP-III is benefited from the good practices/examples on involuntary resettlement in Bangladesh.

Compensation and all applicable resettlement assistances/benefits must be paid to the PAPs prior to the start of the demolition of residential and commercial structures. Without paying compensation and resettlement assistances, no PAPs will be relocated.

6.2 Entitlement Matrix

Entitlement Matrix for MRT Line-6 Extension is reproduced from the mainline RAP-II of MRT Line-6 prepared in June 2016. It is mentioned here that income loss of business enterprise didn't cover by RAP-II of MRT Line-6. Based on IOI and impact identification findings, 127 businessowner were identified in the alignment of MRT Line-6 Extension. Business category is inserted in the new Entitlement Matrix. Special grants to cover rental income from both residential and commercial structures and shifting allowance for the renter were inflated up to the inflation rate of 2020 of Bangladesh. To mitigate identified impact and ensure replacement value of impacted properties is presented below **Table 20**.

Table 20: Entitlement Matrix

Loss Item 1: Loss of Homestead, Commercial Land and Common Property Land			
Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Legal owner/ title holders as identified by DC	<ul style="list-style-type: none"> ▪ Replacement Value (RV) of land ▪ 20.5%² of CMV as the Stump duty, VAT & Tax and other duty for registration cost, no matter whether he/she purchases land or not. The govt rate will be applied if “it increases or decrease in future. ▪ Dislocation Allowance at Tk 200/Decimal³ and amount will not exceed Tk. 30,000/ ▪ 25%⁴ of CMV as land Development allowance, no matter whether he/she purchases land or not 	<ul style="list-style-type: none"> ▪ Replacement Value (RV) will be recommended by PVAC based on CMV assessed by RAC and it will be approved by DMTCL. ▪ DC will pay (cash compensation under law) CCL, if RV is higher than CCL, the differential amount will be paid by DMRTDP with the help of RAC. 	<ul style="list-style-type: none"> ▪ Legal owners will be assisted by RAC to organize legal documents in support of their ownership. ▪ RAC will identify loss and entitlement of female owners and co-sharers through share determination at the field upon receipt of payment data from DC office.
<p>Implementation Issues:</p> <ul style="list-style-type: none"> • Persons entitled will be informed of the details about the land acquisition and compensation process, resettlement package and payment procedures • PVAC will recommend the Replacement Value (RV). • DC will determine the CCL as per ARIPA-2017. 			

² The cost has been increased now up to 20.5% at the city area of Bangladesh by the Government. The govt rate will be applied if “it increases or decrease in future.

³ The rate applied in the RAP-II of MRT Line-6 has been inflated up to 2020 and fixed at 200/decimal.

⁴ For developing plain land/low land for homestead, filling of land is required preferably by importing sand from outside. This rate is considered in RAP-II of MRT Line-6 in 2016. Also, it is considered in this RAP

Loss Item 2: Loss of All Types of Immoveable Structures with Title to Land

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Legal owner/ titleholders as identified by DC in the process of Land Acquisition.	<ul style="list-style-type: none"> ▪ Replacement Value (RV) of structures ▪ 12.5% of CMV as Structures Transfer Grant (STG) and Shifting ▪ 12.5%10 of CMV as Structure Reconstruction Grant ▪ 5% of CMV as Utility Reconstruction Grant (URG) (electricity, gas, water supply, telecommunication etc.). This will be applicable for all the complete/primary structures. No matter, whether have their connections are installed or not. ▪ PAPs, will be allowed to take away all the salvageable materials free of cost as Structure Demolition Grant (SDG) within the declared date of DMRTDP. 	<ul style="list-style-type: none"> ▪ Replacement Value (RV) will be recommended by PVAC based on CMV assessed by RAC and RV will be approved by DMTCL. ▪ DC will pay CCL for structures as per ARIPA-2017. ▪ If RV is higher than CCL, then DMRTDP will pay the differential amount directly with the assistance from RAC. ▪ Other resettlement Grants will be paid by DMRTDP with the assistance of RAC 	<ul style="list-style-type: none"> ▪ Assistance in relocation and reconstruction.

Implementation Issues:

- Persons entitled will be informed of the details about the land acquisition and compensation process, resettlement package and payment procedures
- PVAC will recommend the Replacement Value (RV) on the basis of CMV assessed by RAC and RV will be approved by the DMTCL.
- DC will determine the CCL as per ARIPA-2017.
- Compensation must be paid before the EPs dismantle and remove the structures as per civil works requirement.
- The EPs will have to be allowed maximum one months for dismantling and removal of the structures after receipt of full compensation

Loss Item 3: Loss of Trees on Private Land

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Legal owner/ titleholders as identified by DC	<ul style="list-style-type: none"> ▪ Compensation in cash at CCL calculated on the basis of categories. ▪ Owners will be allowed to cut and take away the trees free of cost within the stipulated time by the project authority 	<ul style="list-style-type: none"> ▪ DC will assess price of the trees following methods of Forest Department and determine the CCL as per ARIPA-2017. ▪ Compensation must be paid with the relocation plan following the civil works requirements. 	<ul style="list-style-type: none"> ▪ DC will pay the CCL to the legal owners

Implementation Issues:

- Standard rates for trees and fruits of different species available with the Department of Forestry/Horticulture will be considered in calculating the CMV.
- DC will finalize the current market value of trees and fruits with assistance from Department of Forest/Horticulture and enhance it by 100% to fix up Cash Compensation under Law (CCL)

Loss Item 4: Loss of Trees on Public Land

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Legal owner/ titleholders as identified by RAC and verified by JVC	<ul style="list-style-type: none"> ▪ Compensation in cash at Current Market Value (CMV) calculated on the basis of categories ▪ Owners will be allowed take away the trees free of cost within the stipulated time by the project authority 	<ul style="list-style-type: none"> ▪ Current Market Value (CMV) of trees assessed by the forest department PVAC will recommend RV on the basis of CMV assessed by the forest department. ▪ Difference between RV and CMV will be paid by DMTCL. 	DMTCL will pay the compensation with assistance of RAC Trees will be cut down by the contractor at his own cost

		<ul style="list-style-type: none"> Compensation must be paid with the relocation plan following the civil works requirements 	
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Implementation Issues:

- RAC will prepare the inventory of trees and it will be verified by JVC on sampling basis.
- Standard rates for trees and fruits of different species available with the Department of Forestry/Horticulture will be considered in calculating the CMV.
- PVAC will recommend the Replacement Value of the trees and approved by the DMTCL.

Loss Item 5: Loss of Income from Business on Footpaths (street) and Government Land

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Owner of the small business or artisan operating within RoW, as identified through SES by RAC	Business Restoration Grant (BRG) to Restore business operation <ul style="list-style-type: none"> Tk 15000/month X3 months =45000/- <i>One-time BRG</i> will be paid to the PAPs within income range per month Tk. 20000/- and above Tk 10000/month X 3 months =30000/- <i>One-time BRG</i> will be paid to the PAPs within income range per month bellow 20000 	<ul style="list-style-type: none"> DMRTDP will pay the entitlement to the EPs with the help of RAC The income per month will be estimated by the RAC. JVC will verify it on sample basis. 	<ul style="list-style-type: none"> Vulnerable EPs will be brought under income generating program through the RAC operating in the respective areas

Implementation Issues:

- Eligibility to be based on businessmen identified by the SES
- RAC will assist DMRTDP to provide Business Restoration Grant and others.
- RAC collected income data at the time of socio-economic survey. This income data is generated from business operation at site. Based on findings the BRG fixed

under two categories A and B of DMRTDP, NKDM and RAC

Loss Item 6: Loss of Income from Business Enterprise on Private Land

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Business Enterprise owners identified through census and SES by DMTCL.	Business restoration Grant (IRG) at BDT 25000 for EP earned monthly income up to 30000/-, BDT 30000/- for EPs, whose monthly income 30000-40000/-, BDT 35000/- for EPs having monthly income 40000-50000/- and BDT 40000/- for EPs having monthly income 50000 and above for maximum 3 months.	<ul style="list-style-type: none"> The EPs will be identified as per the SES of RAC. The entitlement will be provided to the identified EPs by DMRTDP with the help of RAC 	RAC will assist the EPs as well as DMRTDP

Implementation Issues:

- IRG will be paid by DMTCL with assistance of RAC.
- Business owners will relocate following at DMTCL declared date

Loss Item 7: Loss of Income of the Employees/Wage earners of Displaced Business

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Employees/Regular wage earners displaced by the project as identified through SES and verified by the JVC.	<ul style="list-style-type: none"> Employment Loss Grant (ELG) to cover temporary loss of regular wage earners @ TK. 300 X 90 days per persons for unskilled labors Grant to cover temporary loss of regular wage earners @TK. 500 X 90 days per 	<ul style="list-style-type: none"> EP must be an employee of the displaced business The resettlement benefits will be paid by DMRTDP with the help of RAC Skilled or unskilled will be determined by the RAC and it will be verified by JVC 	<ul style="list-style-type: none"> Vulnerable EPs will be brought under income and livelihood regenerating program (None of vulnerable EPs opted for this option) Involvement of APs in construction work will be considered by DMRTDP if appropriate Involvement of EPs in tree plantation

	persons for skilled labors		
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Implementation Issues:

- Eligibility of wage earners/employees to be identified by the RAC during SES and verified by
- Further claims and grievances, if any, will be settled by the Grievance Redress Committee

Loss Item 8: Loss of Income from Rented-out Residential/Commercial Structures with or without title to land

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Owners/ titleholders of the rented-out structures as identified through SES and verified by the JVC.	<ul style="list-style-type: none"> • The total amount of compensation will be equivalent to 6 months' rent @ Tk. 25 /Sqft. for residential structure and @ Tk. 31/Sqft. for commercial as rental allowance for interim period • The renter will get the shifting allowance of inside materials @ Tk. 13/Sqft. 	<ul style="list-style-type: none"> • Allowances will be paid by DMRTDP with the help of RAC • In case of any advance deposited by the renter, an agreement on non-claim or outstanding balance between owner and renter. The agreement/relevant evidence will have to be submitted by both parties at the time of payment of resettlement assistance 	<ul style="list-style-type: none"> • EPs will get necessary assistance from the RAC

Implementation Issues:

- RAC will identify the owner and renter of the residential and commercial structures and JVC will verify it

Loss Item 9: Shifting of Household's and Business Materials

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Legal owner as identified by Deputy Commissioner (DC) in the process of CCL payment and residential/commercial renter listed through	<ul style="list-style-type: none"> • Owners of residence and/or business, including the business at open place will be given a grant of an amount of Tk. 13 per Sqft. of the affected 	<ul style="list-style-type: none"> • The DMRTDP will make payment with the help of RAC 	<ul style="list-style-type: none"> • RAC will assist the DMRTDP

SES and verified by the JVC.	structures/areas for shifting the materials		
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Implementation Issues:

- This entitlement will be paid to the EPs by the DMRTDP with the help of RAC

Loss Item 10: Loss of Common/Community Property

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Persons nominated by the community and organization	<ul style="list-style-type: none"> ▪ Replacement Value of structures as determined by the PVAC with the assistance of PWD and approved by DMRTDP ▪ Structure Transfer Grant @ Tk. 12.50% of the Current Market Value of structure. ▪ Structure Reconstruction Grant @ Tk. 12.50% of the Current Market Value of structure ▪ Utility Reconstruction Grant @ 5% of the CMV of Structure (electricity, gas, water supply etc.) ▪ Better Reconstruction Grant @ 25%⁵ of the CMV. When the structures are demolished by the owner PAPs, as Structure Demolition Grant (SDG) they will be allowed to take 	Replacement value of structure and other benefit recommended by PVAC and approved by DMRTDP	<ul style="list-style-type: none"> ▪ The RAC will help the community to find new location for re-establishing the community property ▪ The DMTCL will facilitate in finding out land with the help of community and other stakeholder if needed.

⁵Explanation of 25% CMV social and religious institution has been considered as a sensitive issue, The BRG has been considered for recovering the loss of that.

	away all the salvageable materials free of cost within the declared date of DMRTDP New CPR will be constructed by the DMRTDP in a better quality compared to the affected one.		

Loss Item 11: Unforeseen Adverse Impacts

Persons Entitled	Entitlements	Application Guidelines	Services to be Provided
Households/ Business Structures persons affected/Organization by any unforeseen impact identified during RAP implementation	<ul style="list-style-type: none"> Entitlements will be determined as per the DMTCL decision 	<p>The unforeseen impacts will be identified through special survey by RAC as directed by DMTCL. DMTCL will take necessary action based on GRC decision. The entitlements will be approved by DMRTDP. The payment will be made by DMRTDP with the help of RAC.</p>	<p>Affected persons/organization will approach to RAC. RAC will assist the concerned persons/organization for solving this issue.</p>

Implementation Issues:

- The unforeseen impacts will be identified with due care.

The DMRTDP will ensure that the land and property (structure, tree, crops and non-structure assets) to be acquired for the project will be compensated at their full replacement value determined by a legally constituted body like the Property Value Assessment Committee (PVAC) as per the Resettlement Action Plan. The principle for determining the value and compensations for assets, incomes and livelihoods, are the targets of resettlement assistance

for substituting and restoring of losses of the Project Affected/Displaced Households, including the vulnerable households.

6.3 Payment Procedures

Compensation and resettlement assistance payment procedures for both titled and non-titled affected households will follow the procedures specified and elaborated in the section 6.4.1 and 6.4.2 of the “Resettlement Action Plan-II (RAP-II) for MRT Line-6 except Depot Area” report. However, the procedure has been described below:

6.3.1 Payment Procedure to Title Holders

Title holders’ mean who legally own land implying that the structures; trees and crops on the land are also owned by him. Payment of compensation to them starts with DC office followed by the RAC for payment of MARV.

The steps involved in payment of compensations are:

- i. Upon obtaining administrative approval of land acquisition proposal from Road Transport and Highways Division, Ministry of Road Transport and Bridges, the DC serves notice under Section-4 of the Acquisition and Requisition of the Immovable Property Act-2017 to the recorded owner of the affected property for public appraisal.
- ii. Acquiring Body (AB) here DC office and Requiring Body (RB) here DMTCL representatives conduct Joint Verification Survey (JVS) of the affected properties within 3 days of serving notice for land acquisition
- iii. After that the DC serves notice under Section-7 for entertaining claims from the potential displaced persons.
- iv. On the basis of Joint Verification Survey (JVS) data, DC writes letter to Public Works Department (PWD) with information of affected structures, list of trees to the Forest Department and type of crops to the Agriculture Department for valuation as per government rule.
- v. DC also collects registered deed land price from the concerned Sub-register's office for previous 12 months from the date of notice under Sections-4.
- vi. After receiving rates from the PWD, Forest and Agriculture Department, the DC office prepares estimate and sends it to the RB for placement of fund within 60 days.
- vii. The DC prepares award for compensation in the name of recorded title holder.
- viii. Upon receiving of the fund, the DC serves notice under Section-11 to the PAPs for receiving Cash Compensation under Law (CCL) within 15 days from the date of issuing notice.
- ix. The displaced people are noticed to produce the records of right of the property with updated tax receipt of land, declaration on Tk.300 non-judicial stamp, photograph etc. before Land Acquisition Officer (LAO) of DC office.
- x. Upon fulfillment of the criteria of the DC office i.e., requisite papers and documents, the LAO will disburse CCL either in the office or at the field level issuing prior notice

to the EP

- xi. As per land Acquisition law, DC pays compensation to the legally owner of the properties for land, structure, trees and crops.
- xii. After receiving account payee cheque for CCL from the LA office and obtaining clearance from the Treasury Section of DC office, the Entitled Person (EP) deposits the CCL to his own bank account.
- xiii. One copy of the CCL will be submitted to the RAC office for additional payment of compensation as per RAP policy.
- xiv. The RAC will create an identity number for each of the CCL holders and prepare EP-wise Entitlement Card (EC) for all the PAPs along with the amount of compensation.
- xv. The RAC will prepare Identity cards with photograph of the EPs.
- xvi. The Identity cards will be jointly signed by the DMRTDP and RAC representatives and the pasted photograph will be attested by the concerned Ward Councilor.
- xvii. The RAC will disburse Account Payee cheque either in their office or in the office of Ward Councilor

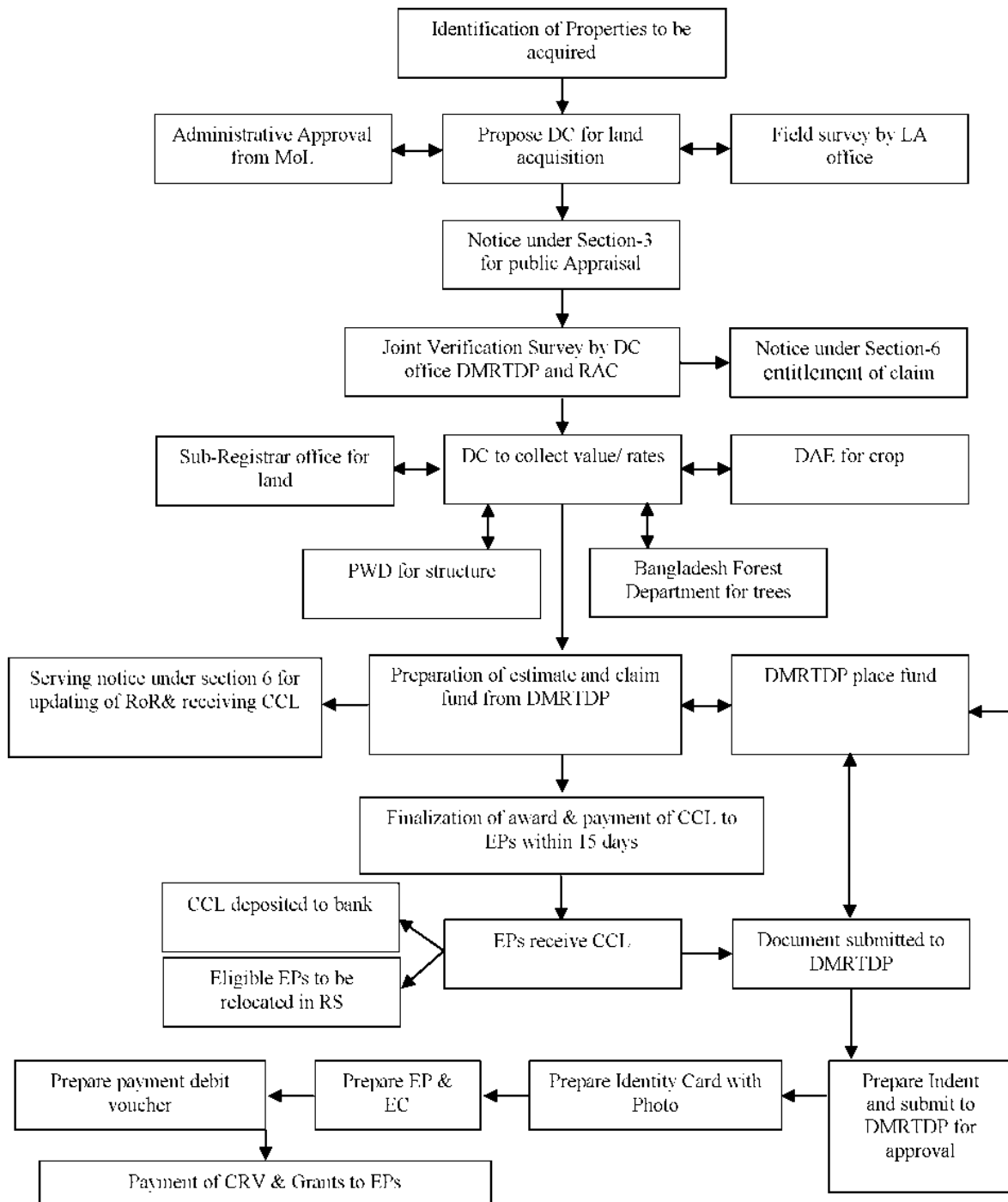


Figure 14: Schematic Diagram of Payment Procedure to Title Holders

6.3.2 Payment Procedure to Non-Title Holders

The non-title holder means having no legal ownership of the affected property but socially recognized and enlisted during the census, SES and/or Joint Verification Survey within the RoW. The Acquisition and Requisition of Immovable Property Act-2017 has no provision to compensate for these types of displaced people. The Donors, including the JICA, on policy of Involuntary Resettlement prescribes to address these people also although they do not have legal title to the property. As per tripartite joint verification survey by the JVC the list of displaced persons will be prepared by the RAC. The steps involved in payment of compensation are:

- i. Individual Identity number will be created against the name of all Entitled Persons.
- ii. The RAC will prepare Identity cards with photograph attested/identified by the Ist Class Gazeted Officer/Ward Councilor of the EP.
- iii. The Implementing Agency (RAC) will prepare entitle persons file and entitlement card for each of the EPs.
- iv. The RAC will assist the EPs in opening Bank Account in the name of EPs.
- v. 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 concern Ward Councilor.
- vi. The RAC will prepare documents for EP-wise EC for payment.
- vii. The Identity cards will be jointly signed by the DMRTDP and RAC representatives and the pasted photograph must be attested by the concerned Ward Councilor.
- viii. The DMRTDP will disburse Account Payee cheque either in their office or in the office of RAC and the place must be informed to the EPs in particular.

All in all, the RAC as the project implementing agency will prepare all the documents needed for payment of compensation to the Non-Titleholders PAPs; while, the DMRTDP as the project executing agency will disburse the compensation cheque to the concern PAPs.

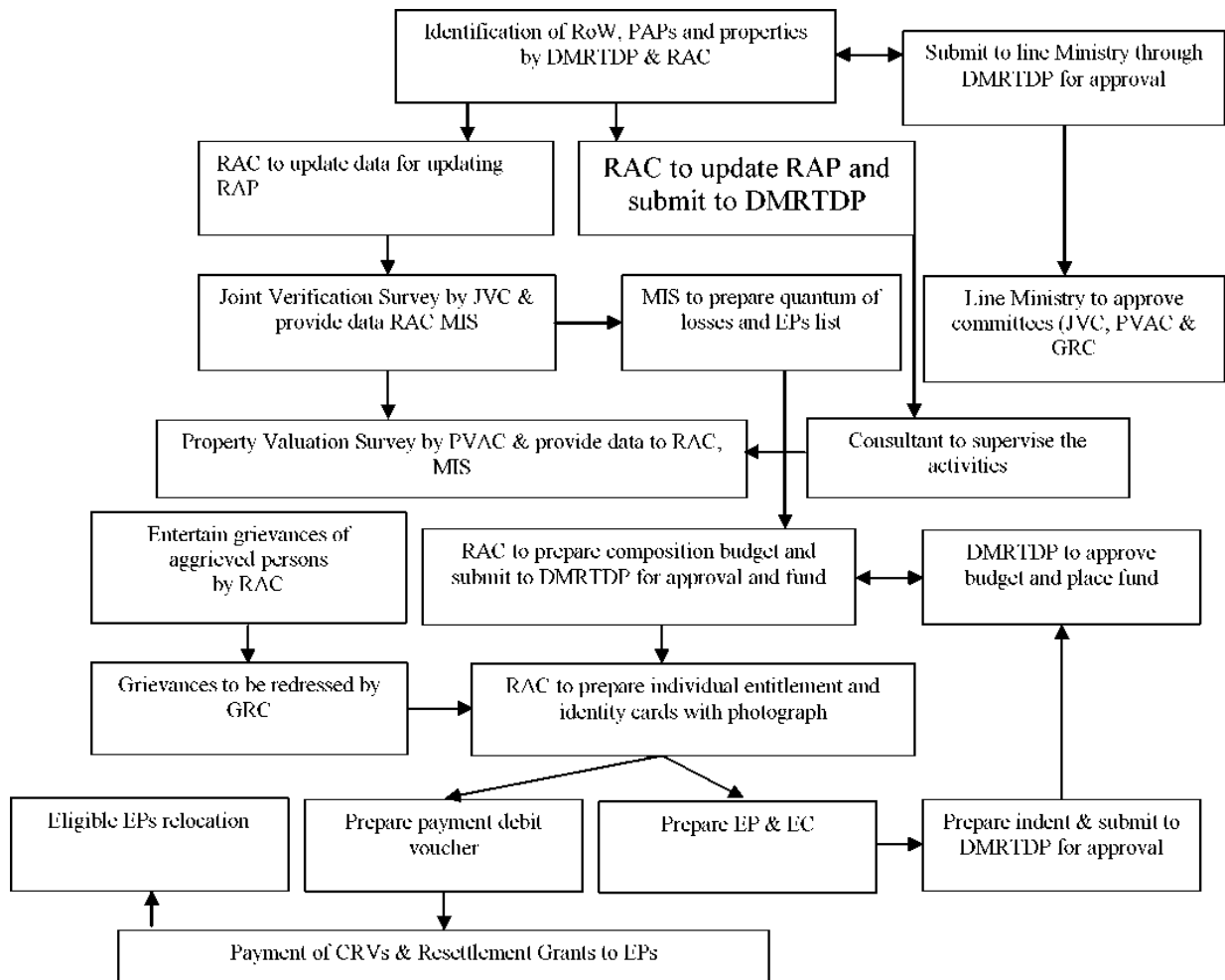


Figure 15: Schematic Diagram of Payment Procedure to Non-Title Holders

7. RELOCATION AND INCOME RESTORATION

7.1 Relocation of PAPs

The prevalent practice in Bangladesh with regard to Relocation of PAPs is that this issue receives importance to the Project Executing Agency (PEA) when the PAPs are affected in a group of sizeable number in a small area (when a market or a village is severely/substantially affected). In MRT Line-6 Extension project 260 EPs are affected in a dispersed form over the whole 1.16 km length of the Elevated Metro Railway. Among them 69 are land loser, 116 are business loser and 75 are street vendor. Land losing person will be displaced from their ancestral housing settlement, while businesspersons will be economically displaced. They have come from various areas of the country without any bondage of kinship or other social relations.

The overall characteristic of locations and business types are so diversified and dispersed that it is impossible to relocate them in the present form on the foot-paths of city main roads. Selection of business locations on the foot-paths was at their own initiatives and they will have to relocate themselves in the same process. They also know the reality in this respect and for this they did not raise any issue related to relocation. Instead, they requested for a comprehensive package of cash compensation to be disbursed to them a few months ahead of displacement.

7.2 Income Restoration

For Income Restoration of 116 business entrepreneur and street vendor, the compensation package is highly comprehensive covering almost every nook and corner of losses. To be specific, for business entrepreneur RAP-III proposes Business Restoration Grant at 5 separate ceiling based on the average monthly income for 3 month and BDT 15000/month for 3 months.

For Businessowner:

Business restoration Grant (IRG) at BDT 25000 for EP earned monthly income up to 30000/-, BDT 30000/- for EPs, whose monthly income 30000-40000/-, BDT 35000/- for EPs having monthly income 40000-50000/- and BDT 40000/- for EPs having monthly income 50000 and above for maximum 3 months, and

For street vendor

Restoration Grant (BRG) to Restore business operation

- Tk 15000/month X3 months =45000/- *One-time* BRG will be paid to the PAPs within income range per month Tk. 20000/- and above
- Tk 10000/month X 3 months =30000/- *One-time* BRG will be paid to the PAPs within income range per month bellow 20000

Similarly, RAP-III proposes grant to cover income loss of wage earner or employee at a rate of BDT 300/day for 90 days for un-skill wage earner/employee.

7.3 Resettlement Site

The Resettlement Action Plan (RAP-III) of MRT Line-6 Extension project does not propose any Resettlement Site for relocating physically displaced person. However, RAP-III recommended comprehensive compensation package to relocate and resettle by the PAPs themselves. Compensation and resettlement policy, procedures and executing approach duly discussed with the PAPs during FGD and Stakeholder Consultation Meeting,

8. ESTIMATION OF COMPENSATION AND BUDGET

8.1 Budgeting and Financial Plan

The costs for land acquisition and resettlement for the project have been estimated at the current market price for the year 2019-2020, with necessary supplements for replacement value, dislocation allowances with assessed replacement value for the same year, and additional assistance for income & business restoration and vulnerabilities as per the resettlement policy framework. This budget is an estimate of financial outlays for meeting different expenditure. The Deputy Commissioner will determine compensation with 200% additional of assessed value for land and additional 100% for structures, trees and crops. This estimated cost calculated as per rules of ARIPA-2017.

All land acquisition and resettlement funds will be provided by DMTCL based on the financing plan agreed by the Government of Bangladesh with the concessionaire. Relocation of affected persons, rental lessee, their resettlement and rehabilitation will be considered as an integral component of the project costs.

DMTCL will place fund with the DC for payment of compensation in the process of land acquisition. DMTCL will ensure that fund, for entitlements under this RAP, is fully available for PAPs prior to the relocation and demolition of structures for clearing sites. Compensation and resettlement funds will be provided to the PAPs in two separate ways:

- Compensation under law for acquisition of land will be disbursed through the Deputy Commissioners;
- Additional assistance for resettlement of project-affected persons will be disbursed directly by DMTCL with assistance from INGO.

8.2 Assessment of Values and Costs for Compensation and Rehabilitation

8.2.1 Valuation of land

The Deputy Commissioner follows the principles/rules written down in the ARIPA-2017 to determine the market prices of land and all movable and immovable assets on acquired land. The Acquisition and Requisition of Immovable Property Act-2017 stipulated certain rules for assessing market price of land. These are as follows:

- The Deputy Commissioner will determine value of acquired land by averaging previous one (1) year land transaction price from the serving date of notice u/s-4 for each type and same quality of land within the vicinity.
- The Deputy Commissioner will pay additional 200% of determined land price acquired for public interest.

To ensure just, fair and current market price of acquired land, the ARIPA-2017 has the provision for additional 200% with the assessed/determined market price. The ARIPA-2017

promulgated and became effective on 21 September 2017. With the updated mouza rate, the provision in the ARIPA-2017 ensures compensation at actual current market price of acquired land.

Customarily, it is common practice in Bangladesh that land buyer-seller undervalued land in registration process to pay lower stamp duty, VAT & TAX and other applicable registration fees. As a result, land price remains lower than actual market price. To bridge the gap of registered and actual market price of land, the government of Bangladesh makes the provision for 200% additional of registered/assessed price.

8.2.1.1. Unit price as per Mouza Rate

The land registry office follows minimum unit rate (mouza rate) in land transaction for calculating stamp duty value and other applicable registration cost. Generally, the minimum mouza rate has been calculated by district land registry office by averaging transaction value of each type of land in the corresponding year. However, the mouza rate for Motijheel and Uttar Brahmanchiran mouza was not found up-to-date since 2017-2018 fiscal year because there was no land transaction during this period. As the mouza rate is not updated, the concerned land registry office executed the last updated rate i.e., the mouza rate for 2017-2018. According to the Acquisition and Requisition of Immovable Property Act-2017, unit price has been calculated at registered mouza rate with 200% additional. According to the applicable mouza rate, calculated unit price using both units i.e., decimal and katha⁶ for each mouza is presented in below table.

Table 21: Land Valuation as per Mouza Rate

Name of Mouza	Land Type	Mouza Rate (Ojutangsho)	Mouza Rate/decimal	Mouza rate/Katha	Mouza rate/decimal with additional 200%	Mouza rate/katha with additional 200%
Motijheel	Homestead	139932	13,993,200	23,228,712	41,979,600	69,686,136
	Commercial	100047	10,004,700	16,607,802	30,014,100	49,823,406
Uttar Brahmanchiran	Homestead	39628	3,962,800	6,578,248	11,888,400	19,734,744
	Commercial	65394	6,539,400	10,855,404	19,618,200	32,566,212
Poschim Razarbag	Commercial	63642	63,64,200	10,564,572	19,092,600	31,693,716

8.2.1.2. Current Market Price (CMP) of Land in the Affected Mouza

Recently EQMS carried out market survey for project in Motijheel and Kamalapur area for preparing IOL report of the same project. In order to get current market price of land, the study team talked with some local senior persons, land brokers and deed writers in the project and adjacent area. Their responses regarding land price depicts following features:

- Respondents mentioned the land adjacent to the main road have commercial value, thus its price is arguably high.

⁶ "Katha" is lowest land unit popularly used in Dhaka city for land transaction, but not officially used in land related documents/records. Official lowest land unit is decimal. For better understanding, unit price of each "katha" is discussed here. 1 "katha" land is equivalent to 1.66 decimal.

- Respondent categorized the land adjacent or very near to the main road as commercial land.
- They do not have any up dated information of land transaction.
- Now-a-days, landowner does not sale land; rather prefer to make agreement with apartment developer for constructing multi-storied apartment building.
- No direct land transaction reported as of today.
- Land transaction happens with the apartment/building possession proportionately. In that case, the land valuation follow the minimum mouza rate determined by the land registry office for concerned mouza.

However, they made some assumption regarding land price in the project and adjacent mouza. Though west (Poschim) Razarbag is the affected mouza, respondents didn't mention any unit price as entire land of West Razarbag mouza belong to Government ownership. Based on their responses, the study team has summarized current market price of the land in and around project area. Current market price range of land obtained through market survey is presented in the belowtable.

Table 22: Mouza-Wise Market Price Range of Land Mentioned by Senior Persons

Name of Mouza	Price of Land/Katha (in crore)	
	Near the main Road (in crore)	Other Area (in crore)
Motijheel	3.00-4.00	3.00-4.00
Uttar Brahmanchiran (Kamalapur)	2.50-3.00	1.5-2.00

Source: EQMS Land Market Survey (1 Katha = 1.66 decimal)

8.2.1.3. Comparison between Mouza Rate and Market Survey Rate

To assess fair compensation rate for affected land, a comparison is practiced hereunder. The EQMS study team calculated land value using both "Decimal" (please see table 14) and "Katha", while respondents mentioned land price using "Katha" as this term widely practiced in the Dhaka City for quantification of land. To compare unit price as per mouza rate/katha with 200% additional, highest value of unit price obtained through market survey for each type of land has been considered. Private land in Motijheel and Brahmanchiran mouza situated into the inner location of respective mouza and mostly used as homestead. Land adjacent or close to the main road in both mouza considered as commercial and other land as homestead land. A comparison statement is presented inbelow table.

Table 23: Comparison between Government & Current Market Rate

Name of Mouza	Land Type	Mouza rate/Katha	Mouza Rate/Katha with 200% additional	Current Market Price/katha (In crore))	(</>) to the Price at Mouza rate
Motijheel	Homestead	23,228,712	69,686,136	40,000,000	(>) 34686136
	Commercial	16,607,802	49,823,406	40,000,000	(>) 9823406
Uttaar	Homestead	6,578,248	19,734,744	20,000,000	(<) 265256

Name of Mouza	Land Type	Mouza rate/Katha	Mouza Rate/Katha with 200% additional	Current Market Price/katha (In crore)	(</>) to the Price at Mouza rate
Brahmanchiran	Commercial	10,855,404	32,566,212	30.000,000	(>) 2566212

Comparison table shows that unit price as per mouza rate with 200% additional in both mouza is higher than the unit price obtained through market survey except homestead category of Brahmanchiron mouza. Current market price rate didn't find as entire land of this mouza belongs to Government ownership. Based on that market survey result, we can safely recommend that the compensation as per provisions of ARIPA-2017 is just and fair enough to ensure Replacement Value with further addition of applicable registration cost and other resettlement assistances. However, PVAC will assess and recommend Replacement Value of acquired land during RAP implementation. Therefore, land price according to the mouza rate will commensurate with the Replacement Cost; a compliance issue of the JICA's Environmental and Social Consideration (2010).

8.2.1.4. Cost Estimation for Land

Estimated cost for land acquisition and other resettlement assistances has been calculated according to provisions stipulated in the ARIPA-2017 and Entitlement Matrix (**Loss Item-2**) proposed for this RAP-III. Cash Compensation under Law (CCL) and other resettlement and relocation assistance have been calculated as per ARIPA-2017 and Entitlement Matrix. Cost for public land estimated and calculated as per mouza rate only. No additional or resettlement assistance has been recommended for public land as procurement of public land does not come under acquisition process. Estimated cost for private land is presented in the below table:

Table 24: Estimated Cost for Land Procurement

S L N o.	Particulars	Unit	Type of land	Unit rate/decimal/sft	Affect ed Amount/Unit	Estimated Cost at Rate	Estimated Cost with additional 200%	Total Estimated Cost	
Private land (CCL)									
A	1	Motijheel Mouza	Decimal	Homestead	13,993,200	16.16	226130112	678390336	
				Commercial	10,004,700	2.51	25111797	75335391	
	2	Uttar Brahmanchiran Mouza	Decimal	Homestead	3,962,800	141.15	559349220	1678047660	
				Commercial	6,539,400	27.77	181599138	544797414	
		Sub Total				187.59		2976570801	
		Other Resettlement Assistance							
	3	20.5% of CMV as VAT, TAX and Stamp duty Cost					610197014.2		
	4	Dislocation Allowance at 200/decimal					37518		
	5	25% of CMV as land development allowance					744142700.3		
		Sub Total					1354377232		
	Total Cost for Private Land							4330948033	
Public land									
B	1	Motijheel Mouza	Decimal		10,004,700	109.54	1095914838		
	2	Uttar Brahmanchiran Mouza	Decimal		6,539,400	285.78	1868829732		

	3	Paschim Razarbag	Decimal		6,364,200	10.5	66824100		
						405.82	3031568670		
		Total Cost for Public Land							3,031,568,670
Total Cost for land									7,362,516,703

8.2.2 Valuation and Cost Estimation of Affected Structures

Valuation of structures has been assessed and determined according to the schedule rate of Public Works Department (PWD). The latest schedule of rates of PWD published in June 2018. Cost of construction materials, labour and other associated cost has been taken into consideration for valuation of affected structures categorically. Expert (civil engineer) consulted schedule of rates of 2018 and assessed construction cost per unit i.e., sft/rft for private structures in the Dhaka City, and the unit rate inflated up to next two years. The assessed unit cost for constructing similar category of structures as below table:

Table 25: Unit Rate of Structures

SL No.	Type of Structures	Unit	Unit Rate in BDT
1	Pucca (concrete) structures	sft	1950
2	Semi-Pucca	sft	1400
3	Boundary wal	rft	490

The Deputy Commissioner will assess and pay Cash Compensation under Law (CCL) for structures as per ARIPA-2017 and applicable depreciation methods of the PWD. Difference between Replacement Cost and CCL will be paid as “top-up” by DMTCL with assistance of the RAC.

8.2.2.1 Estimated Cost for Structures

Cash compensation under law (CCL) or CMV has been calculated according to the rules and procedures of ARIPA-2017 using rate of Department of Public Works (PWD), and other relocation and resettlement assistances calculated as per provisions of Entitlement Matrix (**Loss Item-4A and Loss Item-9**). The Loss- Item-4A-recommended replacement value of affected structures, transfer and reconstruction grants for structures and re-installation grants for utility services, while the loss item-9 recommended rental income from residential and commercial structures and necessary allowances for shifting of household’s belongings for renters. MRT Line-6 Extension. Number and amount of structures summarised by its construction materials combined both private and public structures. Estimated cost for structures is presented in the below table:

Table 26:Estimated Cost for Structures

Structures	Unit	Rate	Affected Amount	As per PWD Rate	with additional 100%	Estimated Cost
1 RCC Building	sft	1950	102500	199875000	399750000	
2 Semi-Pucca Building	sft	1400	40324	56453600	112907200	
3 Tin made/Tin shade	sft	568	1497	850296	1700592	
4 Boundary Wall	rft	490	2235	1095150	2190300	
5 steel structures	sft	568	11400	6475200	12950400	
Sub Total					529,498,492	529,498,492
Other resettlement Assistance structures						
6 12.5% of CMV as Structures Transfers Grant				66187312		
7 12.5% of CMV as Structures Reconstruction grant				66187312		
8 5% of CMV as Utility Reconstruction Grant				26474925		
9 BDT 25/sft to cover income from residential structure for six months		25	116285	17442750		
10 BDT 31/sft to cover income from commercial structures for six months		31	4574	850764		
11 BDT 13/sft for shifting allowance for renter		13	1205859	15676167		
Sub Total						192,819,229
Total Cost for Structures						722,317,721

8.2.2.2 Valuation and Cost Estimation of Trees

The value for impacted trees has been calculated as per the schedule rates of Department of Forestry as the unit price for trees used in RAP for Dhaka Elevated Expressway Project has also been considered for estimating budget for trees. As per ARIPA-2017, additional 100% of assessed price for impacted trees belonging to private owners has also been calculated. Estimated cost for trees is presented in the below table.

Table 27:Estimated Cost for Trees

SL No.	Size of Trees	Nos. of Trees	Rate	Estimated Cost
1.	Big/Large	51	16000	1632000
2.	Medium	94	9000	1692000
3.	Small	175	2000	700000
Total				4,024,000

8.2.2.3 Estimated Cost to Cover Business Loss

The mainline RAP of MRT Line-6 identified persons run their businesses on footpath or government land only. A considerable number of persons are doing business in the alignment

of MRT Line-6 Extension. This category of business entity didn't cover in the RAP-II of MRT Line-6 except depot area. However, a supplemental entitlement package (**Loss Item-7 Supplemental**) recommended in addition to the **Loss Item-7** in the RAP-III. Considering their combined monthly average income, this RAP-III proposes Business Restoration Grant (BRG) for 3 months by four separate ceiling considering their monthly income.

Business Restoration Grant for street vendor is calculated according to the provision of Entitlement Matrix of RAP-II of MRT Line-6. Estimated cost for Business Restoration Grant is presented in the below table.

Table 28:Estimated Cost for Business Restoration

SL No	Particulars	Tenure of Entitlement	Units	Estimated Cost	Total Cost
1	BRG at 25000/ for 3 months to business enterprise having monthly income 30000/month or below	3 months	5	375000	
2	BRG at 30000/ for 3 months to business enterprise having monthly income up 30000-40000/month	3 months	16	1440000	
3	BRG at 35000/ for 3 months to business enterprise having monthly income up 40000-50000/month	3 months	13	1365000	
4	BRG at 40000/ for 3 months to business enterprise having monthly income 50000/month and above	3 months	93	11160000	
5	BRG at 15000/month for street vendors for 3 months	3 months	85	3,825,000	
6	BRG at 10000/month for street vendors for 3 months	3 months	21	630,000	
	Sub Total			18795000	
	Total Cost for Business Restoration Grant				18,795,000

8.2.2.4 Grant to Cover Income of Wage Earner/Employee

Identified wage earner or employees are engaged with different type of business entity such as grocery shops, stationery, pharmacy, fish market and restaurant etc. All identified wage earners are classified as un-skill as they are engaged with non-technical job: Employment loss grant has been estimated according to the Entitlement Matrix (**Loss Item-8**) of RAP-III, which is similar to the RAP-II of MRT Line-6 (**Loss Item-8**). Cost to cover income loss of wage loser is presented in the below table:

Table 29:Estimated Cost for Employment Loss Grant

SL No.	Rate/Day	No. of Days Entitled	No. of Wage Earner	Total Cost for ELG
01	300	90	297	8,019,000
Total				8,019,000

8.3 Budget and Financing Plan

Necessary fund needed for meeting the compensations and other benefits will be provided by DMTCL, based on the financing plan agreed by the Government of Bangladesh and JICA. Funds for resettlement assistance to the PAPs will be provided by DMTCL with assistance from

theRAP-III implementing NGO. The RAP-III will be submitted to JICA for concurrence, and that funds for entitlements under the RAP-III is fully provided to PAPs prior to the award of the civil work contract.

The total estimated cost to be incurred for implementation of the RAP is about **10,144,590,530** (One thousand fourteen crore forty-five lac ninety thousand five hundred thirty only including contingency at 10% and other applicable VAT). Detailed estimated budget is given in below table.

Table 30: Details Cost Estimation and Budget

SL No.	Particulars	Unit	Type of land	Unit rate/decimal/sft	Affected Amount/Unit	Estimated Cost at Rate	Estimated Cost with additional 200%	Total Estimated Cost
Private land (CCL)								
1	Motijheel Mouza	Decimal	Homestead	13,993,200	16.16	226130112	678390336	
			Commercial	10,004,700	2.51	25111797	75335391	
2	Uttar Brahmanchiran Mouza	Decimal	Homestead	3,962,800	141.15	559349220	1678047660	
			Commercial	6,539,400	27.77	181599138	544797414	
Sub Total					187.59		2976570801	
Other Resettlement Assistance								
3	20.5% of CMV as VAT, TAX and Stamp duty Cost					610197014		
4	Dislocation Allowance at 200/decimal					37518		
5	25% of CMV as land development allowance					744142700		
Sub Total						1354377232		
Total Cost for Private Land								4330948033
B	Public land							

SL No.	Particulars	Unit	Type of land	Unit rate/decimal/sft	Affected Amount/Unit	Estimated Cost at Rate	Estimated Cost with additional 1200%	Total Estimated Cost
1	Motijheel Mouza	Decimal		10,004,700	109.54	1095914838		
2	Uttar Brahmanchiran Mouza	Decimal		6,539,400	285.78	1868829732		
3	Paschim Razarbag	Decimal		6,364,200	10.5	66824100		
					405.82	3031568670		
	Total Cost for Public Land							3031568670
Structures						As per PWD Rate	with additional 100%	
1	RCC Building	sft		1950	102500	199875000	399750000	
2	Semi-Pucca Building	sft		1400	40324	56453600	112907200	
3	Tin made/Tin shade	sft		568	1497	850296	1700592	
4	Boundary Wall	rft		490	2235	1095150	2190300	
5	steel structures	sft		568	11400	6475200	12950400	
	Sub Total						529,498,492	
	Other resettlement Assistance structures							
6	12.5% of CMV as Structures Transfers Grant					66187312		
7	12.5% of CMV as Structures Reconstruction grant					66187312		
8	5% of CMV as Utility Reconstruction Grant					26474925		

	SL No.	Particulars	Unit	Type of land	Unit rate/decimal/sft	Affected Amount/Unit	Estimated Cost at Rate	Estimated Cost with additional 1200%	Total Estimated Cost
	9	BDT 25/sft to cover income from residential structure for six months			25	116285	17442750		
	10	BDT 31/sft to cover income from commercial structures for six months			31	4574	850764		
	11	BDT 13/sft for shifting allowance for renter			13	1205859	15676167		
		Sub Total					192819229		
		Total Cost for Structures							722,317,721
D	Cost Estimation for Trees							with additional 100%	
	1	Big Tree	Nos.		16000	51	816000	1632000	
	2	Medium Trees	Nos.		9000	94	846000	1692000	
	3	Small	Nos.		2000	175	350000	700000	
		Sub Total							4024000
E	Grants to Cover Business Income Loss								
	1	BRG at 25000/ for 3 months to business enterprise having imonthly income 30000/month or below			25000	5	375000		
	2	BRG at 30000/ for 3 months to business enterprise having imonthly income up 30000-40000/month			30000	16	1440000		
	3	BRG at 35000/ for 3 months to business enterprise having imonthly income up 40000-50000/month			35000	13	1365000		
	4	BRG at 40000/ for 3 months to business enterprise having imonthly income 50000/month and above			40000	93	11160000		
	5	BRG at 15000/month for street vendors for 3 months			15000	85	3825000		

	SL No.	Particulars	Unit	Type of land	Unit rate/decimal/sft	Affected Amount/Unit	Estimated Cost at Rate	Estimated Cost with additional 200%	Total Estimated Cost
	6	BRG at 10000/month for street vendors for 3 months			10000	21	630000		
		Sub Total					18795000		
		Total Cost for Business Restoration Grant							18,795,000
	Grants to Cover Income Loss of Wage/Employee								
F	1	Employment Loss Grant at BDT 300/day for 90 days			300x90	297	8019000		
		Total Cost for Wage Loser Employee							8019000
		Total Estimated Cost of SRAP (A+B+C+D+E+F)							8,115,672,424
		10% of total budget as contingency							811567242
		Provisions for Applicable VAT at 15%							1217350864
		Grand Total							10,144,590,530

8.4 Acquisition of Public land

The MRT Line-6 Extension from Motijheel to Kamalapur requires land from both private and public ownership. A total of 405.82 decimal of public land, which is owned by different government agencies/entity such as Roads & Highway Department (RHD), Public Works Department (PWD), City Corporation, Bangladesh Railway and the like. Generally, where public land requires for any project, the project executing ministry or department procure the required public land through inter-ministerial Memorandum of Understanding (MoU) paying compensation at determined value without any additional value. Since any government agency or entity shows reluctance to surrender land to the project, the project Executing Authority could procure the required public land imposing the acquisition law (by paying 3 times of Mouza rates). If it will appear necessary to procure public land through the Acquisition and Requisition of Immovable Property Act-2017, then the estimated cost for land acquisition and resettlement will increase by **7,578,921,675** (seven hundred fifty-seven crore eighty-nine lac twenty-one thousand six hundred seventy-five only) to the estimated cost.

8.5 Additional Land Requirement (non-essential)

The DMTCL requires some land beyond original alignment design at the last station point of MRT Line-6. A total of 71.85 decimal of additional land will be acquired, of which 69.42 belongs to private ownership and 2.43 decimal owned by government agency. Within the premise of additional land, Landowners, businessmen, wage earner/employee will be affected. Acquisition of additional land involves cost and resettlement budget as per policy framework of RAP-III. The estimated cost for additional (non-essential) land is **1,813,200,301** (one hundred eighty-one crore thirty-two lac three hundred and one only). If it could be possible to avoid the acquisition of the additional land for MRT Line- Extension, then cost and budget for land acquisition and resettlement will come down to BDT **8,331,390,229** (eight hundred thirty-three crore thirteen lac ninety thousand two hundred twenty-nine only including applicable contingency and VAT). The area of non essential area is shown in the following Figure.

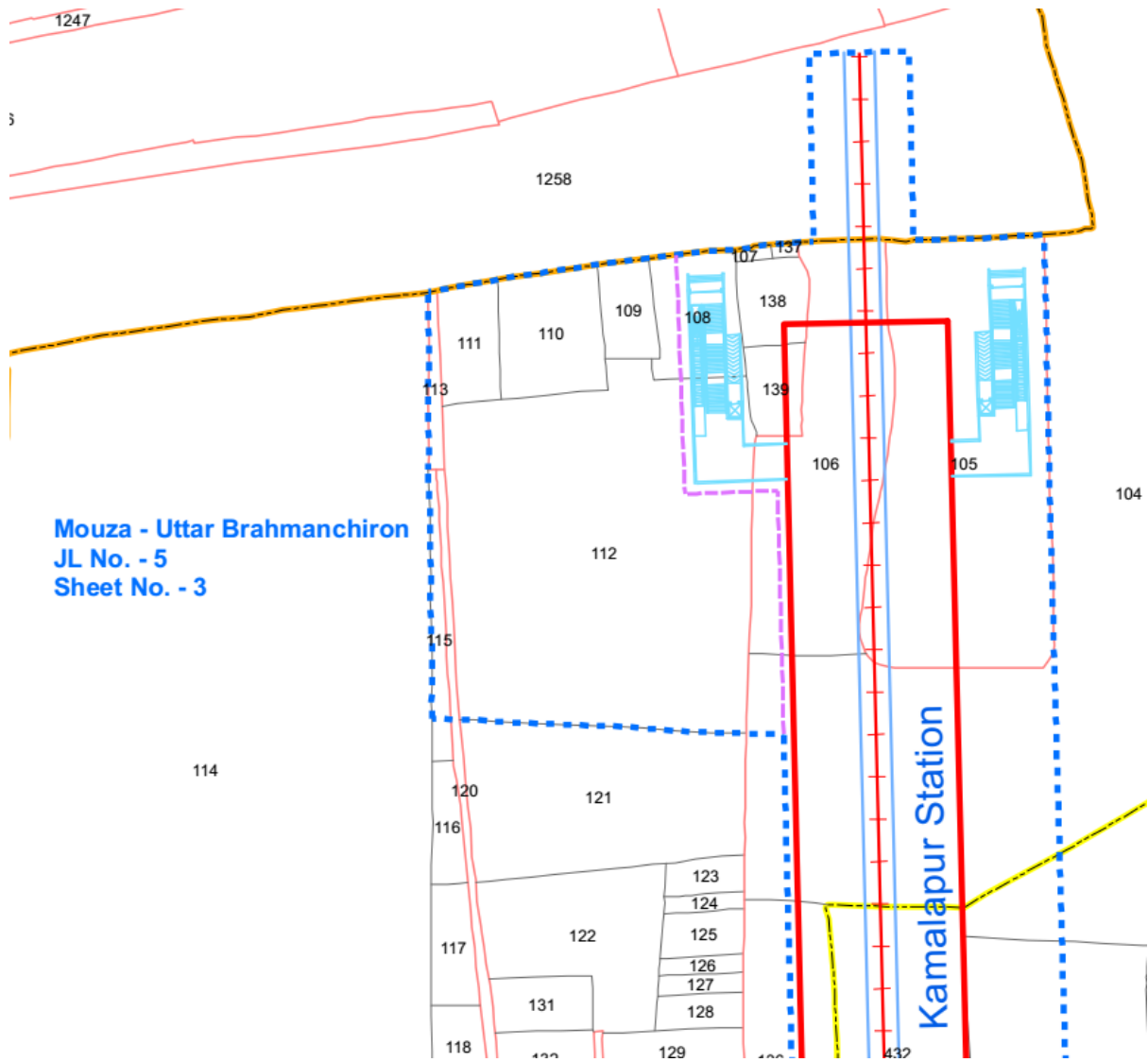


Figure 16:Additional (Non-essential) Land Requirement of the DMTC

9. INSTITUTIONAL FRAMEWORK FOR IMPLEMENTATION

9.1 Needs and Agencies to be involved

For speedy and smooth implementation of the project, suitable institutional arrangements are necessary to manage and implement the Resettlement Action Plan (RAP). Institutional arrangements required for implementation of Resettlement Action Plan includes capacity augmentation of project head office personnel (at DMRTDP, DMTCL), project field offices, formation of various committees like: GRC, JVC, PVAC, etc. The figure provided below indicates the institutional arrangement and linkages of different institutions/organizations involved in implementation of RAP of MRT Line-6 Extension. The Project Director, MRT Line-6/MD, DMTCL will lead the team. The PD will be overall responsible for resettlement and rehabilitation policy guidance, coordination, planning, monitoring and reporting to relevant agencies. Other officers and secretarial staffs at Head Office will assist the PD, DMRTDP. Besides, Resettlement Assistance Consultant (RAC) will be solely responsible for the implementation of Resettlement Action Plan. Further, Resettlement Consultant of DMRTDP and Social Safeguard Consultant of General Consultant will be engaged to carryout monitoring and reporting of the project implementation. These agencies will work in close coordination with the project office and other offices responsible for RAP implementation.

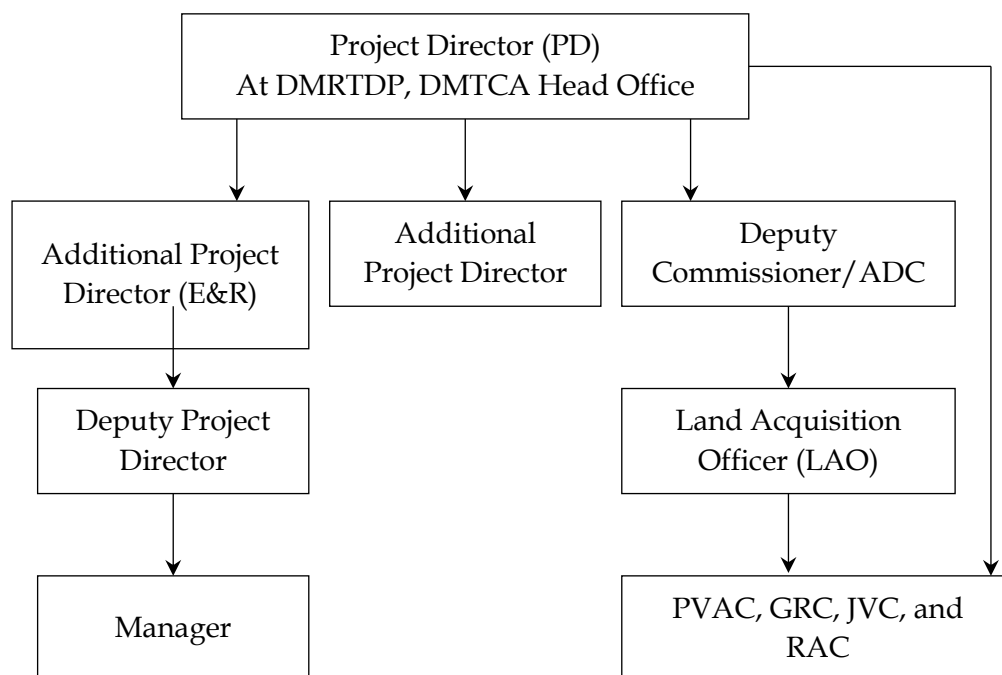


Figure 17:Types of Offices and Committees Needed at Various Levels

DGM (E&R) will look after the resettlement and rehabilitation component of the project under the supervision of PD, DMRTDP and will be stationed at the DMTCLhead quarter. One Manager will also work under DGM (E&R). The PD, DMRTDP through the team under E&R unit will monitor the progress of land acquisition and resettlement management and will also ensure co-ordination between various relevant offices. The PD, DMRTDP will initiate the

following activities to perform the implementation of Resettlement Action Plan:

- Supervise the action of RAC regarding RAP implementation; Coordinate the activities of RAC, GC, DMTCL
- orientation and awareness workshops for DMRTDP, DMTCL staff likely to be involved in Resettlement and Rehabilitation; and
- Enhancing the capacity of the E&R unit staff through internal and abroad training coordinates the activities of all other stakeholder regarding land acquisition, requisition, purchase or possession. m

DMRTDP, DMTCL will establish operational links with the Office of Deputy Commissioners for land acquisition and other agencies for resettlement. It will provide means & mechanism for coordinating the delivery of compensation & assistance to entitled persons. Through the RAC it will also be responsible for disseminating the information to the public and providing opportunities for consultations.

9.2 Role of Project Management Office

The project management office will perform resettlement implementation activities under headed by the PD, DMRTDP through E&R unit of DMRTDP. The Roles of project management head office are like;

- Overall responsible for resettlement and rehabilitation works;
- Co-ordinate the implementation of R&R activities with; GC, RAC and other Stakeholders;
- Appoint Resettlement Assistant Consultant for implementation of RAP and Resettlement Specialist for monitoring and reporting the progress of RAP implementation;
- Ensure conducting resettlement training programs at home and abroad of E&R unit;
- Approve the micro plans prepared by the RAC;
- Monitor the progress on R&R activities;
- Prepare monthly progress report;
- Provide guidance to the all staffs of E&R unit of DMRTDP, RAC& Social Safeguard unit of GC on policy related issues during implementation; and
- Ensure timely release of fund for R&R activities.

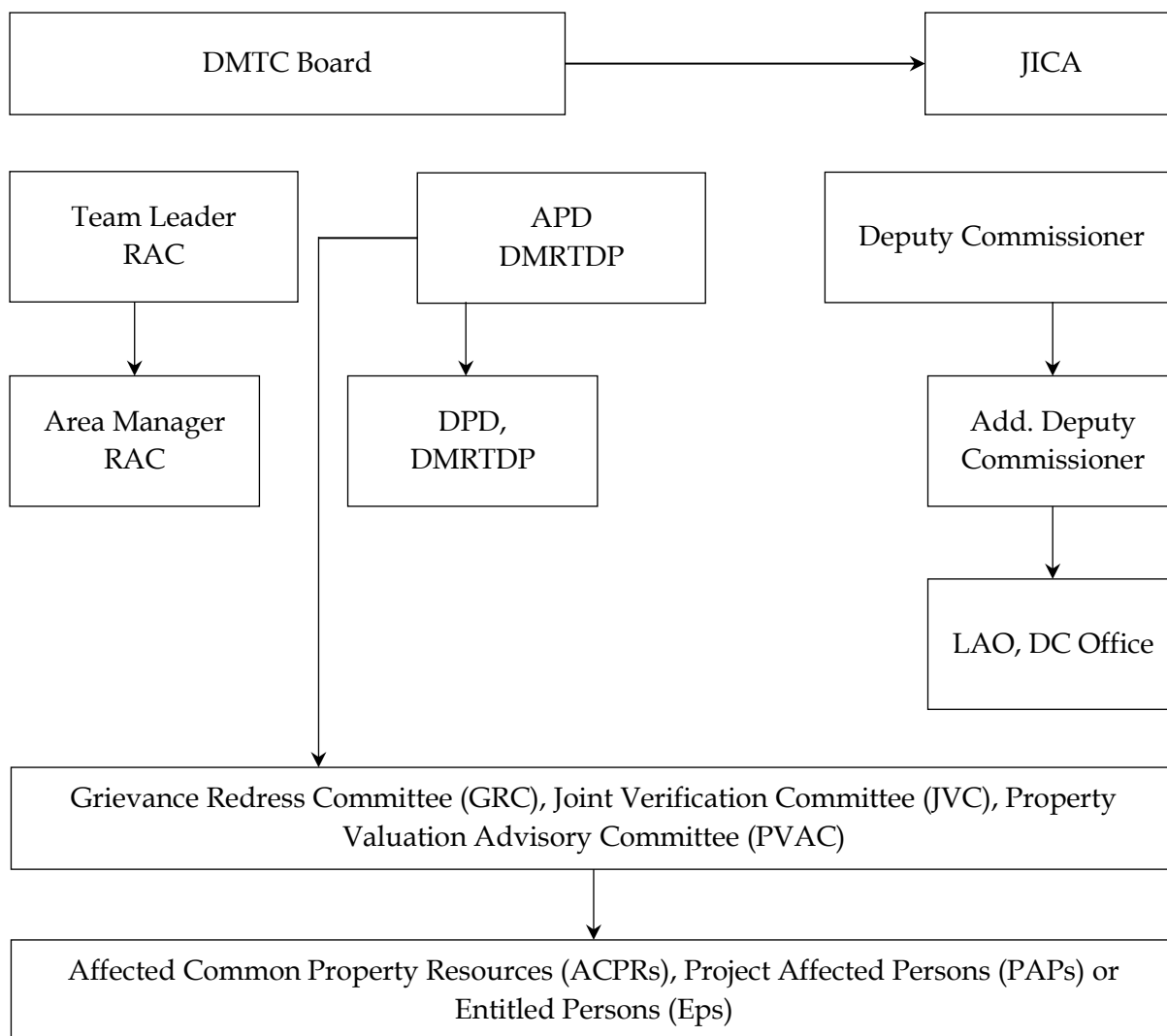


Figure 18:Resettlement Organization Chart

9.3 Roles of Deputy Commissioner’s Office

The Deputy Commissioner (DC) is the sole government representing authority to pay cash compensation as per the provisions stipulated in the Acquisition and Requisition of Immovable Property Act-2017. The Deputy Commissioner is the legal administrative authority to determine the updated title of land and eligibility of APs for Cash Compensation under Law (CCL) for land as well as several other assets covered by the law. It is for the DC to decide whether to enhance the capacity of his concerned office by engaging additional senior LA staff to process the LA requests speedily and smoothly. The PEA (DMRTDP) and PIA (RAC) will work with the representatives of DCs during Joint Verification Survey of affected properties and the Current Market Price Survey of the properties for ascertaining current replacement value before budgeting for total compensation payable to the EPs.

The implementation of the activities like, JVS, CMPS and reconciliation of the 'market value' and 'replacement value' will require a great deal of mutual understanding among the DCs' office, DMRTDP and the RAC. It is therefore, essential that the DCs will accept the involvement of their representatives in JVS, CMPS, budgeting of compensation, updating of land records of APs and in reconciliation of CCL with the additional compensation to be paid

by the PEA through the RAC.

The DC offices will receive funds from the PEA (DMRTDP) for paying the CCL to the directly displaced persons immediately to facilitate quick disbursement of differentials, if any, by the DMRTDP through RAC. Participation of DC office personnel will be necessary in the host area meetings. Similarly, DC's intervention/ assistance will be required in matters such as land acquisition, disposal of land ownership disputes and other khas land, etc. The compensation to be paid by the DCs office are:

- Cash compensation for loss of land by owners averaging the registered sale deeds value during the past one year of similar land plus(+) 200 per cent enhanced amount of the average;
- Cash compensation for loss of crops, trees and perennials; and
- Cash compensation for residential and commercial structures at current market value with additional 100% of determined price.

9.4 Roles of Resettlement Assistance Consultant (RAC)

It has now been generally recognized that the task of successfully implementing a RAP requires certain attitude, experience and skill in dealing with the grass root level people, which are best available among some reputed RAC in the country. Therefore, it has been adopted as a government policy to commission the services of such a RAC to assist in the implementation of a RAP-III of MRT Line-6 Extension. The principal task of the RAC is to identify the project affected land, business enterprises and persons, estimating their losses and dislocations, work out their entitlements packages and prepare a compensation budget. The next main task is to assist the DMRTDP in disbursing entitlements which are beyond the purview of CCL. Again, the RAC also plays an important role in ensuring that legitimate grievances of the APs are redressed and vulnerable are given special attention. The RAC is also required to undertake efforts to mitigate some community level dislocation caused by the project.

JICA's Policy on involuntary resettlement has been prepared in such a way so that the PAPs get at least the replacement value of the lost assets and the present RAP-III has followed it. This additional amount is given to each PAP through the DMRTDP following various formalities. Beyond CCL, the issues covered in the proposed compensation package under RAP-III of MRT Line-6 Extension are as follows:

- Grant for meeting the social cost of dislocation due to homestead acquisition;
- Stamp duty and registration cost for facilitating land purchase by PAPs in future;
- Structure Transfer Grant (STG) for living quarters, commercial units and other establishments on the basis of RV;
- Structure Reconstruction Grant (SRG) to the households/commercial or other establishments on the basis of RV;
- Grant for the loss of business in business enterprises;
- Wage laborers or helper family members of business enterprises to compensate for the

employment loss;

- Additional amount for shifting of household/enterprise inside materials; and
- Additional amount to all the homestead and commercial land losers for developing the new homestead.

The estimated amount of money must be available at the DMRTDP at least one month ahead of starting the payment of compensation under Resettlement Action Plan in the proportion like: 50 per cent+30 per cent+20 per cent. The RAC will play participation role in the Payment process.

9.5 Scope of Work of RAC

Precisely, the RAC will have to perform the tasks principally basing on the issues included and guidelines provided in the RAP. However, the major tasks to be done by the RAC are:

Conducting SES and Updating the RAP: The RAC's first responsibility is to commission a SES within the RoW for SIA of each PAP. A pretested questionnaire is implemented to each PAP through trained field workers. This report actually details-out every nook and corner of both the direct and indirect PAPs.

Information Campaign: The implementing RAC will design, plan and implement a information campaign in the affected areas primarily to inform the project displaced persons about the entitlement policy and how to avail of their respective entitlements. The campaign would include measures such as distribution of information booklets, notice and other materials among the project displaced persons, community meetings, public announcements, and any other measures necessary to provide information to all PAPs.

Circulation of Booklet: One Bangla booklet containing the total compensation package as is outlined in the RAP-III, procedures and places of payment and all other relevant information will be prepared and circulated among the project displaced persons by the RAC. This will significantly help in reducing tension among the PAPs and will lead to better working environment and relationship between the RAC and PAPs. This kind of booklet must be circulated by the RAC well attend of time. If possible, this may be prepared by the RAC before going to the field, and be circulated during field work. This will significantly help the RAC in performing their activities in a social environment with better cooperation.

Computerization of Database and EP Files: Data on land, structure, trees and other properties lost by the PAPs have to be computerized, including development of necessary software to prepare EPs files and ECs. The EP and EC files will be used for making payments to the EPs and monitoring the progress of resettlement work. The RAC after joining the field, must finalize the list of PAPs, and EPs titles within nine months; otherwise, they will be late in performing other activities.

Issue of Identity Card: All the PAPs are needed to be identified within the 6 months of RAC's operation at the field level. They should also finalize the list of entitlements of each PAP. Both the works should not take more than six months because, the process of paying compensation, both under and beyond CCL cannot be started before the finalization of entitlement list to be followed by the issue of ID card. Among many others, the two major contents of ID card are

the actual address of EP and a certified photograph. The responsibility of preparation and issue of ID cards will be borne by the RAC. This card will be used by all the PAPs for receiving all types of compensations under RAP.

Assistance to EPs to Relocate and Resettlement: The RAC will assist the PAPs during pre- and post-relocation period and help finding land for resettlement. Also, wherever needed, the staff of RAC will help PAPs to obtain their compensation money from the DC office and other resettlement benefits from the project.

Participation in GRC, PVAC and JVC: The implementing RAC will organize and participate in the GRC, PVAC and RAC meetings as Member Secretary and assist in settling disputes over the resettlement benefits. RAC staff may also require to carryout intensive field verifications for resolution of certain kinds of grievances.

Liaison with DC Office: The RAC will always maintain contact with the Land Acquisition Section of the DC office and will disseminate information to the EPs about payment of CCL.

Liaison with GRC, JVC and PVAC: The RAC will always be in touch with these two teams and always help them in accomplishing their tasks.

Opening of Bank Accounts: The compensations are always given through cross cheque which require bank account in the name of incumbent. Most of the poor EPs do not have any bank account. The RAC will have to introduce and help them in opening bank accounts.

Assistance to Vulnerable Groups: The RAC will provide special assistance to vulnerable groups (economically poor PAPs) in their physical and economic rehabilitation through integrating them with NGOs working in the respective areas for poverty alleviation, employment in road construction works suitable to them, etc. Above all, they will also be given cash grant for their vulnerability.

Organization of Training: Many of the vulnerable EPs may need training for development of their skills or for changing occupations. Training needed for meeting these requirements will have to be organized by the RAC. The cost in this respect will be borne from the miscellaneous sub-head of Resettlement Budget.

Linkage with NGOs: Many of the EPs may show interest to work with the NGOs working in their areas for poverty alleviation through introducing credit supported income generating activities. The RAC will take initiative for establishing linkage between the EPs and NGOs.

Campaign against HIV/AIDS: The RAC will also propagate against the serious effects of HIV/AIDS among the EPs and construction laborers. The campaign will include issues like, how it spreads, how it can be avoided, and the referral system for the victims, serious effects of HIV/AIDS etc.

Campaign against Women and Child Trafficking: The RAC will also propagate against the serious social effects of women and child trafficking among the EPs and construction laborers. The propaganda will include issues like, how it affects the society and creates social problems, how it can be controlled, etc.

Supervision and Management: Facilities and logistics required for carrying out the implementation activities in the field have to be established in due time at the field and head

office levels. The field team shall maintain liaison with DMRTDP staffs and also with project consultant.

Compensation Budget and Fund Placement: The whole theme of RAP-III centers on the payment of compensations beyond the CCL, to both the direct and indirect PAPs. For this the RAC will have to submit a tentative budget to the DMRTDP within shortest possible time. The tentative budget is always changeable and the total allocation may be placed with the DMRTDP in three installments like: 50 percent+30 per cent+20 percent. The second installment may be released after the submit of statement of expenditure by 70 percent of the released money of 1st installment and the third installment after disbursement of 1st installment in full & 70% of second installment.

Payment of Compensation to Individual PAP: The activities of RAC principally center on the estimation of compensation beyond the CCL following the guideline and estimation of PVAC. For the purpose, the RAC prepares a cash entitlement and payment statement for each PAP separately and submit it to DMRTDP which responsible for payment to EPs through check.

Other Issues: For all other issues (to be arose during the implementation of RAP) not covered in the ToR, the decision may be taken by the Project Director, DMRTDP, DMTCL in consultation with the RAC. To be specific, if the DMRTDP desires to support the poor PAPs through an income generation project, like, that of Bhairab Bridge, the RAC will have to continue along with the continuation of RAP implementation.

Reporting System of RAC: The RAC will be directly responsible to the Project Director through the Additional PD (Environment, Health, Safety, Land Acquisition & Resettlement). for all types of activities. The work inception report (5 copies) should be submitted to the Project Director within one month of field placement. Moreover, within 15th of next month, the RAC will have to submit the progress report (5 copies) of and up-to the previous month. The Project Director, may also call meeting as and when needed for reviewing the progress or any other issue considered review-able to him. After the completion of RAP implementation, the RAC will have to submit the project completion report in 10 (ten) copies to the Project Director, along with a soft copy within three months of completion.

9.6 Organizational Structure of RAC for RAP Implementation

The RAP-III is limited to payment of cash compensation only to the PAPs for individual cases, and replacement of the affected properties by PEA when it is owned by the community. In general, for paying the compensation to individuals, the process involves four parties:

- i) Project office of Dhaka-Mass Rapid Transit Company Limited;
- ii) Office of the Deputy Commissioner of the respective area for paying the compensations under CCL;
- iii) RAC appointed by the DMRTDP project office for calculating the compensations beyond CCL; and
- iv) Above all, the Project Affected Persons popularly known as PAPs.

For the PEA and DC offices, they have their own Government approved organogram for implementation of RAP-III of MRT Line-6 Extension. So, the proposed structure is only for the

RAC keeping in mind that they will have to complete the RAP-III implementation before vacating the affected structures and taking over the possession of land by the Executing Agency (EA). The proposed organizational structure is based on following assumptions:

- i) The payment of compensation to individuals must be completed at least 1(one) month before taking possession;
- ii) The procedures of paying compensation beyond CCL, must be simple and easy understandable to the EPs;
- iii) The Resettlement Worker must always be in close contact with EPs;

Resettlement Workers will work under supervision of Area Manager, who will be the reporting authority of them.

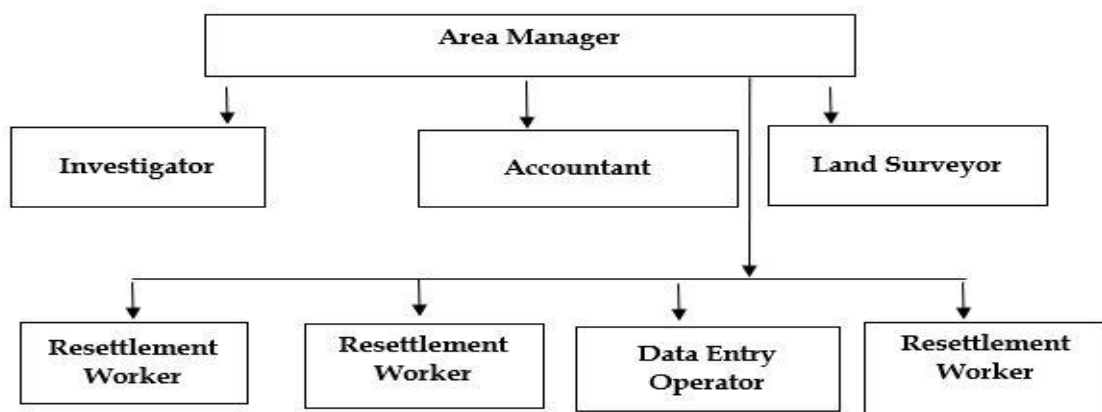


Figure 19:Organizational Structure of Field Office of RAC

9.7 Role of Different Committees in RAP Implementation

To arrive at a fair standard of compensation sufficient to cover the Replacement Value of lost properties, formation of a Joint Verification Committee (JVC) and likewise a Property Value Assessment Committee (PVAC) are considered important for each local government zone.

Again, to devise a mechanism to dispose of the complaints out of court as per RAP-III, setting up a Grievance Redress Committee (GRC) is also felt indispensable. In order to ensure collective sharing of responsibilities, JVC and PVAC need to be formed with representatives drawn from the PEA, DC office, RAC including local government representatives under the administrative order of the Ministry with appropriate legal authority.

Land Acquisition Act-2017 ensures only statutory land acquisition and compensation policies to legal owners of properties under acquisition. They do not guarantee either replacement value of the acquired properties or restoration of income and standards of living of the displaced people. Thus, in case of projects involving land acquisition and involuntary resettlement, the grievance redress procedure and appeal mechanisms are an important aspect related to R&R of the PAHs. The Land Acquisition Act-2017 has provisions at different stages of the land acquisition process for the displaced persons to object to the proposed acquisition of land and other properties, etc. It also allows the affected persons to receive

compensation under protest and to approach the court for settlement. While an affected person cannot challenge the land acquisition by Government (which involves a public purpose) in court, an aggrieved person may go to a court of law in order to challenge the amount of compensation. Experience shows that the litigation causes unnecessary delays and cost overrun in many projects. Keeping in mind the legal procedures involving such cases, the DMRTDP will constitute a committee for grievance redress that will provide a forum for people to express their dissatisfaction over compensation and R&R provisions. Procedures for grievance redress have been discussed in detail in Section-10.

Quorum of meetings of all the Committees will need the presence of more than 50% of the members of the respective committee. It is to be noted that the formation and composition of the committees must be approved by the appropriate legal authority after the approval of RAP.

9.8 Grievance Redress Mechanism

9.8.1 Needs for Grievance Redress

To deal with resettlement related disputes and to make the project accountable to the affected persons and their community, a complaint and grievance redress mechanism will be in operation under the project. The mechanism will be an officially recognized system to resolve disputes arising out of various matters related to compensation and resettlement benefits, environment, safety and other social concerns. The fundamental objective of this mechanism is to resolve the resettlement related grievances locally in consultation with the aggrieved party to facilitate smooth implementation of the social and environmental action plans. Another important objective is to democratize the development process at the local level and to establish accountability to the displaced people. Based on consensus, the procedure will help resolving issues/conflicts amicably and quickly and thus saving the aggrieved persons resorting to 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, PEA (here it is DMTCL)

9.8.2 Grievance Redress Committee (GRC)

The GRC will be formed for resolving the grievances involving resettlement benefits, relocation, and other disputes. A gazette notification on the formation and scope of work of the GRC will be required. The GRC will be comprised of following members:

- i)** Representative of DMRTDP/DMTCL, Convener
- ii)** Safeguard Expert of General Consultant (GC), Member
- iii)** One representative of male PAPs, Member (From the concerned ward)
- iv)** One representative of female PAPs, Member (From the concerned ward)
- v)** Legal Advisor of RAC, Member; and
- vi)** Area Manager, RAP implementing agency (RAC), Member Secretary.

The GRCs will be activated with authority to resolve resettlement benefits, compensation and other social and environmental issues not to be addressed under legal suit in the courts. The GRC will receive grievance cases from the aggrieved persons through RAC. It will assist the PAPs in lodging their complaints in a proper format acceptable to the GRC PAPs will get ID cards from RAC and be informed about their entitlements and losses. Regarding environmental issues, the aggrieved persons may lodge their complaints to the GRC through the RAC.

9.8.3 Scope and Jurisdiction of Work

The scope and jurisdiction of work of the GRC are:

- (i) After receiving the complaints / grievances the GRC will review, consider and resolve grievances, related to social/resettlement and environmental issues during implementation, received by the committee.
- (ii) Any grievances presented to the GRC should ideally be resolved at the earliest convenient time. In cases of complicated cases requiring additional investigations, it should be resolved within a period of one month.
- (iii) Grievances of indirectly displaced persons and/or persons displaced during project implementation will also be addressed by the GRC.
- (iv) The GRC will not engage themselves in any review of the legal standing of an “awardee” other than in direct losses or distribution of shares of acquired property among the legal owners and associated compensation or entitlement issues.
- (v) The decisions 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 social, resettlement and environmental policy framework.
- (vi) The GRC will not deal with any matters pending in the court of law. But if 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 field visit to verify and review the issues at dispute, including titles/share, reasons for any delay in payment or other relevant matters. Moreover, all the GRC members including the Convener and Member Secretary should be given sitting allowance for each meeting at the rate of Taka 1000 to each and Tk. 50 per km as conveyance allowances. All costs of travel, meeting and sitting are to be borne by the DMTCL through the RAC.

9.8.4 Procedure of Grievance Redress

The APs/aggrieved persons will be able to file their grievances without any fear and intimidation. Where required, the RAC will assist the PAPs in drafting the grievances. All grievances must be submitted in writing to the Chair, GRC. The complainant may be represented by the AP him/herself or appointed agent such as locally elected

representative/legal advisor. The judgment made by GRC will be communicated to the concerned PAP in writing. If dissatisfied, the PAPs may request for further review of the judgement to GRC. If PAPs did not get the remedy, he/she may appeal to the PD, DMTCL or MD, DMTCL for final decision. The decision of the PD/MD is final. The GRC procedures and operational rules will be publicized widely through community meetings and pamphlets in the local language (Bangla) so that the APs are aware of their rights and obligations, and procedure of grievance redress mechanism. All the documents of GRC will be preserved by RAC for record.

Table 31: Steps for Redressing / Resolving Grievances

Step 1	The Implementing Agency RAC informs PAPs about their losses and entitlements. If satisfied, the PAP claims resettlement payments to the RAC.
Step 2	The PAP approaches the RAC field level officials for clarification. The RAC will clarify the APs about their losses & entitlements as per RAP policy. If resolved, the PAP claims resettlement payments to the RAC.
Step 3	The PAP approaches to the GRC. The RAC staff shall assist the APs in processing the complaints and organize hearing within 15 days of receiving the complaints. RAC shall assist the PAPs to prepare written form for succeeding procedures at no cost to PAPs. Then proceed to Step 4
Step 4	The GRC is accountable to scrutinize the applications, if the case is beyond their mandate as per scope of work, will suggest APs to apply to the proper authority. If the case is within the mandate of GRC, proceed to Step 5
Step 5	The GRC case hearing shall be held in presence of the aggrieved PAPs (if possible), and the minutes will be recorded. If resolved, The decisions will be informed to the PAPs. The Project Director will also be informed about the decision of the GRC. If not resolved, proceed to Step 6
Step 6	If the PAP is not satisfied with the GRC decision, he/she may appeal to the GRC for review of the decision given by GRC within 7 days from the date of GRC decision. Then proceed to Step 7
Step 7	After receiving the review petition GRC will hear the review and make decision within 7 days of receiving the review petition.
Step 8	If PAPs aggrieved with the decision in review case, he/she may appeal to the PD/DMRTDP or MD/DMTCL within 7 days from the review decision by GRC.
Step 9	PD/DMRTDP or MD/DMTCL will review the case and give decision within 3 weeks from receiving of the appeal.

9.8.5 Grievance Redress Monitoring

Under the prevalent system, the RAC prepares the monthly progress report on the activities performed / attended by them. The RAC must include the grievance redress activities in their monthly progress reports. The report may contain the result of number of GRC meetings of

the month, number of grievances received, number of grievances resolved, number of pending issues, number referred to the DC and all others considered important by the DMTCL and other organizations associated with the project. The PMU at DMTCL headquarter will keep record of complaints received for its use as well as for the use of JICA during regular supervisions.

9.9 Joint Verification Committee (JVC)

The task of JVC is to verify the data collected by RAC for many types of losses as mentioned in the Entitlement Matrix. JVC may verify the 10-20% SES data assessed by the RAC on sample basis. RAC will provide the SES data to JVC.

The JVC will constitute of:

- i.** One representative of at least at the level of Deputy Project Manager/Assistant Project Director, to be nominated by the PD, DMRTDP/MD, DMTCL as Convener;
- ii.** One representative from PWD as Member;
- iii.** One representative from PAPs as Member;
- iv.** One representative from General Consultant (GC) as Member; and
- v.** Area Manager of RAC as Member Secretary.

The specific Terms of Reference (ToR) include:

- i.** JVC will verify the SES data collected by RAC for assessing the quantum of losses to be affected, JVC may verify the 10-20% SES data assessed by RAC on sample basis
- ii.** The JVC will review and verify the immovable structures quantity assessed by the RAC;
- iii.** The JVC will determine the quantities of structures as mentioned in the Entitlement Matrix.
- iv.** JVC will follow the guidelines mentioned in the Entitlement Matrix and ToR in RAP

9.10 Property Value Assessment Committee (PVAC)

According to JICA guidelines PAPs are to be compensated by replacement value of affected properties. Compensation given by the Deputy Commissioner are often inadequate in reflecting RVs. Regarding payment of structures, business and other items PWD's estimate do not cover the Replacement Value.

The PVAC will constitute of:

- i.** One representative of DMTCL, at least at the level of DPD/ Project Manager to be nominated by the PD, DMRTDP/MD, DMTCL as convener;
- ii.** One representative of PWD as Member;
- iii.** One representative from General Consultant (GC) as Member;
- iv.** One representative from RAC as Member; and

- v. Assistant Manager , DMTCL as Member Secretary.

The specific Terms of Reference (ToR) include:

- Property Value Assessment Committee will recommend the Replacement Value of land, structures and all other losses based on the guidelines mentioned in the Entitlement Matrix and The Acquisition & Requisition of Immoveable Property Ordinance, 1982 and subsequent amendments;
- The Committee will use CCL, CMV assessed by DC Office, PWD/NHA, quantity determined by JVC, and RAC data in proposing Replacement Value of land, structures, common property resources and others losses;
- PVAC may visit the site if necessary, for verifying any information;
- The Committee will take decision in the PVAC meeting. Decision will be taken at two-third majority basis.

9.11 Entitlements of Committee Members

All the members of various committees will attend a training and orientation meeting prior to commencement of their work. The training will be conducted by the Project staff and consultants/resettlement experts. The committee members will be entitled to Tk. 1000/- (one thousand) per day as sitting allowance. The bill is to be paid by the RAC with the approval of Convener. The RAC will pay the billing amounts to the members on the date of meeting and will process to the DMRTDP, DMTCL for reimbursement, Light snacks/ refreshments will be served during the meeting by the RAC. In case of daylong meeting, the committee members may also be served with lunch. Necessary stationary and other logistics will be made available by the RAC. For the legal advisor, the fee will be paid as per contract between the Advisor and the PEA through the RAC. All the committee expenditures will be borne by the DMRTDP through RAC form the Contingency/ Miscellaneous subhead of the DMRTDP's Resettlement Budget.

10. IMPLEMENTATION SCHEDULE

10.1 Issue Wise Implementation Schedule

A timebound implementation schedule for the implementation of RAP has been prepared in accordance with the needs of project construction schedule. The RAP-III will be approved by DMTCL before starting implementation. The overall schedule of RAP implementation will be based on the principle that (i) all displaced persons and families are paid their due compensation and other resettlement benefits/allowances prior to relocation: and (ii) relocation of the families/businesses should be synchronized with the schedule. Implementation of RAP has to be completed before the commencement of the construction work. Resettlement activities for the titleholders linked to Land Acquisition process and compensation payment to be initiated by the respective Deputy Commissioner. However, resettlement activities for title holder PAPs will start after serving notice u/s-8 according to the acquisition procedures stipulated in the ARIPA-2017. At the beginning of the RAP implementation work, skeleton staff for entertaining and resolving claims /grievances of the EPs regarding social safeguard and environmental issues will be appointed. Once RAP implementation is complete, then project infrastructure construction work will start. Preparation of RAP for MRT Line-6 Extension is at final stage. Implementation of RAP will be completed within 12th month. A tentative RAP implementation schedule is presented with below table:

Table 32: Implementation Schedule

S L N o	Activities of RAP implementation	1	2	3	4	5	6	7	8	9	10	11	12
1	Disclosure of Entitlements	■											
2	Preparation of information booklet/brochure	■											
3	Formation of Committees; JVC, PVAC and GRC		■						■				
4	Functioning of JVC, PVAC and GRC		■	■	■	■	■	■	■	■	■	■	■
5	Determination of Individual Entitlement		■	■	■								
6	Preparation of final resettlement budget by RAC, submission to DMTCL and its approval			■	■								
7	Preparation of ID cards				■	■	■						
8	Formation of Focus group and discussion meetings			■	■	■	■	■	■	■			
9	Preparation of Individual list of entitlements			■	■	■	■	■	■				
10	Payment of compensation by DMTCL through RAC				■	■	■	■	■	■	■	■	■
11	Monitoring of RAP implementation	■	■	■	■	■	■	■	■	■	■	■	■
12	Final Report of RAP Implementation												■

ANNEX-I: MINUTES OF THE FOCUS GROUP DISCUSSION

Focus Group Discussion- 1		
A	ProjectTitle:	MRT Line-06 Extension from Motijheel to Kamalapur
B	Name of FGD group	Local Community
C	Basicdetails:	
	Location:	Dakhin Kamalapur
	Date	4 th December 2020.
D	AttendedBy(Listattached)	
E	PurposeofConsultation:	
	To inform the local community, land and structure owner, land user, businessman, directly or indirectly affected population of proposed project. To understand the socio-economic condition of proposed project area, public demand and perception, current market price of the land, mouja rate of the land and associated aspect related with the land acquisition, resettlement action plan.	
F	KeyPointsDiscussed:	
	<ul style="list-style-type: none"> Proposed project is the extension of existing MRT Line-06 (Uttara-Motijheel) project. Both public and private land will be required for 1.16 KM RoW and station. Land Acquisition will be required for the implementation of the project; Most of the respondents were very much concerned about compensation; Compensation for land and structure owner will be provided as per Acquisition and Requisition of Immovable Property Act (ARIPA) 2017. Land user as well as business man who are doing their business in the proposed RoW alignment will get compensation as per proposed Resettlement Action Plan (RAP); Employment opportunity and economic development is expected in the project area. 	
Focus Group Discussion-2		
A	ProjectTitle:	MRT Line-06 Extension from Motijheel to Kamalapur
B	Name of FGD group	Land and Structure owner
C	Basicdetails:	
	Location:	Dakhin Kamalapur
	Date	5 th December 2020.
D	AttendedBy(Listattached)	
E	PurposeofConsultation:	

	To inform the local community, land and structure owner, land user, businessman, directly or indirectly affected population of proposed project. To understand the socio-economic condition of proposed project area, public demand and perception, current market price of the land, mouja rate of the land and associated aspect related with the land acquisition, resettlement action plan.	
F	KeyPointsDiscussed:	
	<ul style="list-style-type: none"> • Most of the respondent have the curiosity to know the proposed RoW alignment. • Proposed project is the extension of existing MRT Line-06 (Uttara-Motijheel) project. • Both public and private land will be required for 1.16 KM long RoW and station. • Land Acquisition will be required for the implementation of the project; • Compensation for land and structure owner will be provided as per Acquisition and Requisition of Immovable Property Act (ARIPA) 2017. • Land user as well as business man who are doing their business in the proposed RoW alignment will get compensation as per proposed Resettlement Action Plan (RAP); • Enough time will be provided to relocate structure prior to commencing construction work; • Employment opportunity and economic development is expected in the project area. 	
Focus Group Discussion-3		
A	ProjectTitle:	MRT Line-06 Extension from Motijheel to Kamalapur
B	Name of FGD group	Business Owner
C	Basicdetails:	
	Location:	Dakhin Kamalapur
	Date	3rd December 2020.
D	AttendedBy(Listattached)	
E	PurposeofConsultation:	
	To inform the local community, land and structure owner, land user, businessman, directly or indirectly affected population of proposed project. To understand the socio-economic condition of proposed project area, public demand and perception, current market price of the land, mouja rate of the land and associated aspect related with the land acquisition, resettlement action plan.	
F	KeyPointsDiscussed:	

	<ul style="list-style-type: none"> • Persons doing their business with permanent structure considered as business entrepreneur. • Approximately 130 persons doing their business with permanent structure; • Most of the business entrepreneur doing their business at dakhin kamalapur bazar area; • Proposed RoW alignment will have significant impact on livelihood of business entrepreneur; • Most of the respondent have the curiosity to know the proposed RoW alignment. • Proposed project is the extension of existing MRT Line-06 (Uttara-Motijheel) project. • Both public and private land will be required for 1.16 KM long RoW and station. • Land Acquisition will be required for the implementation of the project; • Business man who are doing their business with or without permanent structure in the proposed RoW alignment will get compensation as per proposed Resettlement Action Plan (RAP); • Employment opportunity and economic development is expected in the project area. 	
Focus Group Discussion-4		
A	ProjectTitle:	MRT Line-06 Extension from Motijheel to Kamalapur
B	Name of FGD group	Street Vendor
C	Basicdetails:	
	Location:	Dakhin Kamalapur
	Date	5 th December 2020.
D	AttendedBy(Listattached)	
E	PurposeofConsultation:	
	To inform the local community, land and structure owner, land user, businessman, directly or indirectly affected population of proposed project. To understand the socio-economic condition of proposed project area, public demand and perception, current market price of the land, mouja rate of the land and associated aspect related with the land acquisition, resettlement action plan.	
F	KeyPointsDiscussed:	
	<ul style="list-style-type: none"> • Persons doing their business without permanent structure considered as street vendor. • Approximately 150 persons doing their business without permanent structure; • Proposed RoW alignment will have significant impact on street vendor livelihood; • Most of the respondent have the curiosity to know the proposed RoW alignment. • Proposed project is the extension of existing MRT Line-06 (Uttara-Motijheel) project. • Both public and private land will be required for 1.16 KM long RoW and station. 	

- | |
|---|
| <ul style="list-style-type: none">• Land Acquisition will be required for the implementation of the project;• Compensation for land and structure owner will be provided as per Acquisition and Requisition of Immovable Property Act (ARIPA) 2017.• Business man who are doing their business with or without permanent structure in the proposed RoW alignment will get compensation as per proposed Resettlement Action Plan (RAP);• Employment opportunity and economic development is expected in the project area. |
|---|

ANNEX-II: INVITATION LETTER FOR PUBLIC CONSULTATION MEETING



জনাব,

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বিষয়ঃ এম আর টি লাইন-৬ প্রকল্পের সম্প্রসারিত অংশের পরিবেশগত ও সামাজিক প্রভাব নিরূপনের লক্ষ্যে মতবিনিময় সভায় আমন্ত্রণ প্রদানে।

প্রশান্তভাবে,

ঢাকা ট্রানজিট কোম্পানি লিমিটেড (ডি এম টি সি এল) এর পক্ষ থেকে শুভেচ্ছা।

আপনি জেনে আনন্দিত হবেন যে, বাংলাদেশ সরকার ও Japan International Cooperation Agency (JICA) এর অর্থিক সহযোগিতায় "ঢাকা ট্রানজিট কোম্পানি লিমিটেড" কর্তৃক উত্তরা হতে (ভায়া পল্লী, রোকেয়া সরণী, খানারবাড়ি, ফার্মগেট, হোটেল সেনারগাঁ, শাহবাগ, মোয়েল চকুর, তোপখানা রোড, বাংলাদেশ সচিবালয়) মতিঝিল পর্যন্ত প্রায় ২০ কিলোমিটার এম আর টি লাইন-৬ বাস্তবায়নধীন। উক্ত প্রকল্পটি কমলাপুর রেলওয়ে স্টেশন, এম আর টি লাইন-১, এম আর টি লাইন-২, এম আর টি লাইন-৪ এর সাথে অবিকতর সংযোগ স্থাপনের জন্য মহালায় কর্তৃক সম্প্রসারণের নিম্নোক্ত পুঙ্খানুপুঙ্খ ও অনুমোদিত হয়েছে। প্রকল্পটি মতিঝিল থেকে কমলাপুর রেলওয়ে স্টেশন (১.১৬ কিলোমিটার) পর্যন্ত বর্ধিত করা হবে। এটি সরকারের একটি অগ্রাধিকার ভুক্ত প্রকল্প। এই প্রকল্পের সম্প্রসারিত অংশের পরিবেশগত ও স্বাস্থ্যগত জনসাধারণের সামাজিক প্রভাব নিরূপণ করা অত্যাবশ্যিক। এই লক্ষ্যে সর্বস্তরের জনগণের সূচনিত মতামত গ্রহণের জন্য বিভাগের জেলার অন্তর্গত থানার.....ওয়ার্ডের ...
..... স্থানে মতবিনিময় সভার আয়োজন করা হয়েছে।

উক্ত মতবিনিময় সভায় আপনার সময় উপস্থিতি একান্তভাবে কাম্য।

নিম্নে আপনার সময় অবগতির জন্য অনুরোধসূচী প্রশ্নন করা হল।

সময়	বিষয়	
....., ২০২০ ইং	সকাল টা	সূচনা বক্তব্য- ই.কিউ.এম.এস
সেই.....	সকাল টা	মার্মিভিত্তিক উপস্থাপন- এন কে ডি এম
	সকাল টা	মতামত গ্রহণ পরে- অংশগ্রহণকারী জনসাধারণ
	সকাল টা	আমন্ত্রিত অতিথি- স্থানীয় প্রতিনিধি
	দুপুর টা	সমাপনী বক্তব্য- ডি এম টি সি এল
	দুপুর টা	নাগ্ন্য খাবার

ধন্যবাদান্তে,

.....

প্রকল্প পরিচালক

এম আর টি লাইন-৬

ANNEX-V: PHOTOGRAPHS OF GENERAL CONDITIONS



Present Condition of Affected Structures



Present Condition of Affected Structures



Present Condition of Affected Structures