

**GOVERNMENT OF THE PEOPLE'S REPUBLIC OF
BANGLADESH**

DHAKA TRANSPORT CO-ORDINATION AUTHORITY

**RESETTLEMENT ACTION PLAN (RAP)
FOR MRT LINE - 5**



FINAL REPORT

JULY – 2017



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EXECUTIVE SUMMARY

Description of the Project

The Government of Bangladesh with the financial loan from Japan International Cooperation Agency (JICA) has undertaken a project in order to alleviate traffic congestion and improve air pollution in the Dhaka City by constructing mass rapid transit system, thereby contributing to the economic and social development of Greater Dhaka Region and urban MRT Line 5 was prioritized as the high priority project by Revised Strategic Transport Plan (RSTP) for Dhaka.

The Resettlement Action Plan (RAP) for the project has been prepared in compliance with the Resettlement Framework (RF) prepared based on relevant national GoB Laws and with the policy of the JICA Guidelines for Environmental and Social Considerations and World Bank OP 4.12. A RAP Implementing NGO (INGO) or Social Consulting Firm i.e. IA will be engaged by Dhaka Mass Transit Company (DMTC) for implementation of the RAP.

The length of the MRT line 5 will be 35 km with 14 stations and one depot area. The stations are located both on the surface and underground and there is a depot area. The depot for this MRT line will be constructed in Hemayetpur. The average depth of metro tunnels will be 30 meter. The status of the elevated stations are shown in Table 1.

Table 1 Status of the Potential Affected Area for Elevated Stations of MRT Line 5

SI No	Name of the Station	Tunnels passing under the Settlements (Residential and Commercial area)	Status of the Station	Length (m)	Affected Width (m)	Total Affected Area (ha)
				Potential Elevated Stations	Affected Stations	Area for (length X width= Total Area)
1	Hemayetpur	--	Elevated	185	30	0.56
2	Baliarpur	--	Elevated	185	30	0.56
3	Modhumoti	--	Elevated	185	30	0.56
4	Amin Bazar	--	Elevated	185	30	0.56
5	Vatara	--	Elevated	185	35	0.65

Land Acquisition and Impact

Land Acquisition

A total of 26.85 ha land will be required to be acquired. However, it is estimated that additional 1.57 ha of land will be required in different pockets along the route, mainly in the station areas.

Resettlement

The project will have direct impact on 721 PAUs including 25 title holders from depot area as well as station areas. The PAUs cover 25 residential households (HHs), 111 CBEs and 04 residential cum CBEs, 579 vendors or temporary shops are going to be affected and 02 households losing other properties. In addition to the PAUs 22 CPRs are going to be affected.

A total of 268 structures of 12,950 sq m area of different categories will be affected of which 6,004 sq meter pucca, and 3,952 sq meter semi pucca, 954 sq meter tin shedded, 1,812 sq. meter katcha and 228 sq meter tarpaulin covered.

All these losses will be compensated and it is expected that they will find their own place or means to resettle and rehabilitate them. Certainly the project will extend additional support to the vulnerable APs.

Demographic Profile of Affected People

A total of 3,047 people including 55% male and 45% female have been identified to be affected by the project. Average household size of the project area is 4.2 which is lower than the national average and less than 03 percent of the heads are female headed. The largest proportion of population is in the age group 15-29 followed by 30-44 age group and the remaining are up to 14 years irrespective of male and female population in all the locations. Population within the age group 45-59 is more than 16% and above 60 is just over 11%.

Only 0.60% household heads are illiterate and about 14.4% have completed the secondary school and more than 06% of them are graduates. More than 42% have education up to class V. However, level of education is low among the female heads of the households as compared to the male heads. Young generations irrespective of sex have much higher level of education than compared to the older heads of the household.

Social Environment

Landscape

The acquired land is mainly for the depot area in Hemayetpur and privately owned. Majority of the land is agriculture land and rest are vita (homestead) land and there is no water body. In addition to this acquired land some government owned land (khas) will be used to construct the MRT line and its components.

Land Use and Utilization of Local Resources

The most of the acquired land is being used for agricultural purpose and portion of it being used as homestead. However and majority of the land area where MRT routes would pass above and under the ground and the stations above and under the ground is owned by the government and mostly being used as road network in the city. Along these routes and station area most of the project affected units are business and commercial premises. Some industries are coming in the vicinity, mainly along the road from Amin Bazar to Hemayetpur. People are having their livelihood and operating business by utilizing the road network facilities.

There are some green areas or some tree covered area in the project area. This area is again mostly around the depot area in Hemayetpur. The project will also require felling of 938 trees of various sizes and categories from the surveyed area. Majority are fruit bearing trees.

Ethnic Minorities and Indigenous People

More than 97% of the affected HHs are Muslim and rest are Hindu by religious believe. No other religious group of people was identified among the affected people in the project area.

In Bangladesh, the term "indigenous people" is a generic term that includes many different cultural categories including ethnic minorities, tribals, *upajati*, *paharis* and *jhumias*. However,

the most commonly used and preferred term today is *adibasi*, or ethnic minority which encompasses all of the above under one “identity” as indigenous people who have distinct social origins and cultural lives. They constitute nearly 1.1% of the total population of Bangladesh, with a major concentration in the Chittagong Hill Tracts (CHT) area. Among the project affected people no ethnic minority people have been identified in the project area.

Water Usage

The city dwellers mostly use supplied water through the Dhaka Water Supply & Sewerage Authority (DWASA). The city dwellers have complaint regarding the quality and required quantity of supplied water from WASA. The people of the project area living outside the city corporations (Amin Bazar to Hemayetpur) mainly depend on deep and shallow deep tube well for their everyday water use.

Local Economies

Many of the stations under this project are located nearer to the business center where people usually gather. This is why people who are living around the area have established business and some small shops by some arrangement or are just encroachers on government land, where they got the opportunity. It is found that more than 94% household heads are involved in business. A total of 0.7% of the household heads' principal occupation is service in government or other organizations, 1.5% are involved in rickshaw/van pulling or work as mechanic and 1.40% are involved with household work. They are mainly the female heads of the households. On the other hand 0.30% is aged/retired and have no specific income source. About 0.6% household heads are involved with other type of occupation; many of them are working as labor with special skill.

More than 81% business losers are losing small businesses, 10.5% medium businesses and rest are losing large businesses. The category of businesses has been identified through some criteria like having registration, paying income tax or nothing.

Poor People

Annual income of about 03% households is less than Tk 60,000. Considering the economic condition of the project area, these affected households may be considered as hardcore poor and yearly income of 31.7% households within the range of BDT 60,001-2,00,000 considering as poor, more than BDT 2,00,000 is non poor. The hardcore poor and poor households will get special assistance under the policy of RAP and may get special attention for IGA training and other assistance under income and livelihood restoration program (ILRP). On the other hand more than 27% of the affected households have annual income of more than BDT 500,000.

Vulnerability and Gender

The survey identified 93 vulnerable households in the project area. These households are female headed households, households headed by elderly persons, disable persons and male headed household but under the poverty line. All the project affected households are identified as vulnerable. More than half of them are male headed households under poverty line. Special assistance will be required to support these vulnerable AHs including additional subsistence and relocation assistance, opportunity for skill training and income restoration, employment opportunity in construction civil work.

Female APs will require additional support and assistance by income generation activities under LIRP. Sufficient measures will be taken to ensure women's rights and these will be protected during the resettlement process including hiring of female staff by the RAP implementing agency, to assist female-headed AHs and women during resettlement

activities, including planning and implementation of income restoration programs and Involvement of women's groups in resettlement planning, management, and operations, in job creation and income generation.

Existing Social Infrastructures and Services

The project area covers both the DNCC and DSCC of Dhaka and Savar Upazila and administered by Mayors and councilors as part of local government. However, for administration the project area is within Dhaka District. In addition to Dhaka district administration many other agencies are involved like RAJUK, DWASA, PDB, RHD and others. There are numbers of informal and formal societies or associations in different locations for CBDs of the markets or any other group of people.

Local Conflicts of Interest

Local conflicts are mainly generated through abuse of power by some group of people or by some individuals. Local problems and conflicts are mainly resolved through local informal and formal groups with the help of representatives from local government and when necessary other respective agencies get involved.

Social Structure

The society in Bangladesh in general is a traditional society. However, the city society has some unique characteristics like any other city dwellers with diversified social back ground of the migrant people coming from different areas of the country.

The identified 30 Common Property Resources (CPR) as social institutions or resources which are going to be affected by the project. The CPRs include mosque, madrasa, school/college, mazar, offices etc. Local level decisions some times are influenced by the local elites and public representatives as well as other political leaders.

Misdistribution of Benefits and Damages

The benefit of the MRT line will not be distributed evenly to all the people along the line equally. Certainly the people near the station area in general will be benefitted more. However, only the affected people will have to bear the burden of damages like loss of assets and livelihood. It is speculated that the economically solvent affected people will be able to recover their damages through receiving compensation and utilizing the locational opportunity of the new infrastructure provided by the project. But the vulnerable and marginal APs will have to struggle to recover their damages.

Cultural Heritage

The RoW of the project mainly runs through the city road network. It is observed that in the project area presence of any infrastructure related to cultural heritage is almost absent.

Infectious Diseases

As the city dwellers of the capital city the people are aware about the infection diseases like HIV/AIDS and its consequences. However, study could not find any HIV/ AIDS patients in the project area. During construction period with the in-migration of large number of workers, mainly male might be an alarming issue for the local community to be prepared to take precautionary measure against HIV/AIDS. Awareness raising among the local people regarding this issue as well as other sensitive social issue in part of the responsibility of the INGO.

Children's Rights

With the advantages of government’s advocacy and activities of numbers of NGOs in different areas of the city the people are aware about the children’s rights. However, in many areas some casual child labors are found.

Working condition

Project affected many commercial and business enterprises or infrastructures including some small scale workshops. Many people work in these CBEs as workers. Some small scale industries are also present in the vicinity. The occupational safety issue in these informal workshops and industries are not taken care very strictly. However, the occupational safety issues garment industries in the vicinity is followed by complying with the buyers in abroad in other words to extent at international level.

Compensation and Entitlements

The affected persons will be paid compensation for their lost assets by the DC as cash compensation under law (CCL) and resettlement grants from DMTC. Compensation is based on entitlements including: (i) replacement value for land (ii) replacement value for structures & trees, and (iii) other resettlement assistance as required, such as, structure transfer grant, business restoration grant, compensation for crops, access to cultivable lands, loss of workdays/income due to dislocation, etc. Female-headed and other vulnerable households will be eligible for further cash assistance to help at least, restore, if not improve, their livelihoods. Compensation and entitlements have been identified based on impacts and losses, and are similar to those approved under other projects. These are presented in Table 2.

Table 2 – Compensation and Entitlement Matrix

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
1	Loss of homestead, commercial, Agriculture land, pond, ditches and orchards etc.	Legal owner(s) of land	i. Replacement value (RV) of land (Cash Compensation under Law (CCL) and additional grant to cover the current market price of land and stamp duty & registration cost @ 11.5% of CMP for land) to be determined by PVAC. ii. Compensation for standing crops to actual owners/ cultivators as determined by PVAC.	a. Assessment of quantity and quality of land by Joint Verification Survey b. Assessment of Market Value by Land Market Survey (LMS) c. Assessment of Cash Compensation under Law (CCL) d. Updating of title of the affected persons e. Payment of Cash Compensation under Law (CCL) f. APs will be fully informed of the entitlements and procedures regarding payments g. Additional cash grant to be paid to cover the replacement value of land compensation based on DC’s CCL .

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
				<p>h. Stamp duty and registration fees will be added with current market price (CMP) for land @ 11.5% of CMP to facilitate the APs in purchasing alternative lands.</p>
2	<p>Loss of access to cultivable land by owner/cultivator/tenant/sharecropper</p>	<p>Tenants/sharecropper/ Legal owner/ grower/ socially recognized owner/ lessee/ unauthorized occupant of land</p>	<p>i. Compensation for standing crops to owner cultivator/ sharecroppers or lessees as determined by PVAC. ii. Owner/grower to take away the crop</p>	<p>a. All the individuals identified by the JVS as tenants or sharecroppers of land b. Grant to be paid after taking possession of land and the legal /socially recognized owner is paid CCL for land and on certification of receipt by legal/socially recognized owner c. Additional cash grant to cover current market value of crop compensation as prescribed by PVAC in case of private owner himself cultivating crop d. Crop compensation and the crop will be shared between owner and sharecropper as per terms of sharecropping in case of privately owned land/socially recognized owner e. In case of dispute over verbal agreement on sharecropping, certification from the elected representative will be considered as legal document</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
3	Loss of Trees/ Perennials/ fish stocks	<ol style="list-style-type: none"> 1. Person with Legal Ownership of the land 2. Socially recognized owner/ Unauthorized occupant of the trees/ fishes 	<ol style="list-style-type: none"> i. Cash compensation at market rates for replacement of trees/ perennials/ fish stocks value ii. For fruit bearing trees- compensation for fruits @ 30% of timber value X 1 year iii. Compensation for fish stocks as determined by PVAC. iv. 5 saplings will be distributed free of cost among each affected household losing trees v. Owners will be allowed to fell and take away their trees, perennial crops/ fishes etc. free of cost without delaying the project works. 	<ol style="list-style-type: none"> a. Assessment of loss and market value of affected trees b. Payment of CCL for trees c. Adequate compensation will be paid and the owner will be allowed to fell and take the tree free of cost d. Compensation for fruit will be paid for small, medium and large categories of trees. e. 5 saplings (2 fruit tree, 2 timber type and 1 medicinal tree) free of cost will be distributed among the tree losing households.
4	Loss of residential /commercial structure by owner(s)/ squatters	Legal Owners or squatters	<ol style="list-style-type: none"> i. Replacement value of structure at market price determined by PVAC. ii. Structure Transfer Grant (STG) @ Tk.12.50% of the replacement value of main structure iii Structure Reconstruction Grant (SRG) @ Tk.12.50% of the replacement value of main structure. iv. One time Transfer Grant (TG) for portable materials at the rate of (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and BDT 7,000 (seven thousand) for Pucca structures v. Cost of transfer and reinstallation of the utility services like reinstallation of electricity connection, water supply line, telephone line etc. as grant @ 10% of CMP (5% 	<ol style="list-style-type: none"> a. Payment of CCL for the losses b. Verification of Joint Verification Survey (JVS) and other records c. APs will be fully informed about their entitlements and assisted to obtaining it.

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
			<p>for the structure to be demolished now and another 5% for its reconstruction)</p> <p>vi. For the legal owners Monthly Hiring Allowance (MHA) for the similar type of space in other structures for running their activities for a period up to 6 (six) months with the rate would be determined by DMTC through market survey by the IA for various categories of structures like pucca, semi-pucca and katcha.</p> <p>vii. Salvageable materials will be taken away by the owners within the stipulated time notified by DMTC Owners to take away all salvage materials free of cost</p>	
5	Loss of common property resources (CPR) structures with or without title to land	<p>(a) Legal owners (or registered committee) identified by DC in the process of CCL payment.</p> <p>(b) Socially recognized owners of structures built on the RoW as identified by JVC and in census.</p>	<p>i. CCL by DC to legal owners, plus the difference between CCL and RC of structure as determined by PVAC.</p> <p>ii. Cash compensation for CPRs on land without titles to be determined by PVAC to match RV for the structure</p> <p>iii. Dismantling and reconstruction cash assistance as per assessed price by PVAC.</p> <p>iv. Owners will be allowed to take all salvageable materials (within DMTC declared deadline) free of cost</p>	a. INGO/IA to conduct community consultations to ensure CPRs are relocated taking into account community concerns.

Resettlement Action Plan (RAP) for MRT Line-5

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
6	Loss of access to Residential houses/ commercial structures (rented or leased)	Tenants of rented/ leased properties	<p>i. House Transfer Grant (HTG) for shifting of furniture and belongings of residential structure (@ BDT 2,000 (two thousand) for katcha structure, BDT 4,000 (four thousand for semi-Pucca structure and BDT 6,000 (six thousand) for Pucca structure to each shifting tenant.</p> <p>ii. Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small business; BDT 10,000 (ten thousand) for medium business and BDT 15,000 (fifteen thousand) for large business.</p> <p>iii. One time cash grant for facilitating alternative housing/CBEs Tk. 5000 (Five thousand) per household or entity</p>	<p>a. Verification of JVS and records</p> <p>b. Transfer grants will be paid on relocation from project site</p>
7	Loss of business by CBEs due to dislocation	Owner/operator of the business including vendors as recorded by JVS	<p>i. CCL for business loss.</p> <p>ii. Businesses without any income tax payment record: Transition allowance (TA) for the permanent loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT6,000 (six thousand) (BDT 2,000X3) for Small business, BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business.</p> <p>iii. Business with records of income tax payment: TA equivalent to 3(three) months' income calculated on the basis of income tax payment record for the preceding year, not exceeding BDT 20,000 (twenty thousand) for Small business, BDT 50,000 (fifty thousand) for medium business and BDT</p>	<p>a. All persons recorded by the JVS</p> <p>b. cash grant to be paid while taking possession of land</p> <p>c. Small business will be defined as having Investment up to BDT 50,000 (fifty thousand), Medium business with Investment between BDT 50,000 to BDT 250,000 and Large business will have investment above BDT 250,000 (two hundred fifty thousand)</p>

Resettlement Action Plan (RAP) for MRT Line-5

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
			75,000 (seventy five thousand) for large business.	
8	Loss of rental income	Owners of rental premises (residential, commercial) as recorded by JVS	i. Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premises at the rate of (a) BDT 5,000 (five thousand) per month for katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca structure (or Pucca structure less than 500 (five hundred) sft and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft and above.	a. All persons recorded by the JVS b. cash grant to be paid on relocation from project site
9	Loss of Income and work days due to displacement	Employees identified by the Joint Verification Committee (JVC)	i. Cash grant to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers and @ BDT 600/per day for skilled laborers. ii. Preferential employment in the project construction work, if available.	a. All persons recorded by the JVS b. Cash grant to be paid while taking possession c. Involvement of the incumbents in project civil works d. Training on income generating activities.
10	Poor and vulnerable households	Poor and vulnerable households as identified by JVC	i. Additional cash grant of BDT 10,000 (ten thousand) for affected poor women headed households and other vulnerable households ii. Training on IGA for AP/nominated by AP.	a. Identification of Vulnerable households b. Income restoration schemes for vulnerable households c. Arrange training on income generating activities
11	Temporary impact during construction	Community / Individual	i. The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of borrow materials. ii. All temporary use of lands outside proposed RoW to be through written	a. Community people should be consulted before starting of construction regarding air pollution, noise pollution and other environmental impact b. The laborers in the camp would be trained about safety measures during construction, aware of health safety, STDs, safe sex etc. The contractor shall ensure

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
			approval of the landowner and contractor. ii. Land will be returned to owner rehabilitated to original preferably better standard.	first aid box and other safety measures like condoms at construction site.

Cost Estimate and Budget

The total estimated cost for implementation of the RAP includes compensation for land, structures, trees, crops, transition allowances, relocation assistance, wage income losses, etc. All resettlement funds including training and cash grants and service charge of RAP implementing agency will be provided by the EA (DMTC) based on the financing plan agreed by the GoB. The total estimated amount is BDT **19,313,467,918** and shown in the Table 3.

Table 3: Summary of Resettlement Cost for the project

Sl. No.	Category of loss	Unit	Quantity	Rate in Tk.	Amount in Tk.
A.	Land with Types				
1	Agriculture and Vita	hectare	26.851	524,270,000	14,077,173,770
2	Others	hectare	1.57218	1,177,666,679	1,851,504,000
	Sub Total Land Acquisition,		28.42		15,928,677,770
B.	Stamp duty and Registration fees (@11.5%				1,831,797,944
C.	Main Structure (Residential and Commercial)				
1	Thatched	Sm	0.93	1,399	1,301
2	Katcha	Sm	1,812.26	2,399	4,348,482
3	Semipucca	Sm	3,951.54	8,575	33,884,456
4	Pucca	Sm	6,003.60	19,798	118,861,674
5	Tin	Sm	954.00	2,873	2,740,766
6	Tirpal	Sm	228.08	947	215,964
	Sub-total of Main Structure		12,950.41		160,052,642
D.	Secondary Structure				
1	Latrine (Pucca)	Nos	2	45,846	91,692
2	Latrine (Slab)	Nos	-	5,591	-
3	Latrine (Katcha)	Nos	-	3,332	-
4	Tube well	Nos	-	30,244	-
5	Boundary wall (Pucca and Tin)	RM	1,227.82	1,696	2,082,383
	Sub Total of Secondary Structure				2,174,075

Resettlement Action Plan (RAP) for MRT Line-5

E.	Trees (Calculation made on average rate)				
1	Large	Nos	113	4,314	487,500
2	Medium	Nos	31	3,758	116,500
3	Small	Nos	99	338	33,500
4	Sapling	Nos	6	84	502
5	Bamboo	Nos	0		0
6	Banana	Nos	0		0
	Sub Total of Trees		249		638,002
F.	Resettlement Benefit				
1	Crop compensation (80% of Agriculture/Others @ 400/dec or 98,800/ha)	hectare	21.48	98,800	2,122,303
2	Fruit compensation (30% of timber value for fruit bearing trees, big and medium)				1,419,690
3	Sapling Cost for each affected households losing trees, 5 trees@cost 250=1250 taka	Nos	14	1,250	17,500
4	Compensation to fishstock	hectare	2	150,000	300,000
5	Structure Transfer Grant (STG) @12.5% of the replacement value of main structure.				20,006,580
6	Structure Reconstruction Grant (SRG) @12.5% of the replacement value of main structure.				20,006,580
7	One time Transfer Grant (TG) for portable materials at the rate of (a) Nos 25 @ BDT 3,000 (three thousand) for katcha structure and (b) Nos 45@ BDT 5,000 (five thousand) for semi Pucca structure and Nos 35 @ BDT 7,000 (seven thousand) for Pucca structures	Nos			545,000
8	Cost of transfer and reinstallation of the utility services like reinstallation of electricity connection, water supply line, telephone line etc. as grant @ 10% of CMP of structure				16,005,264
9	Monthly Hiring Allowance (MHA) for the similar type of space in other structures for running their activities for a period up to 6 (six) months, per month @3000/=	Nos	692	18,000	12,456,000
10	Dismantling and reconstruction cash assistance of CPRs	Nos	22	300,000	6,600,000
11	House Transfer Grant (HTG) for shifting of furniture and belongings of residential structure to each shifting tenant.	Nos	15	4,000	60,000
12	Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small business (Nos-52); BDT 10,000 (ten thousand) for medium business (Nos-32) and BDT 15,000 (fifteen thousand) for large business (Nos-18).	Nos	102		850,000
13	One time cash grant for facilitating alternative housing/CBEs Tk. 5000 (Five thousand) per household or entity	Nos	117	5,000	585,000
14	Loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT 6,000 (six thousand) (BDT 2,000X3) for Small business (Nos-563), BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business (Nos-73) and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business (Nos-58).	Nos	694		5,298,000

Resettlement Action Plan (RAP) for MRT Line-5

15	Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premise	Nos	30	30,000	900,000
16	Cash grant to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers (Nos-459) and @ BDT 600/per day for skilled laborers (Nos-50).	Nos	509		9,612,000
17	Additional cash grant of BDT 10,000 (ten thousand) for affected poor women headed households and other vulnerable households	Nos	93	10,000	930,000
18	Training on IGA for AP/ nominated by AP.	Nos	93	200,000	18,600,000
	Sub Total-F				116,313,918
	Sub-Total of (A-F)				18,039,654,350
G.	Others				
1	Operation Cost for RAP implementing NGO (INGO)			LS	40,000,000
2	External monitorin Cost			LS	10,000,000
3	Contingency for unforeseen issues @ 5% of total budget (Item A-F)			LS	901,982,718
4	Administration cost of DC on compensation (Item A, C,D and E) @ 2%			LS	321,830,850
	Total Taka				19,313,467,918

1 DESCRIPTION OF THE PROJECT

1.1 Background of the Project

The Government of Bangladesh with the financial loan from Japan International Cooperation Agency (JICA) has undertaken a project in order to alleviate traffic congestion and reduce air pollution in Dhaka City by constructing mass rapid transit system, thereby contributing to the economic and social development of Greater Dhaka Region and of the MRT Line 5 was prioritized as high priority project by Revised Strategic Transport Plan (RSTP) for Dhaka. The route of the MRT Line 5 is shown in Figure 1.

Figure 1 Map showing the Route of the MRT Line 5



This Resettlement Action Plan (RAP) for the project that complies with the Resettlement Framework (RF) prepared, based on relevant national law of the Government of Bangladesh (GoB) Acquisition and Requisition of Immovable Property Ordinance 1982 (ARIPO), amended in 1993 and 1994 and with the policy of the JICA Guidelines for Environmental and Social Considerations and the World Bank OP 4.12. A RAP Implementing NGO (INGO) or Social Consulting Firm i.e. IA will be engaged by Dhaka Mass Transit Company (DMTC) for implementation of the RAP.

The length of the MRT Line 5 will be 20 km with 14 stations and one depot area. The construction of different components of the project will eventually displace households and commercial premises both titled and non-titled. It is observed that more than 200 people are to be affected at the RoW of the project for long term and short term due to the relevant activities. By following OP 4.12 of WB when for implementation of a project and the displaced population is more than 200 a Resettlement Action Plan (RAP) needs to be prepared for the project.

The stations are located both on the surface and underground and there is a depot area. The depot for this MRT line 5 will be constructed in Hemayetpur and the stations are in Hemayetpur, Baliapur, Bilamalia, Amin Bazar, Gabtoli, Dar-Us-Salam, Mirpur-1, Mirpur-10, Mirpur 14, Kochukhet, Banani, Gulshan2, Notun Bazar and Vatara. Among these stations five are on surface and rest nine are underground.

The average outer diameter of the tunnel is 7m and standard length of station is 300m. The range of depth of metro tunnels will be from 20m to 50m below the ground in different locations with average dept of 30 meter. The status of potentially affected area for the elevated stations are shown in the Table 1.1.

Table 1.1 Statuses of the Potential Affected Area for Elevated Stations of MRT Line 5

SI No	Name of the	Tunnels passing under	Status of the	Length	Affected	Total Affected
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	Station	the Settlements (Residential and Commercial area)	Station	(m)	Width (m)	Area (ha)
				Potential Affected Area for Elevated Stations (length X width= Total Area)		
1	Hemayetpur	--	Elevated	185	30	0.56
2	Baliarpur	--	Elevated	185	30	0.56
3	Bilamalia	--	Elevated	185	30	0.56
4	Amin Bazar	--	Elevated	185	30	0.56
5	Vatara	--	Elevated	185	35	0.65

The affected area on the elevated station area will need to be acquired and people living and making their livelihood from the affected land area will be affected. On the other hand all the underground stations are located on government land and along the existing road network. Some people who are living and making earning from Commercial and Business Enterprises (CBEs) on government land will be affected, mainly along the entrances and exits of the underground stations. However, construction of underground stations and some portion the tunnels will restrict the development of high rise building over the surface. The safety issue as well as restriction issue needs to be addressed in technical design.

The proposed interventions in project will cause adverse resettlement impacts through displacement of households, shops and businesses. The affected households (AHs) or Project Affected Units (PAUs) include owners of land, squatters, sharecroppers, lease holders and non-tilted users of land. Besides some trees on the government land and private lands will need to be felled due to the project. However, regardless of lack of title to the land, the impacts on these people will be mitigated in accordance with Donor's safeguard policies. Therefore, this Resettlement Action Plan (RAP) prepared for this project, is designed to assist project affected units (PAUs) to restore their livelihoods and socio-economic conditions to their pre-project condition.

The basic principles of the Multi-Modal Hub of the Gabtoli Bus Terminal which will cause a significant impact are:

- 1) The new bus terminal will be constructed as part of the Gabutoli Station as Multi Modal Hub allowing inter-modal transportation between inter/intra city bus and MRT.
- 2) The temporary Gabtoli Bus Terminal during the construction of MRT station will be built at the construction yard of MRT Line 6 Project (casting yard of the CP-05/06) by extending the contract period with Ministry of Agriculture. The temporary Gabtoli Bus Terminal shall be constructed prior to commencement of demolition of the present premises.
- 3) The cost of the re-construction of the Gabutoli Multi Modal Hub will be included in the Project.

Concerns that relocation of Gabtoli Bus Terminal during the construction phase of the Project may cause adverse impacts to transportation means of citizen and to livelihood means of various workers in the present location. In accordance with the JICA Environmental Guidelines, such adverse impacts should be avoided/mitigated, and if adverse impacts to livelihood and living standards are visible, improvement or, at least,

restoration of livelihood and living standards shall be ensured. While design and implementation schedule will be prepared and finalized during the Detailed Design stage of the Project, DTCA and DMTC will explain how to avoid/mitigate such impacts by showing a tentative action plan, as follows, which should be included in the Resettlement Action Plan.

- 1) Identification of potential adverse impacts during the construction of Gabtoli MRT station, including potential affected persons, and details of their impacts;
- 2) Explanation of concepts/outlines of the above-said basic principles, and rationales on how they will be avoided/mitigated, and;
- 3) Explanation of responsibility of and possible timeline through design, construction and operation of the temporary Gabtoli Bus Terminal and Gabtoli Multi Modal Hub, so that avoidance and mitigation of such impacts are assessed as visible and feasible.

1.2 Objectives & Purpose of the Project

1.2.1 Potential Impacts

The project needs to acquire 26.85 hectare of private land, mainly for the depot area. Rest of the components will be mostly on the government land along the existing road network of the city. However, it is estimated that additional 1.57 ha of land will be required in different pockets along the route, mainly in the station areas. A total of 3047 people in 721 (PAUs) that includes HHs and CBEs and 22 CPRs have been identified to be affected in the RoW of the project.

1.2.2 Objective of the Resettlement Action Plan

The JICA's Guidelines for Environmental and Social Considerations April 2010 requires that if the screening or social assessment determines that people will experience resettlement impacts, a time-bound Resettlement Action Plan (RAP) with appropriate budget provisions is to be prepared and incorporated as an integral part of project design. By following this principle this RAP has been prepared. It also addresses land acquisition and resettlement issues within the legal framework of the Government of Bangladesh (GOB) and JICA's Guidelines for Environmental and Social Considerations, that highlights social impacts including involuntary resettlement, respect for the human rights of indigenous people and so on and covers all the APs under resettlement/rehabilitation program providing income restoration and poverty reduction assistance to the eligible ones and also the poor and informal settlers on the Right of Way (RoW). Thus, the RAP approach incorporates (i) land acquisition and resettlement issues; (ii) impact mitigation with special attention to the women and vulnerable groups, (iii) income generation support to the eligible members of the AP families and (iv) poverty reduction assistance to the poorest section of the people.

The policy requires that a plan be prepared that sets out all of the compensation and rehabilitation support to be provided to any person, family or household who on account of the execution of the project would have his, her or their:

- Standard of living adversely affected;
- Income earning opportunities, business, occupation, work or place of residence or habitat adversely affected temporarily or permanently;
- Right, title or interest in any house, or interest in or right to use any land including premises, agricultural and grazing land, commercial properties, tenancy, or right in

annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently; or

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

The objective of the RAP is to provide a strategy for providing PAUs with replacement value of land, structure, trees and other physical assets and restoration of income levels/living standards either through a compensation and rehabilitation package that ensures that PAUs are not left in a position where they are worse off with the project than without it. Thus, in accordance with JICA policy, resettlement action plan, depending on the magnitude of impacts - has been prepared for the Project.

Objectives of the project and Resettlement Action Plan (RAP) have been disclosed to the affected persons through community based stakeholders consultation meetings (SCM) and focus group discussions (FGD) in local language in two stages of stakeholders/community consultation as well as during conducting census and socioeconomic survey. Compensation and other assistances will have to be paid to APs prior to displacement or dispossession of assets. Upon approval, the final RAP will be uploaded immediately on the DMTC website.

1.2.3 Methodology for Preparing the Resettlement Action Plan

The Consultant conducted census & socioeconomic survey in March through April 2017 for information necessary for preparation of this RAP. The survey was also associated with stakeholders' consultation, focus group discussion and property valuation survey.

The adverse impacts include land acquisition and displacement of households and shops. The data gathered during the survey has been entered into an electronic database which identified each affected household (AH) and the way they are impacted and losses they will incur. The objective of the census and socioeconomic survey was to establish a detailed inventory of the households and physical assets to be affected by the project; develop a socioeconomic profile of the AHs and affected persons (APs). The surveys also serve as a benchmark for monitoring and evaluation.

The surveys indicate that construction of the MRT Line 5 along with stations and depot will require acquisition of 26.85 hectare of land and additional 1.57 ha of land will be required in different pockets along the route. In total the Project will displace 721 Project Affected Units (PAUs) of which 25 Residential Households, 690 Commercial & Business Enterprises (CBEs), 04 Residential cum CBEs and 02 HHs losing other properties with a total population of 3047. Project also affected 22 Common Property Resources (CPRs). According to the JICA's "Guidelines for Environmental and Social Considerations" appropriate consideration must be given to vulnerable social groups such as women, children, the elderly, the poor and ethnic minorities, all members of which are susceptible to environmental and social impacts and may have little access to decision making process in the society. Therefore, this RAP has been prepared to mitigate the impacts on all Affected Households (AHs) and restore their livelihoods and incomes to pre-project level.

This RAP has been prepared based on the National Law ARIPO (GoB) and the JICA's Guidelines for Environmental and Social Considerations. The RAP establishes the provisions for resettlement of AHs by providing income restoration assistance to the poor and vulnerable households and compensation under law and additional resettlement benefits where applicable; provides a description of socio-economic characteristics of AHs; sets out the implementation schedule; and, provides the budget and cost estimate of implementing this RAP.

This RAP will be reviewed at implementation stage and updated by the DMTC if required. At that time the budget will be revised to reflect any changes in numbers of AHs or losses

compared with those identified during the survey as well as adjusted for any changes to reflect inflation.

2. SOCIO-ECONOMIC CHARACTERISTICS OF AFFECTED HOUSEHOLDS

2.1 Methodology for Census and Socioeconomic Survey

The census and a socio-economic survey was carried out in March through April 2017 to provide requisite details on the Project Affected Units (PAUs) of MRT line 5 to further assess the magnitude of likely impacts and to identify measures for mitigation of adverse impacts. The survey included (i) full census and socioeconomic survey with structured questionnaire and inventory of losses (Annex I), (ii) surveys for property valuation and other assets through structured questionnaire (Annex II); (iii) Video filming of the affected properties and (iv) community based public consultation etc. The survey identified the households, commercial and business enterprises, land owners, sharecroppers, squatters, tenants and community properties on project right of way.

The census questionnaire incorporated the basic questions for identification of the affected unit, its owner/user, and types and extent of losses and other relevant data. These data are collected to prepare the Inventory of Losses (IOL) generated by the project.

The socioeconomic 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.

2.2 The Project Area

The project area extends in both Dhaka North City Corporation (DNCC) and Dhaka South City Corporation (DSCC) and Savar Upazila starting from Hemayetpur, extended towards east and ended at Vatara. The users would be able to use other lines like line 1 and line 6 through junction facilities. Total length of the MRT line 5 is 20 Km with one depot in Hemayetpur in Savar Upazila. There are 14 stations and five of them will be on the surface and rest will be underground. However, the survey did not identify any affected unit in Gulshan 2 station area.

2.3 Profile of Affected Households

2.3.1 Population

A total of 3047 people have been identified as affected by losing residential structure, commercial structure, trees, ponds and other minor infrastructure. Community Property Resources (CPR) (22) have not been considered in calculating population. A total of 10 households will be displaced from their own residence and 15 will be displaced from the rented housing structure. On the other hand 111 household will lose their commercial structure, 04 household will lose both homestead and CBE, 02 household will lose their trees or other minor structures like gates, drains, walls etc. A total of 579 vendors or temporary shop owners will have to be displaced for the project intervention. Average household size of the project area is 4.2 which is lower than the national average (4.5). Out of the total affected population, 1684 (55.27%) male and 1363 (44.73%) female. Location wise number of affected male and female population is shown in the Table 2.3.1.1. It is important to note that no people will be affected in Gulshan 2 station area.

Table 2.3.1.1 Number of Male and Female Population by Location

Location	Total HH	Population		
		Male	Female	Total population
Hemayetpur	40	109	93	202
Baliarpur	12	33	28	61

Location	Total HH	Population		
		Male	Female	Total population
Bilamalia	07	17	12	29
Amin Bazar	106	283	248	531
Gabtohi	15	42	34	76
Dar-Us-Salam	28	68	62	130
Mirpur-1	17	36	35	71
Mirpur-10	314	647	479	1126
Mirpur-14	4	07	12	19
Kochukhet	38	85	70	155
Banani	13	25	25	50
Gulshan 2	00	00	00	00
Notun Bazar	47	101	92	193
Bhatara	80	231	173	404
Total	721	1684	1363	3047

Source: Census & Socioeconomic Survey, April 2017

2.3.2 Ethnicity, Religion and Gender

Based on findings of the survey, the Project will affect 721 households for this project. Out of total 721 households 700 are Muslim and 21 are Hindu. No ethnic minority is found in the proposed project locations. Detail of households in terms of religion is shown in Table 2.3.2.1

Table 2.3.2.1– Affected Households by Location and Religion

Station Name	Religion				Total (No)	%
	Muslim (No)	%	Hindu (No)	%		
Hemayetpur	40	100.00	0	0.00	40	100.00
Baliarpur	12	100.00	0	0.00	12	100.00
Bilamalia	07	100.00	0	0.00	07	100.00
Amin Bazar	106	100.00	0	0.00	106	100.00
Gabtohi	14	93.33	1	6.67	15	100.00
Dar-Us-Salam	27	96.43	1	3.57	28	100.00
Mirpur-1	16	94.12	1	5.88	17	100.00
Mirpur-10	306	97.45	8	2.55	314	100.00
Mirpur-14	4	100.00	0	0.00	4	100.00

Station Name	Religion				Total (No)	%
Kochukhet	35	92.11	3	7.89	38	100.00
Banani	13	100.00	0	0.00	13	100.00
Gulshan 2	00	00	00	00	00	00
Notun Bazar	44	93.62	3	6.38	47	100.00
Bhatara	76	94.87	4	5.13	80	100.00
Total	700	97.10	21	2.90	721	100.00

Source: Census & Socioeconomic Survey, April 2017

Among the affected households 699 are male headed and 22 are female headed. In total less than 3.05 percent of the heads are headed by female.

2.3.3 Level of Education

Over last few decades a significant changes took place in education sector. Despite many problems, people are moving forward towards education. Only 0.60% household heads are illiterate and about 14.40% have completed secondary school and more than 06% of them are graduates (Table 2.3.3.1). More than 42% have education up to level V. However, level of education is low among the female heads of the households as compared to the male heads.

Table: 2.3.3.1 Level of Education of the Head of the Households in Percentage by Location

Station Name	Level of Education						Total
	Illiterate	Class-I-V	Class VI-X`	SSC & HSC	Graduate	Above Graduate	
Hemayetpur	0.00	52.50	27.50	12.50	2.50	5.00	100.00
Baliarpur	0.00	58.30	33.30	08.30	0.00	0.00	100.00
Bilamalia	14.30	42.90	42.90	0.00	0.00	0.00	100.00
Amin Bazar	0.90	30.20	48.10	17.90	0.00	2.80	100.00
Gabtoli	0.00	60.00	60.00	0.00	0.00	0.00	100.00
Dar-Us-Salam	3.57	64.29	64.29	14.29	0.00	0.00	100.00
Mirpur-1	0.00	64.71	64.71	11.76	0.00	0.00	100.00
Mirpur-10	0.00	38.85	38.85	15.61	3.18	2.55	100.00
Mirpur-14	0.00	100.00	100.00	0.00	0.00	0.00	100.00
Kochukhet	0.00	63.16	63.16	7.89	2.63	2.63	100.00
Banani	0.00	38.46	38.46	15.38	0.00	15.38	100.00
Gulshan 2	0.00	00.00	00.00	00.00	00.00	00.00	00.00
Notun Bazar	0.00	25.53	25.53	17.02	8.51	6.38	100.00

Station Name	Level of Education						Total
	Illiterate	Class-I-V	Class VI-X`	SSC & HSC	Graduate	Above Graduate	
Bhatara	1.37	46.58	46.58	15.07	5.48	8.22	100.00
Total	0.60	42.00	36.60	14.40	02.80	03.60	100.00

Source: Census & Socioeconomic Survey, April 2017

The numbers of school going children are increasing. Today, almost all the young children are going to school, girl children are more advanced in this regard as the GOB is providing facilities for them. This is an urban area with good opportunity to go to school. Young generations irrespective of sex have much higher level of education than compared to the heads of the households.

2.3.4 Age and Occupation

The largest proportion of population is in age group 15-29 followed by age group of 30-44 and up to 14 irrespective of male and female population in all the locations. Population within the age group 45-59 is more than 16% and above 60 is more than 11%. Highest percentage of young population is found in Mirpur 14 followed by Bilamalia and Gabtoli. Table 2.3.4.1 shows in detail.

Table 2.3.4.1 - Age Distribution of Affected Population by Location

Station Name	Age Group										Total	
	Upto -14		15-29		30-44		45-59		60 & Above			
	No	%	No	%	No	%	No	%	No	%	No	%
Hemayetpur	47	23.30	53	26.20	40	19.80	35	17.30	27	13.40	202	100.00
Baliarpur	13	21.30	15	24.60	13	21.30	11	18.00	09	14.80	61	100.00
Bilamalia	07	24.10	08	27.60	05	17.20	03	10.30	06	20.70	29	100.00
Amin Bazar	118	22.20	162	30.50	114	21.50	86	16.20	51	09.60	531	100.00
Gabtoli	22	28.95	17	22.37	18	23.68	12	15.79	07	9.21	76	100.00
Dar-Us-Salam	28	21.54	37	28.46	28	21.54	19	14.62	18	13.85	130	100.00
Mirpur-1	13	18.31	26	36.62	14	19.72	13	18.31	05	7.04	71	100.00
Mirpur-10	203	18.03	376	33.39	229	20.34	200	17.76	118	10.48	1126	100.00
Mirpur-14	06	31.58	04	21.05	04	21.05	02	10.53	03	15.79	19	100.00
Kochukhet	32	20.65	50	32.26	27	17.42	31	20.00	15	9.68	155	100.00
Banani	10	20.00	12	24.00	12	24.00	9	18.00	07	14.00	50	100.00
Gulshan 2	00	00	00	00	00	00	00	00	00	00	00	00.00
Notun Bazar	43	22.28	54	27.98	44	22.80	31	16.06	21	10.88	193	100.00
Bhatara	104	26.20	100	24.94	103	24.69	51	12.85	47	11.34	404	100.00
Total	646	21.2	914	30.0	650	21.3	503	16.5	334	11.10	3047	100.00

Source: Census & Socioeconomic Survey April 2017

Many of the stations under this project are located nearer to the business centers where people usually gather. This is why people who are living around the area have established business and some small shops on government land either by some arrangement or just squatters where they got the opportunity. It is found that more than 94% household head are involved in business. A total of 0.70% of the household heads' principal occupation is service in government or other organizations, 1.50% are involved in rickshaw/van pulling or work as mechanic and 1.40% are involved with household work who are mainly the female heads of the household. On the other hand 0.30% is aged/retired and have no specific income source. About 0.60% household heads are involved with other type of occupation; many of them are working as labor with special skill. Principal occupation of the heads of the households is shown in Table 2.3.4.2.

Table 2.3.4.2 Principal Occupation of Head of the Households by Location in Percentage

Station Name	Principal Occupation											Total
	Business	Service	Household work	Teachers (School/ College)	Labor	Driver	Student	Children	Rickshaw/ Van puller/ Mistry	Retired/Old age/ Jobless	Others	
Hemayetpur	90.00	0.00	02.50	02.50	05.00	0.00	0.00	0.00	0.00	0.00	0.00	100
Baliarpur	91.70	0.00	0.00	0.00	0.00	08.30	0.00	0.00	0.00	0.00	0.00	100
Bilamalia	71.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	28.60	0.00	0.00	100
Amin Bazar	95.30	01.90	0.00	0.00	0.00	00.90	00.90	0.00	0.00	00.90	0.00	100
Gabtolli	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100
Dar-Us-Salam	92.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	07.14	0.00	0.00	100
Mirpur-1	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100
Mirpur-10	98.73	0.00	0.96	0.00	0.00	0.00	0.00	0.00	0.32	0.00	0.00	100
Mirpur-14	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100
Kochukhet	89.47	02.63	02.63	0.00	0.00	0.00	0.00	0.00	05.26	0.00	0.00	100
Banani	92.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	07.69	100
Gulshan 2	00	00	00	00	00	00	00	00	00	00	00	00
Notun Bazar	97.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	02.13	0.00	0.00	100
Bhatara	79.49	02.56	05.13	01.28	2.56	0.00	0.00	0.00	03.85	01.28	03.85	100
Total	94.30	00.70	01.40	00.30	00.60	00.30	00.14	0.00	01.50	00.30	00.60	100

Source: Census & Socioeconomic Survey April 2017

2.3.5 Income and Poverty Dimensions

Poverty in Bangladesh is measured through per capita income or through Direct Calorie Intake (DCI) where persons having DCI of less than 2,122 kcal are considered to be living in poverty while a person having DCI of less than 1,805 kcal is considered to be in 'hard core poverty'. As per Statistical Year Book of Bangladesh 2010 average household size is 4.50 and 40.94% households earn maximum BDT 60,000 per year. Based on the census and socioeconomic survey (March-April 2017) indicating yearly income and expenditure of the project affected households it is found that about 03.30% households earn less than Tk 60,000 per year (Table 2.3.5.1). Considering the economic condition of the project area, scope of work and level of income, these 03.30% affected households may be considered as hardcore poor and yearly income of the households within the range of BDT 60,001-2,00,000 is poor, more than BDT 2,00,000 is non poor. The poor households are considered as living under poverty line. The hardcore poor will get special assistance under the policy of RAP and both hard core poor and poor households may get special attention for IGA training and other assistance under income and livelihood restoration program (ILRP).

Table 2.3.5.1 - Poverty Level and Annual Income (BDT) of Head of the Households in Percentage and by Location

Station Name	Annual Income (BDT)						
	Up to 60,000	60,001 to 1,00,000	1,00,001- 2,00,000	2,00,001- 3,00,000	3,00,001 to 5,00,000	5,00,001- 7,00,000	Above 7,00,000
Hemayetpur	02.50	00.00	20.00	30.00	20.00	10.00	17.50
Baliarpur	00.00	00.00	58.30	08.30	16.70	00.00	16.70
Bilamalia	00.00	00.00	42.90	14.30	42.90	00.00	00.00
Amin Bazar	02.80	02.80	12.30	13.20	12.30	14.20	42.50
Gabtoli	06.67	00.00	06.67	00.00	46.67	26.67	13.33
Dar-Us-Salam	00.00	17.86	46.43	21.43	10.71	03.57	00.00
Mirpur-1	05.88	00.00	29.41	23.53	35.29	00.00	05.88
Mirpur-10	01.59	00.32	42.68	41.72	12.42	00.32	00.96
Mirpur-14	00.00	00.00	75.00	25.00	00.00	00.00	00.00
Kochukhet	07.89	02.63	28.95	28.95	26.32	00.00	05.26
Banani	07.69	7.69	00.00	46.15	00.00	07.69	30.77
Gulshan 2	00.00	00.00	00.00	00.00	00.00	00.00	00.00
Notun Bazar	04.26	02.13	14.89	29.79	02.13	06.38	40.43
Bhatara	07.69	02.56	12.82	12.82	30.77	06.41	26.92
Total	04.15	2.17	24.01	24.80	17.39	07.11	20.36

Source: Census & Socioeconomic Survey April 2017

The survey identified 93 vulnerable households in the project area. These are almost all the project affected female headed households, households headed by elderly persons, disable persons, male headed household but under the poverty line. The vulnerable households of different locations are shown in the Table 2.3.5.2.

Table 2.3.5.2 – Vulnerable Households in Percentage and by Location

Station Name	Vulnerability				Total
	Female Headed HHS	Elderly (<60yr,)	Disabled Male HHS	Male Headed Households under poverty line	
Hemayetpur	33.30	33.30	16.70	16.70	100.00
Baliarpur	00.00	100.00	00.00	00.00	100.00
Bilamalia	50.00	50.00	00.00	00.00	100.00
Amin Bazar	05.90	52.90	11.80	29.40	100.00
Gabtohi	00.00	33.33	33.33	33.33	100.00
Dar-Us-Salam	12.50	25.00	00.00	62.50	100.00
Mirpur-1	25.00	25.00	25.00	25.00	100.00
Mirpur-10	13.33	33.33	13.33	40.00	100.00
Mirpur-14	00.00	00.00	00.00	00.00	100.00
Kochukhet	20.00	20.00	00.00	60.00	100.00
Banani	00.00	33.33	00.00	66.67	100.00
Gulshan 2	00.00	00.00	00.00	00.00	00.00
Notun Bazar	20.00	20.00	0.00	60.00	100.00
Bhatara	40.91	13.64	9.09	36.36	100.00
Total	22.60	30.10	09.70	37.60	100.00

Source: Census & Socioeconomic Survey April 2017

2.4 Gender Impacts and Mitigation Measures

Women can be particularly impacted during resettlement, and especially relocation, as they are predominantly responsible for maintaining the cohesion of the family unit as well as being extensively involved in household chores in addition to participating in economic activities. Preparation of food, organizing shelter, arranging sanitation and water facilities and schooling of children are common areas where women play important roles.

The census & SES was designed, undertaken and analyzed in a way to adequately identify gender differences and gender specific impacts. Based on the information provided in the census and SES, only 22 (03% of the total) households headed by female have been identified. Female members of the households will be eligible for training and other income generating activities. They will be preferentially employed in project civil work. Out of the total 22 female headed households 21 are hard core poor (income up to BDT 60,000/year), 01 is poor (income BDT 60,000 – 2,00,000/year). The Poor female heading the households will get special assistance as per policy of RAP.

Poor and vulnerable women, as described above, will be disproportionately affected by resettlement due to traditional roles and responsibilities combined with lack of empowerment. Female APs will require additional support and assistance by income generation activities under LIRP. Participation of women in decision making is slowly increasing and the projects of various NGOs have played an important role in this improvement. Micro-credit aimed at female beneficiaries is also making a positive impact of poor households.

Considering the disproportionate impact on women and since legal ownership (in terms of title) does not reflect gender equity (i.e. women's names are not generally recorded on the title), sufficient measures will be taken to ensure women's rights are protected during the resettlement process. The measures included in the RAP to address gender impacts are:

- Identification of the socio-economic condition, needs, and priorities of women, and monitor and evaluate the impact of land acquisition and resettlement on women separately;
- Identification of the female headed households to be affected and setting of entitlement criteria to recognize female-headed households;
- Provision of such entitlements that women are not disadvantaged by the process of land acquisition and resettlement;
- Preferential employment of affected women in civil construction (if possible).
- Separate labor shed with toilets will have to be provided for female laborers at construction sites.
- Hiring of female staff in the RAP implementing agency to assist female-headed AHs and women during resettlement activities, including planning and implementation of income restoration programs; and
- Involvement of women's groups in resettlement planning, management, and operations and in job creation and income generation.

3. LAND ACQUISITION AND RESETTLEMENT IMPACTS

3.1 Minimizing Land Acquisition and Displacement

DMTC has undertaken efforts to minimize and/or avoid land acquisition and resettlement impacts. Total quantity of private land to be acquired for constructing the depot area of Line 5 and land for some pocket areas around the stations are 26.85 ha and 1.57 ha respectively. This is mostly for the depot area. The RoW and 14 stations are passing through the government land (mostly city road network). In addition to the residential structure on private land some squatter households, commercial and business enterprises (CBEs) and Common Property Resources (CPR) need to be relocated for the project.

3.2 Scope of Land Acquisition

A total of 26.85 ha land will be required to be acquired for depot area and 1.57 ha for some pockets along the RoW to implement the project. This land is mainly for the depot area in Hemayetpur and it is privately owned. This area is marshy land and rural in nature. This patch of land is from two mouzas namely Bilamalia and Konda covering two types of land. Majority of the land is agriculture land followed by homestead land. Out of the total land 26.77 ha is agriculture land and only 0.079 ha in being used as homestead. In addition to this acquired land some government owned land (khas) will be used to construct MRT line 5 and its components, mostly stations. Mouza wise type of land use of land to be acquired is shown in the Table 3.2.1.

Table 3.2.1 - Land Acquisition for the Project by Mouza and Type of Land

Name of Mouza	Type of Land (ha)		
	Agriculture	Vita/Homestead	Total (ha)
Bilamalia	1.774	-	1.774
Konda	24.998	0.079	25.077
Total	26.772	0.079	26.851

Source: SES April 2017

3.3 Displacement and Other Impacts

In addition to land acquisition, the project will have direct impact on 721 Project Affected Units (PAUs). It is to be mentioned here that there will not be any affected people in one proposed station namely Gulshan 2. The project works will affect 25 residential households, 111 Commercial & Business enterprises (CBEs) and 04 residential cum CBEs, 02 household are going to lose varieties of properties like wall, trees, drains etc and 579 vendors or temporary shops are going to be affected with a total affected units of 721. Out of 96 households 10 of them will be displaced due to loss of residential structure, 15 will be displaced from rented residential structure. Total 111 households are going to lose their business with structure, four household will lose both residential and business structure. There are 579 vendors or temporary shop owners going to lose their business and 02 households are going to be affected by losing different properties like trees, boundary walls, drains etc. The location wise impact is presented in Table 3.3.1.

Table 3.3.1 Displacement of PAHs and Impacts by Location

Station Name	Location wise Number of PAHs						Total
	Loss of	Loss of	Loss of Business	Loss of Residence	Vendors on	Others	

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	Residence	Business	and Residence	by Rented	Govt. land		
Hemayetpur	02	17	00	00	21	00	40
Baliarpur	00	03	00	00	09	00	12
Bilamalia	00	00	00	02	05	00	07
Amin Bazar	01	51	01	03	50	00	106
Gabtohi	00	07	00	00	08	00	15
Dar-Us-Salam	00	01	00	00	27	00	28
Mirpur-1	00	01	00	00	16	00	17
Mirpur-10	00	00	00	00	314	00	314
Mirpur-14	00	00	00	00	04	00	4
Kochukhet	00	00	00	00	38	00	38
Banani	01	04	00	00	08	00	13
Gulshan 2	00	00	00	00	00	00	00
Notun Bazar	00	10	00	00	37	00	47
Bhatara	06	17	03	10	42	02	80
Total	10	111	04	15	579	02	721

Source: Census & Socioeconomic Survey April 2017

Among the Affected Units only 25 are title holders i.e. Owns the land and rest 696 are on government land. Total affected persons are 3,047. The affected households by legal status, type of loss and by location is shown in Table 3.3.2.

Table – 3.3.2 Number of PAHs by Locations on Private (Title-Holder) and Public Land (Non-Titled PAHs)

Name of Stations (Locations)	Title-holder PAHs					Non-title holder PAHs					Total PAHs	Total Population
	Home stead	Business	Both	Others	Total	Residence	Temporary Shops	Rented in Shops	Others	Total		
Hemayetpur	02	01	00	00	03	00	21	16	00	37	40	202
Baliarpur	00	02	00	00	02	00	09	01	00	10	12	61
Bilamalia	00	00	00	00	00	02	05	00	00	07	07	29
Amin Bazar	01	04	01	00	06	03	50	47	00	100	106	531
Gabtohi	00	00	00	00	00	00	08	07	00	15	15	76
Dar-Us-Salam	00	00	00	00	00	00	27	01	00	28	28	130

Name of Stations (Locations)	Title-holder PAHs					Non-title holder PAHs					Total PAHs	Total Population
	Home stead	Business	Both	Others	Total	Residence	Temporary Shops	Rented in Shops	Others	Total		
Mirpur-1	00	00	00	00	00	00	16	01	00	17	17	71
Mirpur-10	00	00	00	00	00	00	314	00	00	314	314	1126
Mirpur-14	00	00	00	00	00	00	04	00	00	04	04	19
Kochukhet	00	00	00	00	00	00	38	00	00	38	38	155
Banani	01	00	00	00	01	00	08	04	00	12	13	50
Gulshan 2	00	00	00	00	00	00	00	00	00	00	00	00
Notun Bazar	00	01	00	00	01	00	37	9	00	46	47	193
Bhatara	06	00	03	02	12	10	42	16	00	68	80	404
Total	10	09	04	02	25	15	579	102	00	696	721	3047

Source: Census & Socioeconomic Survey April 2017

3.4 Asset Inventory and Assessment of Losses

3.4.1 Affected Households & Business Enterprises

Households and businesses structures will be physically displaced by the Project. All the households and shops both titled and non-titled are included in the RAP as impacts that are to be mitigated through compensation payment and resettlement assistance. The households and business premises will be encouraged for self relocation and adequate compensation and other resettlement benefits will be paid to them for losses.

3.4.2 Physical Structures Affected

A total of 268 structures of 12,950 sq m area of different categories will be affected, of which 6,004 sq meter are pucca, and 3,952 sq meter are semi pucca, 954 sq meter are tin sheds, 1,812 sq. meter are katcha and 228 sq meter are tarpaulin covered (Table 3.4.1).

Table 3.4.2.1 Quantity of all Affected Structure (sq meter) by Type and by Location

Station Name	Type of Affected Structure						Total
	Thatched Structure	Katcha	Tin	Semi pucca	Pucca	Tarpaulin	
Hemayetpur	00	248.10	241.80	887.80	248.90	00	1626.70
Baliarpur	00	27.88	207.50	80.97	02.88	06.51	325.74
Bilamalia	00	00	62.30	00	07.43	00	69.73
Amin Bazar	00	658.00	228.00	1879.00	1552.00	03.25	4320.25
Gabtoli	00	18.58	8.94	37.65	586.1	00	651.27

Station Name	Type of Affected Structure						Total
	Thatched Structure	Katcha	Tin	Semi pucca	Pucca	Tarpaulin	
Dar-Us-Salam	00	4.46	19.52	3.72	00	13.95	41.65
Mirpur-1	00	2.32	2.32	00	00	13.57	18.21
Mirpur-10	00	00	00	00	00	79.43	79.43
Mirpur-14	00	00	00	00	1.86	0	1.86
Kochukhet	00	2.32	24.62	00	416.4	98.61	541.95
Banani	00	00	00	00	362	1.86	363.86
Gulshan 2	00	00	00	00	00	00	00
Notun Bazar	0.93	91.5	30.4	27.9	232	10.9	393.63
Bhatara	00	759.1	128.6	1034.4	2594	00	4516.1
Total	0.93	6500.1	2794.7	14060.4	19816	252.7	12950.40

Source: Census & Socioeconomic Survey April 2017

3.4.3 Trees Affected

The project will also require felling of 249 trees of various sizes and categories from the surveyed area, all the trees are from the private land. Both fruit bearing and timber type, from the private land. Out of these, 113 large, 31 medium, 99 small and 06 are saplings. Timber trees are more in number in the project area.

Details of trees with names and size are shown in the Table 3.4.1 below.

Table 3.4.3.1 Affected Trees by Size

Name of Tree	Saplings	Small	Medium	Large	Total
Mango	00	07	08	26	41
Jackfruit	00	00	07	01	08
Lichi	02	00	3	00	05
Guava	00	04	00	12	16
Koroi/shilkoroi	00	00	01	07	08
Mehgony	04	04	08	49	65
Neem	00	02	01	00	03
Coconut	00	00	00	11	11
Lemon	00	05	00	00	05
Sajna	00	00	02	05	07
Kamranga	00	02	00	00	02
Papaya	00	75	00	00	75

Name of Tree	Saplings	Small	Medium	Large	Total
Rabber	00	00	00	01	01
Bokul gas	00	00	01	00	01
Hijol	00	00	00	01	01
Total	06	99	31	113	249

Source: Census & Socioeconomic Survey April 2017

3.4.4 Common Property Resources (CPR)

In addition to the project affected units or households 22 Common Property Resources (CPR) are going to be affected. The CPRs include mosque, madrasa, school/college, mazar, offices etc. Among the CPRs others (unspecified) seems to be outnumber other CPRs (Table 3.4.1).

Table3.4.1: Distribution of CPR by Stations of MRT line 5

Station Name	Type of CPRs							Total
	Mosque	School/College	Samity/Club/Community	Madrasa	Mazar	Office	Others	
Hemayetpur	00	00	00	00	00	00	05	05
Baliarpur	00	00	00	00	00	01	00	01
Bilamalia	00	00	00	00	00	00	02	02
Amin Bazar	00	00	00	00	00	00	01	01
Gabtoli	00	00	01	00	00	00	00	01
Dar-Us-Salam	01	00	00	00	00	01	01	03
Mirpur-1	00	01	00	00	00	00	01	02
Mirpur-10	00	00	00	00	00	00	00	00
Mirpur-14	00	00	00	00	00	00	00	00
Kochukhet	00	01	00	00	00	00	02	03
Banani	00	00	00	00	00	01	01	02
Gulshan 2	00	00	00	00	00	00	00	00
Notun Bazar	00	00	00	00	00	01	00	01
Bhatara	00	00	00	00	00	00	02	02

Station Name	Type of CPRs							Total
	Mosque	School/College	Samity/Club/	Madrasa	Mazar	Office	Others	
Total	01	02	01	00	00	04	14	22

Source: Census & Socioeconomic Survey April 2017

3.5 Significance of Impact

In terms of significance of impact, an estimated 721 units will be affected. Among them 10 household will have to move out from their own residential units and 15 household will have to move out from their rented housing structures and 04 will have to leave their residence cum business premise. On the other hand 111 household will lose their commercial/business premises because of the displacement and 02 units will lose some other assets like trees and other type of structures. Total 579 vendors or temporary shop owners will be affected. Total 3047 people will be affected directly from these 721 units. of all the affected PAUs covering (i) list of PAPs, (ii) list of CPRs, (iii) list of Vulnerable HHs and (iv) list of wage losers are attached in Annex III.

3.6 Special Measures for Vulnerable Groups

Vulnerable groups to be affected by the project include (i) Poor female headed households without elderly support (ii) female EPs who are poor or otherwise disadvantaged; (iii) households living below poverty line (iv) elderly headed households (v) household with disabled member(s); Special assistance will be required to support these vulnerable AHs including additional subsistence and relocation assistance, opportunity for skill training and income restoration, employment opportunity in civil construction work.

3.7 Employment Loss of Wage Earners

The study identified 509 people to be affected by losing their income for displacement of commercial and business premises. They are the principal bread earners of the family. About 90% are unskilled workers and rest are skilled ones. Highest number of wage losers is from Amin Bazar area followed by Bhatara, Notun Bazar and Hemayetpur areas. These are the mini business hub of the locality. On the other hand no people will be affected by losing their wage income from the station Mirpur 14 and Gulshan 2.

Table 3.7.1 Wage Losers by Type and Location

Station Name	Level of Skill				Total	
	Skilled		Unskilled			
	No	%	No	%	No	%
Hemayetpur	40	90.90	04	09.10	189	100.00
Baliarpur	18	90.00	02	10.00	62	100.00
Bilamalia	00	00.00	00	00.00	00	00.00
Amin Bazar	169	91.80	15	08.20	184	100.00
Gabtoli	37	82.22	08	17.78	45	100.00
Dar-Us-Salam	08	88.89	01	11.11	9	100.00

Mirpur-1	04	80.00	01	20.00	5	100.00
Mirpur-10	07	100.00	00	0.00	7	100.00
Mirpur-14	00	0.00	00	0.00	0	0.00
Kochukhet	15	93.75	01	6.25	16	100.00
Banani	20	100.00	00	0.00	20	100.00
Gulshan 2	00	00	00	0.00	00	0.00
Notun Bazar	62	86.11	10	13.89	72	100.00
Bhatara	79	89.87	08	10.13	87	100.00
Total	459	90.20	50	9.80	509	100.00

Source: Census & Socioeconomic Survey April 2017

3.8 Business Loss of Business Enterprises

The project will affect 694 businesses including 04 APs who will lose both residential structure as well as business. Among the business losers more than 81% are losing small businesses, 10.5% medium businesses and rest are losing large business. The category of business has been identified through some criteria. The CBE who have registration and pay income tax regularly are identified as large business. The CBE who has any one of these registration or pay income tax are identified as medium businesses and those who do not have any one of them are identified as small business.

Table 3.8.1 Type of Business of Project Affected Households by Location

Station Name	Type of Business						Total	
	Large Business (Pay Income Tax and have Registration)		Medium Business (Pay Income Tax or have Registration)		Small Business (Do not pay Income Tax +No Registration)			
	No	%	No	%	No	%	No	%
Hemayetpur	06	15.80	02	05.30	30	78.90	38	100.00
Baliarpur	02	16.70	04	33.33	06	50.00	12	100.00
Bilamalia	00	0.00	02	40.00	03	60.00	05	0.00
Amin Bazar	19	18.60	37	36.30	46	45.10	102	100.00
Gabtohi	2	13.33	2	13.33	11	73.33	15	100.00
Dar-Us-Salam	1	3.57	1	3.57	26	92.86	28	100.00
Mirpur-1	1	5.88	0	0.00	16	94.12	17	100.00
Mirpur-10	1	0.00	3	0.00	310	0.00	314	0.00
Mirpur-14	0	0.00	0	0.00	4	0.00	4	0.00

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Kochukhet	3	0.00	1	0.00	34	0.00	38	0.00
Banani	4	33.33	3	25.00	5	41.67	12	100.00
Gulshan 2	00	00	00	00	00	00	00	00
Notun Bazar	7	14.89	10	21.28	30	63.83	47	100.00
Bhatara	12	18.03	8	13.11	42	68.85	62	100.00
Total	58	08.40	73	10.50	563	81.10	694	100.00

Source: Census & Socioeconomic Survey April 2017

4. LEGAL AND POLICY FRAMEWORK

4.1 Purposes and Objectives of Land Acquisition and Resettlement

The project includes construction of Metro Rail Tracks, Stations and Depot needing acquisition of 26.85 hectares of private land and additional 1.57 ha of land in different pocket. It is to be noted here that this private land will be acquired mainly for the Depot area. Rest of the components will be mostly on the government land along the existing road network of the city. The acquisition of land will eventually displace households and commercial premises both titled and non-titled. The Resettlement Action Plan (RAP) covers compensation and assistance for resettlement and rehabilitation of APs. Thus, the RAP approach incorporates (i) land acquisition and resettlement issues; (ii) impact mitigation with special attention to the women and vulnerable groups and (iii) income generating support to the members of the AHs to include them in the poverty reduction and livelihood enhancement program.

The main principles of the RAP are to (i) minimize negative impacts in consultation with the design engineers and the APs; (ii) closely consult the affected persons on RAP policy, needs assessment, poverty and rehabilitation issues; (iii) carry out resettlement activities to improve or at least restore the pre-project living standards of the affected persons; (iv) provide compensation for affected property at market price prior to relocation and mainstream the poor and vulnerable APs with the poverty reduction and social development program for rehabilitation and livelihood regeneration.

4.2 Legal Framework for Land Acquisition

The current legislations governing land acquisition for Bangladesh is the Acquisition and Requisition of Immovable Property Ordinance 1982 (ARIPO) and subsequent amendments during 1993 - 1994. The Ordinance requires that compensation be paid for (i) land and assets permanently acquired (including standing crops, fisheries, trees, houses other structures etc); and (ii) any other damages caused by such acquisition. The Deputy Commissioner (DC) determines the market price of assets based on the approved procedure and in addition to that pays an additional 50 percent (as premium) on the assessed value as the market price established by Land Acquisition Officer (LAO) which remains much below the replacement value. The 1994 amendment made provisions for payment of crop compensation to tenant cultivators. The Ordinance, however, does not cover project-affected persons without titles or ownership record, such as informal settler/squatters, occupiers, and informal tenants and lease-holders (without document) and does not ensure replacement value of the property acquired. The act has no provision of resettlement assistance and transitional allowances for restoration of livelihoods of the non-titled affected persons. The Acquisition and Requisition of Immovable Property Ordinance (ARIPO, 1982) with its subsequent amendments will be applied for this project.

The Deputy Commissioner (DC) processes land acquisition under the Ordinance and pays compensation to the legal owners of the acquired land. The Ministry of Road Transport and Bridges (MORTB) is authorized to deal with land acquisition through the DCs. Khas (government owned) lands should be acquired first when a project acquires both khas and private land. If a project acquires only khas land, the land will be transferred through an inter-ministerial meeting following the preparation of acquisition proposal submitted to DC/MORTB.

The land owner has to establish ownership by producing a record-of-rights in order to be eligible for compensation under the law. The record of rights prepared under Section 143 or 144 of the State Acquisition and Tenancy Act 1950 (revised 1994) are not always updated and as a result legal land owners have to face difficulties in trying to “prove” ownership. The APs must also produce rent receipt or receipt of land development tax, but this does not assist in some situations as a person is exempted from payment of rent if the area of land is less than 25 bighas (3.37 ha).

4.3 JICA’s Guidelines for Environmental and Social Considerations

The resettlement policy of JICA is almost similar to other donor’s policy on involuntary resettlement. The JICA Guidelines for Environmental and Social Considerations (April 2010) on the other hand, recognize & address the R&R impacts of all the affected persons irrespective of their titles and requires for the preparation of RAP in every instance where involuntary resettlement occurs. The JICA policy requirements are:

- i) avoid or minimize impacts where possible;
- ii) consultation with the local stakeholders people or group (including illegal dwellers), local NGOs, etc. who have views about cooperation projects.
- iii) payments of compensation for acquired assets at the replacement value;
- iv) ensure that no one is worse off as a result of resettlement and would maintain their, at least, original standard of living.
- v) resettlement assistance to affected persons, including non-titled persons; and
- vi) special attention to vulnerable people/groups and ethnic minorities.

4.4 Gap and Gap Filling Measures

The land acquisition law of Bangladesh, the Acquisition and Requisition of Immovable Property Ordinance (ARIPO) 1982 with subsequent amendments during 1993 – 1994 is followed for acquisition and requisition of properties required for the development project in Bangladesh, which is not consistent with the Government’s commitment to reducing poverty. There are some gaps in the land acquisition law of Bangladesh and the JICA Guidelines for Environmental and Social Considerations (GESC, April 2010). Below is the comparative analysis between the GoB laws (ARIPO) related to land acquisition, compensation and involuntary resettlement and JICA’s requirements as prescribed in the GESC 2010. Furthermore, Safeguard Policy Statement (June 2009) by ADB is respected as well as GESC, April 2010.

The Table 4.1 describes the details of Comparison.

Table 4.1 Comparison between the Government of Bangladesh and JICA Guidelines for Environment and Social Consideration - Land Acquisition and Resettlement

SI. No.	JICA's GESC (2010)	GOB's Acquisition and Requisition of Immovable Property Ordinance (ARIPO) of 1982	Gaps Between ARIPO and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Filling Measures
1	Involuntary resettlement should be avoided wherever possible.	Not specified	The 1982 ordinance legislated nothing, while the JICA Guidelines require to avoid/minimize resettlement/loss of livelihood	Like other donor funded projects in Bangladesh the approach of avoiding involuntary resettlement has already been taken care during preparing this project. This will be further practiced during design and implementation stages.
2	When population displacement is unavoidable, effective measures to minimize impact and to compensate for losses should be taken.	Not specified for non-titled people	There is no provisions for compensation to the non-titled residents in Bangladesh ordinance, while JICA guidelines acknowledge all affected persons whether legally residing or not, eligible for compensation	Compensations are proposed even if non-titled affected people providing: <ul style="list-style-type: none"> - Compensation for structures, trees - Structure transfer assistance - Structure reconstruction assistance - Moving assistance for residential house owner - Tenant moving allowance
3	People who must be settled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported, so that they can improve or at least restore their standard of living, income opportunities and production levels to pre-project levels.	Not specific for keeping living standard of affected people same or above pre-project levels.	There is no provisions for maintaining living standard of affected people at same or above pre-project levels in Bangladesh ordinance, while JICA guidelines require that no one is worse off as a result of resettlement and would maintain their living level at least original levels	Assistances were proposed in the form of: <ul style="list-style-type: none"> - Grant for business loss - Compensation for loss of plant and fish-stock - Grant for loss of wage employment - Rental fee loss for displaced rented house owner - One time moving assistance for tenant business owner - Introduction of micro-credit - Provision of job training - Provision of priority employment etc.
4	Compensation must be based on the full replacement cost as much as possible	Compensation is made based on the pre-determined government prices as are usually quite cheaper than market price	Compensation is made based on the pre-determined government prices that are usually lower than replacement cost	The resettlement plan addresses all these issues and spells out a mechanism to fix the replacement cost by having an independent evaluator (committee) who will be responsible for deciding the replacement costs.
5	Compensation and other kinds of assistance must be provided prior to displacement	Payment is made on predetermined time, regardless before or after the construction starts	Compensations and other assistances are made regardless before or after construction, while JICA Guidelines requires to make it prior to relocation	The resettlement plan addresses all these issues and spells out a mechanism for all the compensation will be paid prior to possession of the acquired land / prior to displacement

Sl. No.	JICA's GESC (2010)	GOB's Acquisition and Requisition of Immovable Property Ordinance (ARIPO) of 1982	Gaps Between ARIPO and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Filling Measures
6	For projects that entails large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public.	There is no provision for the formulation of RAP and public hearing. Deputy Commissioner contacts to land owner through land Acquisition Officer (LO), and if landowner has no objection, confirm operation for compensation amount etc. will be proceeded.	There is no provision for preparation of resettlement action plan that describes all features of resettlement requirements and ready to disclose to public.	The Abbreviated Resettlement Plan (RAP) prepared for this project with all features of resettlement requirements and mechanism of disclosure to the public is integral part of RAP. This will be further practiced during design and implementation stages.
7	In preparing a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance.	The 1982 Ordinance have provisions to notify only the owners of property to be acquired	There is no provision in the law for consulting the stakeholders but the land allocation committees at district, division and central government level.	The RAP/resettlement plan for the project has been prepared following a consultation process which involves all stakeholders (affected persons, government department/line agencies, local community, NGORP, etc.), and the consultation will be a continuous process at all stages of the project development such as project formulation, feasibility study, design, implementation, and post-implementation, including the monitoring phase.
8	When consultation held, explanation must be given in a form, manner, and language that are understandable to the affected people	There is no provisions	Requirements of JICA Guidelines are not specifically mentioned in the Bangladesh laws and rules	The resettlement plan for the project has been prepared following a consultation process with all stakeholders in local language and by following participatory process with question and explanation on the components of the RAP through participation of all the stakeholders representing different groups and the consultation will be a continuous process at all stages of the project development such as project formulation, feasibility study, design, implementation, and post-implementation, including the monitoring phase.
9	Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans	There is no provision for the monitoring related activities with the participation of affected people	There is no provisions in Bangladesh ordinances, while JICA Guidelines recommend a participation of affected people in planning, implementation and monitoring of RAP	The resettlement plan for the project has been prepared following a consultation process with all stakeholders and the consultation will be a continuous process at all stages of the project development such as project formulation,

Sl. No.	JICA's GESC (2010)	GOB's Acquisition and Requisition of Immovable Property Ordinance (ARIPO) of 1982	Gaps Between ARIPO and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Filling Measures
				feasibility study, design, implementation, and post-implementation, including the monitoring phase.
10	Appropriate and accessible grievance mechanisms must be established for the affected people and their communities	Increase AP have objection to compensation amount, the AP should protest and entrust the matter to the Arbitrator. If AP has to appeal against Arbitrator's decision, then AP should file a law suit to the court and wait for the sentence.	The laws of Bangladesh states appeal to Arbitrator and court case, while JICA guidelines recommend establishing appropriate grievance redress mechanism for amicable settlement to minimize legal confrontation.	The resettlement plan prepared for this project has made a provision of setting up of grievance redress mechanism accessible for all the affected people including non-titled affected people.
11	Affected people are to be identified and recorded as early as possible in order to establish their eligibility through an initial baseline survey (including population census that serves as an eligibility cut-off date, asset inventory, and socio-economic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advantage of such benefit.	No such an activity required	There is no provision in Bangladesh ordinances, while JICA Guidelines recommend identification of affected people there in least possible time preferably at the project identification stage.	This RAP has been prepared based on the data collected through conducting a census, socioeconomic survey for the displaced persons and making inventory of losses. Video filming has also been done for the affected properties.
12	Eligibility of benefits includes, the PAPs who have formal legal rights to land (including customary and traditional land rights recognized under la), the PAPs who do not have formal legal rights to land at the time of census but have a claim to such land or assets and the PAPs who have no recognizable legal right to the land they are occupying	There is no provision.	Requirements of JICA guidelines are not specifically mentioned in the Bangladesh laws and rules.	The resettlement plan ensures the compensation and assistance to all affected persons, whether physically displaced or economically displaced, irrespective of their legal status. The end of the census survey will be considered as the cut-off date, and affected persons listed before the cut-off date will be eligible for assistance.
13	Preference should be given to land –based resettlement strategies for displaced persons whose livelihoods are land-based.	There is no provision.	Requirements of JICA Guidelines are not specifically mentioned in the Bangladesh laws and rules.	Though this option may be a difficult proposition given the lack of government lands and the difficulties associated with the acquisition of private lands, the resettlement plan proposes land-for-land

SI. No.	JICA's GESC (2010)	GOB's Acquisition and Requisition of Immovable Property Ordinance (ARIPO) of 1982	Gaps Between ARIPO and JICA's Policies and Action Taken to Bridge the Gap	Proposed Gap Filling Measures
				compensation as its priority, if feasible. Attempt will be made to find alternate land for the loss of land, in case it is available and if it is feasible, looking at the concurrence of host community and land value.
14	Provide support for the transition period (between displacement and livelihood restoration)	There is no provision for support for the transition period.	There is no provision in Bangladesh ordinances, while JICA Guidelines require providing support for the transition period.	Following are provided in the RAP: - Moving assistance for residential house owners - Tenant moving allowance
15	Particular attention must be paid to the needs of the vulnerable groups among those displaced, especially those below the poverty line, landless, elderly, women and children, ethnic minorities etc.	There is no provision for either acknowledgment of or compensation to vulnerable groups	There is no provision in Bangladesh ordinances, while JICA Guidelines require providing special attention to vulnerable people and groups.	Vulnerable allowances were proposed to widowed, old, disabled and poor house head families such as : - Special Assistance for Vulnerable households
16	For project that entails land acquisition or involuntary resettlement of more than 200 people, resettlement action plan (RAP) is to be prepared	There is no provision	Requirements of JICA Guidelines are not specifically mentioned in the Bangladesh laws and rules	RAP has been prepared since the displaced people are estimated more than 200.

JICA = Japan International Cooperation Agency, ARIPO = Acquisition and Requisition of Immovable Property Ordinance 1982, GESC = Guidelines for Environmental and Social Consideration

4.5 Types of Losses and Impact Category

The types of losses due to undertaking of the project include (i) loss of land (homestead, commercial, agricultural and pond); (ii) residential/ commercial and community structures; (iii) loss of trees and crops; (iv) loss of work days/incomes due to dislocation and relocation of households and businesses, (v) loss of access to land and premises for residence, cropping and trading.

The following categories of APs are likely to be impacted during implementation of the project:

Table 4.2 – Category of APs

Item No.	Category of APs	Detail of APs
1	APs whose land is affected	APs whose land is being used for agricultural, residential or commercial purposes and is affected either in part or in total and the effects are either temporary or permanent

2	APs whose structures are affected	APs whose structures (including ancillary and secondary structures) are being used for residential, commercial or worship purposes which are affected in part or in total and the effects are either temporary or permanent
3	APs with other assets affected	APs who have other assets, such as crops or trees, affected either temporarily or permanently
4	APs losing access to vested and non-resident property	APs who are enjoying access to vested and non-resident property, both owned and purchased, will be losing their rights to cultivate and use those lands, when acquired
5	APs losing income or livelihoods	APs whose tenancy right, business, source of income or livelihood (including employees of affected businesses) is affected in part or in total, and affected either temporarily or permanently
6	Vulnerable APs	APs included in any of the above categories who are defined as vulnerable

4.6 Principles, Legal and Policy Commitments

The RAP has the following specific principles based on the government provisions and JICA's Guidelines for Environmental and Social Considerations:

- (a). The land acquisition and resettlement impacts on persons affected by the project would be avoided or minimized as much as possible through alternate design options;
- (b). Where the negative impacts are unavoidable, the persons affected by the project and vulnerable groups will be identified and assisted in improving or regaining their standard of living.
- (c). Information related to the preparation and implementation of resettlement plan will be disclosed to all stakeholders and people's participation will be ensured in planning and implementation. The resettlement plan will be disclosed to the APs in local language;
- (d). Land acquisition for the project would be done as per the Acquisition and Requisition of Immovable Property Ordinance 1982 and subsequent amendments during 1993-1994. Additional support would be extended for meeting the replacement value of the property. The affected persons who does not own land or other properties, but have economic interests or lose their livelihoods will be assisted as per the broad principles described in this document.
- (e). Before taking possession of the acquired lands and properties, compensation and Resettlement and Rehabilitation (R&R) assistance will be paid in accordance with the provisions described in this document;
- (f). An entitlement matrix for different categories of people affected by the project has been prepared. People moving in the project area after the cut-off date will not be entitled to any assistance. In case of land acquisition the date of notification under section 3 for acquisition will be treated as cut-off date. For non-titleholders such as informal settlers /

squatters and encroachers the date of census survey or a similar designated date declared by the executing agency will be considered as cut-off date.

- (g). Appropriate grievance redress mechanism will be established to ensure speedy resolution of disputes.
- (h). All activities related to resettlement planning, implementation, and monitoring would ensure the involvement of women and other vulnerable groups.
- (i). Consultations with the APs will continue during the implementation of resettlement and rehabilitation works.
- (j). There should be a clause in the contract agreement that the construction contractor will compensate any loss or damage in connection with collection and transportation of borrow-materials.

In accordance with the resettlement principles suggested for the project, all affected households and persons will be entitled to a combination of compensation packages and resettlement assistance depending on the nature of ownership rights on lost assets, scope of the impacts including socio-economic vulnerability of the affected persons and measures to support livelihood restoration if livelihood impacts are envisaged. The affected persons will be entitled to (i) compensation for the loss of land, crops/ trees at their replacement value; (ii) compensation for structures (residential/ commercial) and other immovable assets at their replacement value; (iii) assistance for loss of business/ wage income; (iv) assistance for shifting and reconstruction of affected structures. This will ensure that persons affected by land acquisition; whether titled or non-titled will be eligible for appropriate compensation/resettlement benefit. Persons having no legal title but using the land under acquisition if vacated for the project purpose would be provided with compensation and resettlement benefit for structures and shifting/reconstruction allowance. Households having customary rights to land and physical property like the owners and users of vested and non-resident property, lessees of homestead, commercial and agricultural land, sharecroppers, renters of land and structure, etc. are also covered under the resettlement action plan. The RAP also includes opportunities for occupational skill development training for income generation activities for the APs, especially for poor households. The people involuntarily displaced from homes, assets, or income sources as well as non-titled people affected by the project will receive priority access to these income restoration measures. The resettlement activities of the project will be carried out in consultation with the APs and all efforts will be made to minimize disruption during project implementation. APs will be encouraged for self-relocation and their preferences will be taken into account in the selection of alternative relocation sites.

4.7 Eligibility Policy and Entitlement Matrix

4.7.1 Eligibility Criteria

All APs will be entitled to compensation and resettlement assistance based on severity (significance) of impacts. Nevertheless, eligibility to receive compensation and other assistance will be limited by the cut-off date. The cut-off date for compensation under law (Ordinance II of 1982 and its 1994 amendments) is considered for those identified on the project right of way land proposed for acquisition at the time of serving notice under Section

3 or joint verification by DC whichever is earlier. The cut-off date of eligibility for resettlement assistance under this RAP is the commencement date of the disclosure of entitlements and consultation meeting with the stakeholders which is the 15 April 2017 for the APs staying on public lands. The absence of legal title will not bar APs from compensation and assistance, as specified in the entitlement matrix (Table 4.2).

Structures located on non-titled land or GOB land, if displaced, will be entitled for compensation under the Project. Vulnerable APs or AHs will qualify for additional assistance to facilitate them in relocation and restoration of their livelihoods.

Non-vulnerable households with structures affected will be entitled to compensation for structures and assistance for shifting and reconstruction of the same. Any structure not directly used by a non-vulnerable household i.e. rented out for income will also not qualify for additional resettlement assistance.

4.7.2 Compensation and Entitlement Policy

An Entitlement Matrix has been prepared on the basis of census and socioeconomic survey conducted in 9th March to 4th April 2017. It identifies the categories of impact based on the census & SES and shows the entitlements for each type of loss. The matrix describes the units of entitlements for compensating the lost assets, and various resettlement benefits. Cash Compensation under law (CCL) for lost assets (land, tree, structure & other physical establishments) will be accorded to the owners through the DCs as per market value assessed through legal procedure. The resettlement benefit for indirect losses and difference between replacement value and the CCL will be paid by DMTC through RAP Implementing Agency (IA).

The compensation and entitlement matrix is presented in Table 4.2 below:

Table 4.2 – Compensation and Entitlement Matrix for Metro Rail Line 5

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
1	Loss of homestead, commercial, Agriculture land, pond, ditches and orchards etc.	Legal owner(s) of land	<p>i. Replacement value (RV) of land (Cash Compensation under Law (CCL) and additional grant to cover the current market price of land and stamp duty & registration cost @ 11.5% of CMP for land) to be determined by PVAC.</p> <p>ii. Compensation for standing crops to actual owners/ cultivators as determined by PVAC.</p>	<p>a. Assessment of quantity and quality of land by Joint Verification Survey</p> <p>b. Assessment of Market Value by Land Market Survey (LMS)</p> <p>c. Assessment of Cash Compensation under Law (CCL)</p> <p>d. Updating of title of the affected persons</p> <p>e. Payment of Cash Compensation under Law (CCL)</p> <p>f. APs will be fully informed of the entitlements and procedures regarding payments</p> <p>g. Additional cash grant to be paid to cover the</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
				<p>replacement value of land compensation based on DC's CCL .</p> <p>h. Stamp duty and registration fees will be added with current market price (CMP) for land @ 11.5% of CMP to facilitate the APs in purchasing alternative lands.</p>
2	Loss of access to cultivable land by owner/cultivator/tenant/sharecropper	Tenants/ sharecropper/ Legal owner/ grower/ socially recognized owner/ lessee/ unauthorized occupant of land	<p>i. Compensation for standing crops to owner cultivator/ sharecroppers or lessees as determined by PVAC.</p> <p>ii. Owner/grower to take away the crop</p>	<p>a. All the individuals identified by the JVS as tenants or sharecroppers of land</p> <p>b. Grant to be paid after taking possession of land and the legal /socially recognized owner is paid CCL for land and on certification of receipt by legal/socially recognized owner</p> <p>c. Additional cash grant to cover current market value of crop compensation as prescribed by PVAC in case of private owner himself cultivating crop</p> <p>d. Crop compensation and the crop will be shared between owner and sharecropper as per terms of sharecropping in case of privately owned land/socially recognized owner</p> <p>e. In case of dispute over verbal agreement on sharecropping, certification from the elected representative will be considered as legal document</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
3	Loss of Trees/ Perennials/ fish stocks	1. Person with Legal Ownership of the land 2. Socially recognized owner/ Unauthorized occupant of the trees/ fishes	i. Cash compensation at market rates for replacement of trees/ perennials/ fish stocks value ii. For fruit bearing trees- compensation for fruits @ 30% of timber value X 1 year iii. Compensation for fish stocks as determined by PVAC. iv. 5 saplings will be distributed free of cost among each affected household losing trees v. Owners will be allowed to fell and take away their trees, perennial crops/ fishes etc. free of cost without delaying the project works.	a. Assessment of loss and market value of affected trees b. Payment of CCL for trees c. Adequate compensation will be paid and the owner will be allowed to fell and take the tree free of cost d. Compensation for fruit will be paid for small, medium and large categories of trees. e. 5 saplings (2 fruit tree, 2 timber type and 1 medicinal tree) free of cost will be distributed among the tree losing households.
4	Loss of residential /commercial structure by owner(s)/ squatters	Legal Owners or squatters	i. Replacement value of structure at market price determined by PVAC. ii. Structure Transfer Grant (STG) @ Tk.12.50% of the replacement value of main structure iii Structure Reconstruction Grant (SRG) @ Tk.12.50% of the replacement value of main structure. iv. One time Transfer Grant (TG) for portable materials at the rate of (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and BDT 7,000 (seven thousand) for Pucca structures v. Cost of transfer and reinstallation of the utility services like reinstallation of electricity connection, water supply line, telephone line etc. as grant @ 10% of CMP (5% for the structure to be	a. Payment of CCL for the losses b. Verification of Joint Verification Survey (JVS) and other records c. APs will be fully informed about their entitlements and assisted to obtaining it.

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
			<p>demolished now and another 5% for its reconstruction)</p> <p>vi. For the legal owners Monthly Hiring Allowance (MHA) for the similar type of space in other structures for running their activities for a period up to 6 (six) months with the rate would be determined by DMTC through market survey by the IA for various categories of structures like pucca, semi-pucca and katcha.</p> <p>vii. Salvageable materials will be taken away by the owners within the stipulated time notified by DMTC Owners to take away all salvage materials free of cost</p>	
5	Loss of common property resources (CPR) structures (a) with or (b) without title to land	<p>(a) Legal owners (or registered committee) identified by DC in the process of CCL payment.</p> <p>• (b) Socially recognized owners of structures built on the RoW as identified by JVC and in census.</p>	<p>i. CCL by DC to legal owners, plus the difference between CCL and RC of structure as determined by PVAC.</p> <p>ii. Cash compensation for CPRs on land without titles to be determined by PVAC to match RV for the structure</p> <p>iii. Dismantling and reconstruction cash assistance as per assessed price by PVAC.</p> <p>iv. Owners will be allowed to take all salvageable materials (within DMTC declared deadline) free of cost</p>	a. INGO/IA to conduct community consultations to ensure CPRs are relocated taking into account community concerns.
6	Loss of access to Residential	Tenants of rented/ leased	i. House Transfer Grant (HTG) for shifting of	a. Verification of JVS and records

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
	houses/ commercial structures (rented or leased)	properties	<p>furniture and belongings of residential structure (@ BDT 2,000 (two thousand) for katcha structure, BDT 4,000 (four thousand for semi-Pucca structure and BDT 6,000 (six thousand) for Pucca structure to each shifting tenant.</p> <p>ii. Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small business; BDT 10,000 (ten thousand) for medium business and BDT 15,000 (fifteen thousand) for large business.</p> <p>iii. One time cash grant for facilitating alternative housing/CBEs Tk. 5000 (Five thousand) per household or entity</p>	b. Transfer grants will be paid on relocation from project site
7	Loss of business by CBEs due to dislocation	Owner/operator of the business including vendors as recorded by JVS	<p>i. CCL for business loss.</p> <p>ii. Businesses without any income tax payment record: Transition allowance (TA) for the permanent loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT6,000 (six thousand) (BDT 2,000X3) for Small business, BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business.</p> <p>iii. Business with records of income tax payment: TA equivalent to 3(three) months' income calculated on the basis of income tax payment record for the preceding year, not exceeding BDT 20,000 (twenty thousand) for Small business, BDT 50,000 (fifty thousand) for medium</p>	<p>a. All persons recorded by the JVS</p> <p>b. cash grant to be paid while taking possession of land</p> <p>c. Small business will be defined as having Investment up to BDT 50,000 (fifty thousand), Medium business with Investment between BDT 50,000 to BDT 250,000 and Large business will have investment above BDT 250,000 (two hundred fifty thousand)</p>

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
			business and BDT 75,000 (seventy five thousand) for large business.	
8	Loss of rental income	Owners of rental premises (residential, commercial) as recorded by JVS	i. Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premises at the rate of (a) BDT 5,000 (five thousand) per month for katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca structure (or Pucca structure less than 500 (five hundred) sft and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft and above.	a. All persons recorded by the JVS b. cash grant to be paid on relocation from project site
9	Loss of Income and work days due to displacement	Employees identified by the Joint Verification Committee (JVC)	i. Cash grant to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers and @ BDT 600/per day for skilled laborers. ii. Preferential employment in the project construction work, if available.	a. All persons recorded by the JVS b. Cash grant to be paid while taking possession c. Involvement of the incumbents in project civil works d. Training on income generating activities.
10	Poor and vulnerable households	Poor and vulnerable households as identified by JVC	i. Additional cash grant of BDT 10,000 (ten thousand) for affected poor women headed households and other vulnerable households ii. Training on IGA for AP/nominated by AP.	a. Identification of Vulnerable households b. Income restoration schemes for vulnerable households c. Arrange training on income generating activities
11	Temporary impact during construction	Community / Individual	i. The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of borrow materials. ii. All temporary use of lands outside proposed RoW to be through written	a. Community people should be consulted before starting of construction regarding air pollution, noise pollution and other environmental impact b. The laborers in the camp would be trained about safety measures during construction, aware of health safety, STDs, safe

Item No.	Type of loss	Entitled Persons (Beneficiaries)	Entitlement (Compensation Package)	Implementation issues/Guidelines
			<p>approval of the landowner and contractor.</p> <p>ii. Land will be returned to owner rehabilitated to original preferably better standard.</p>	sex etc. The contractor shall ensure first aid box and other safety measures like condoms at construction site.

4.8 Compensation and Resettlement Assistancess

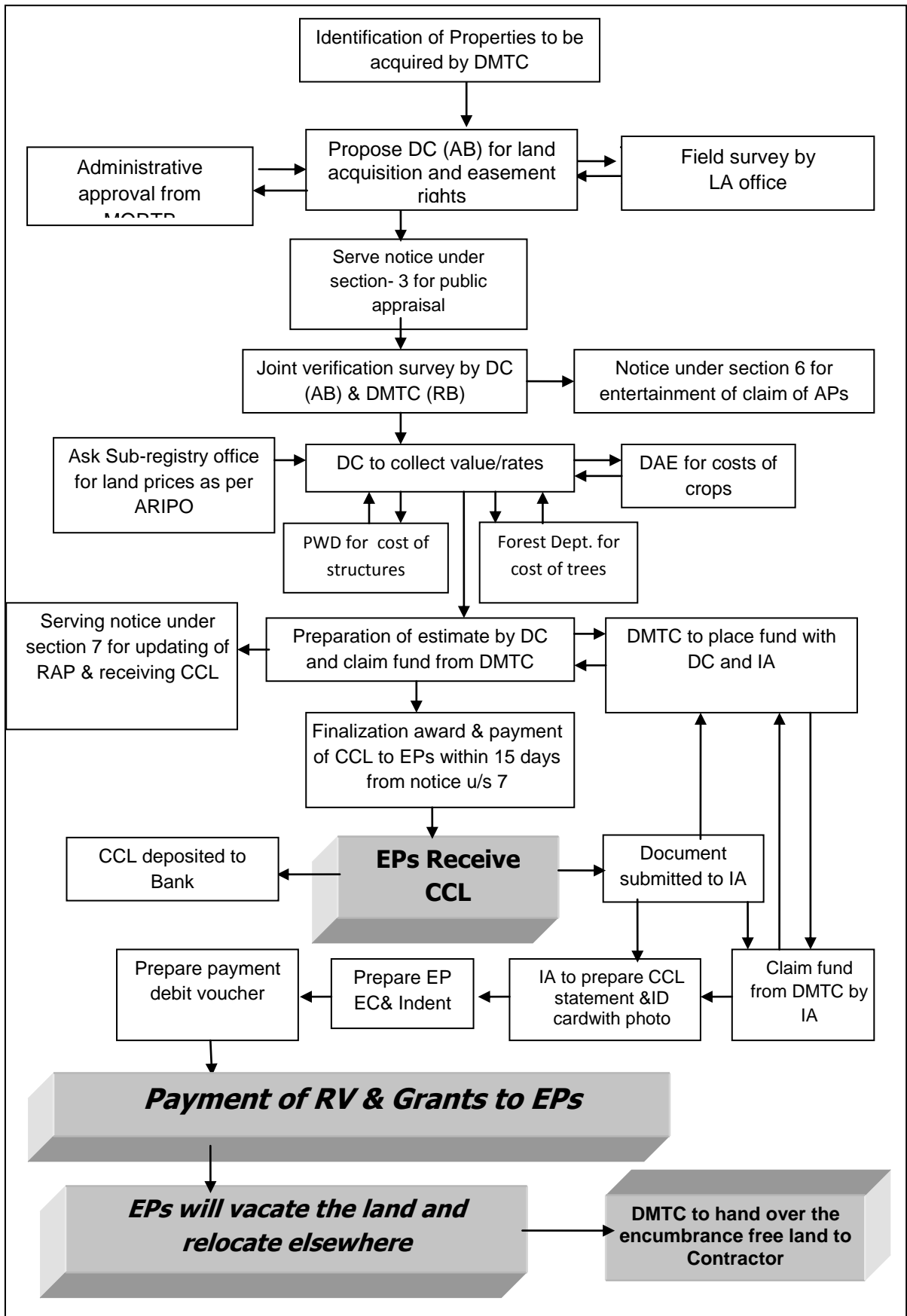
DMTC will ensure that the land and property (structure, tree, crops and non-structure assets) to be acquired for the project interest will be compensated at their full replacement cost determined by a legally constituted body like the Property Valuation Advisory Committee (PVAC) as per the resettlement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

4.8.1 Compensation Payment Procedure to Title Holder

- a. Upon obtaining administrative approval of the Land Acquisition Proposal from the Ministry of Road Transport and Bridges (MORTB) the DC serves notice under section 3 of the Acquisition and Requisition of the Immovable Property Ordinance 1982 (Amended in 1993 and 1994) to the recorded owner of the affected property for public appraisal.
- b. Acquiring Body (DC) and Requiring Body (here DMTC) representatives conduct joint verification of the affected property within 3 days of serving notice under section-3.
- c. After that the DC serves notice under section 6 for entertaining claims (appeals) from the potential affected persons.
- d. On the basis of joint verification survey 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.
- e. DC also collects recorded land price of lands of similar description from the concerned Sub-register's office for last 12 months from the date of notice under section 3.
- f. After receiving rates from the PWD, Forest and Agriculture Department the DC prepares estimates and send it to the RB for placement of fund within 60 days.
- g. The DC prepares award for compensation in the name of recorded owner.
- h. Upon placement of fund, the DC serves notice u/s 7 to the APs for receiving cash compensation under law (CCL) within 15 days from the date of issuing notice u/s

- i. The affected people are notified to produce record of rights to the property with updated tax receipt of land, declaration on Tk. 300 non-judicial stamp, photograph etc before the Land Acquisition section of DC office.
- j. Upon fulfillment of the criteria of the DC office i.e. requisite papers and document, the LA section disburse CCL in the office or field level issuing prior notice to the entitled persons (EPs).
- k. Local Government Institutions representative identifies the affected people during receiving CCL.
- m. As per Land Acquisition Law, DC pays compensation to the legal owners of the properties for land, structure, trees and crops.
- n. After receiving CCL from the LA office and obtaining clearance from the Treasury Section of the DC the entitled person (EP) deposits the CCL to his own bank account.
- o. One copy of the CCL will be submitted to the implementing agency (IA) (NGO or Consulting Firm with experience on social issues) office for additional payment of compensation as per RAP policy
- p. The IA will create ID number for the CCL holder and prepare EP & Entitlement Card (EC) for payment
- s. The IA will prepare ID cards with photograph of the EPs
- q. The ID card will be jointly signed by the DMTC and IA representative and photograph will be attested by the concerned Ward Commissioner.
- r. The IA will disburse Account Payee Cheque in public place or office the Ward Commissioner.

Figure 4.3.2 Compensation Mechanism for Legal Title Holder



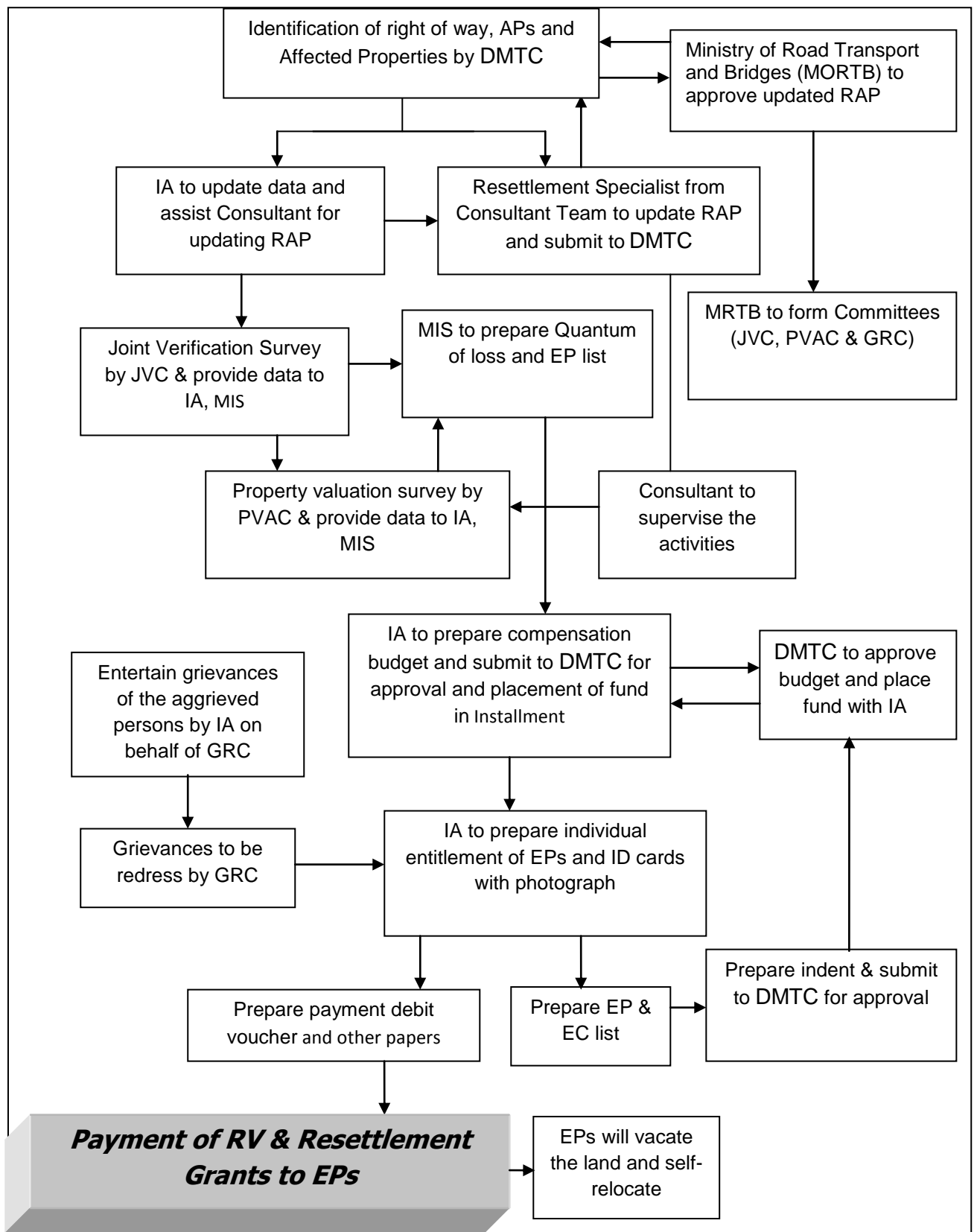
4.8.2 Compensation Payment Procedure to Non-Title Holder

The non-titled holder means having no legal ownership of the affected property but socially recognized and enlisted during census, SES and/or Joint verification survey of the RoW. The Acquisition and Requisition of Immovable Property Ordinance 1982 has no provision to compensate these types of affected people. The Donors policy of involuntary resettlement prescribes to address these people without having legal title to the property.

As per joint verification survey by the Joint Verification Committee (JVC) the list of affected persons will be prepared by the IA and then the following steps would be taken-

- a. Individual Identity number will be created by IA against the name of all entitled persons (EPs)
- b. Photograph of the affected people for preparation of ID cards
- c. The IA will prepare entitled persons file and entitlement card for each EPs.
- d. The IA will assist the EPs opening Bank Account.
- e. The tenants of the house or commercial premises and employees will collect documents in favor of their tenancy or identification from the owner of the structure/employer which will be attested by the concerned Ward Commissioner
- f. The IA will create ID number for each of the EP and ID card with photograph
- g. The IA will prepare Entitled Persons file and Entitlement Card (EP file & EC) based on category and quantity of losses
- g. The IA will prepare indent and submit to DMTC enclosing EP&EC
- h. The ID card will be jointly signed by the DMTC and IA representative and photograph will be attested by the concerned Ward Commissioner.
- i. The IA will arrange disbursement of Cheque (Account payee) in public place or office of the Ward Commissioner and representative from the DMTC will hand over cheque to EPs.

Figure 4.8.3 Compensation Mechanism for Non-title Holder



4.8.3 Assistance from Relevant Government Departments

The District Land Acquisition office takes help of relevant departments for determination of prices of land and other properties. Normally, the Public Works Department, the Forest Department, Sub-Registrar's Office, etc. are consulted. Land price from the Sub-Registrar's Offices for preceding one year from the date of serving notice under section 3 is considered for valuation of land. But in most cases, the price remains far below the market rate. To ensure that the APs can replace the lost property, the transacted price, recorded price, existing price and expected prices are averaged to reach at Replacement Value (RV). For valuation of affected property, a legal body called Property Valuation Advisory Committee (PVAC), with representatives from acquiring body (AB) DC, requiring body (RB) here DMTC, and Implementing Agency will be formed by Ministry of Road Transport and Bridges (MORTB).

PVAC will have representatives from the DMTC as the convener, representative from the implementing agency as the member secretary and representatives from the DC as member. A land and property valuation survey by the implementing agency (IA) based on the price recorded from formal and informal sources will determine the Replacement Value (RV) of land and structure and be recommended by PVAC to MORTB through Project Director. DMTC will pay the difference between RV and CCL. Stamp duty and land registration fees will be paid to the AP, if replacement land is purchased within one year from the date of receiving full compensation for land. Further, the implementing agency will assist in all possible ways, including finding land for purchasing replacement land, etc. After issuance of notice under section 3 by the DC and census cut-off date for non-title holders or a similar designated date declared by DMTC, joint verification of the acquired properties will be carried-out by the requiring and acquiring bodies. The Joint Verification Committee records the quality and quantity of the affected properties and identifies the structure owner on the spot. A representative of the Implementing Agency (IA) will also be present in the JVC as a member of the team. The Implementing Agency will computerize the Joint Verification data to be used for payment of compensation/resettlement benefits. A Terms of Reference for RAP Implementing Agency (IA) (NGO or Consulting Firm with experience on social issues) is enclosed in Annex-V.

After payment of compensation, APs would be allowed to take away the materials salvaged from their dismantled houses, shops or CPRs and no charges will be levied upon them for the same. A notice to that effect will be issued by DMTC intimating that APs can take away the materials. Payment of compensation will be made at least 1 month prior to the actual possession of the acquired lands and removal of the structures from the RoW so that they have sufficient time to dismantle and remove all salvageable material for rebuilding of houses and re-establishment of businesses. Further, all compensation and assistance will be paid to all APs prior to displacement or dispossession of assets or 1 month before commencement of civil works whichever comes first. The possession will be handed over to the contractor after payment of compensation/assistance to the APs is completed.

5. CONSULTATION, PARTICIPATION AND DISCLOSURE

5.1 Project Stakeholders

The primary stakeholders of the project include the Affected household (AHs), CBE owners, agriculture farmers as well as community people. Other stakeholders include Dhaka Transport Coordination Authority (DTCA) and Dhaka Mass Transit Company (DMTC), under the Ministry of Communications (MOC) as the EA and other government agencies such as Dhaka North City Corporation (DNCC), Dhaka South City Corporation (DSCC), RAJUK, Power Development Board (PDB), Rural Electrification Board (REB) etc.

This RAP has been prepared based on the findings of consultation meetings and the participatory census and SES. The Requiring Body, here DMTC will acquire land for the project through the DC office of Dhaka district. The other stakeholders include the businessmen groups like contractors, sub-contractors and suppliers during the construction period. The DNCC and DSCC Mayors and local government representatives will also be benefited in gaining peoples support as a result of local development. The local NGOs working in the area will also find their wider scope for poverty reduction activities. An Implementing NGO (INGO)/ Consulting Firm with experience on social issues will be engaged to implement the RAP by the DMTC during project implementation period.

5.2 Disclosure and Public Consultation

Goals and objectives of the project have been disclosed to the affected people and other stakeholders through community based stakeholders' consultation meetings and focus group discussions. Objective of consultation meetings and focus group discussions were to disclose the information about the project to the stakeholders as well as get feedback and suggestion from the stakeholders through participation. The feedback and suggestions have been incorporated in the project design for improvement of the project and smooth implementation through participation.

1. Information on disclosure:

- a. Dialogue with local people through public meetings and discussion about goals and objective of the project and for the line as whole, station areas and depot area.
- b. Information and consultation meetings (ICM) in the locality about the project as well as planned activities about the RoW of the Metro line.
- c. Disclosure of the project components both above the surface and underground and other related issues, more specifically about the station areas in the locality among stakeholders of all levels.
- d. Focus group discussion with local stakeholders particularly women with primary focus on the project affected people (directly or indirectly affected people irrespective of gender and social status).
- e. Disclosure of the Land Acquisition and Resettlement Issues among the potentially affected persons

2. Consultation:

- a. Consultation of resettlement and rehabilitation issues, mechanism of compensation, payment participation of the affected households in implementation of RAP with all level stakeholders and gather feedback on potential risks and probable mitigation measures

- b. Encourage all level stakeholders to participate in the consultation by receiving views of representatives from different groups including directly and indirectly affected households, structure owners, agriculture land losers, owners and employees of CBEs, committee members of CPRs, local traders, women and vulnerable groups etc.

5.3 Stakeholders Meeting

Stakeholders meetings were conducted in two stages or phases. At the initial stage, in every station and depot area the consultants disclosed about the goal, objective, different component of the project as a whole and narrated the tentative design of the proposed Metro line with all the components, particularly about the component of the project of that particular location, where stakeholders meetings were conducted. Consultants also narrated the potential land acquisition status in that specific area. Feedback of the consultation meetings were incorporated and considered to finalize the project alignment and finally the RoW. After finalization of the tentative RoW and other components second phase of consultation took place in selected locations of the RoW. The Consultants disclosed the entitlements of the affected households and other stakeholders as designed in the RAP based on GoB policy and JICA guidelines. The consultants also declared the cut-off date as the commencement date of second phase SCMs for eligibility of receiving resettlement benefits for the non-titled affected peoples. The consultants also disclosed the procedure of receiving the compensation payments, mechanism of participation of the stakeholders in the process of compensation assessment and payments as well as grievance redress processes. Details of the community based Stakeholders Consultation Meetings (SCM) in two phases are presented in Annex VI.

5.3.1 Meetings Phase I

In the initial stage of the project in February 2017 the local potentially affected persons of different locations along the RoW with local community leaders and other stakeholders like DTCA/DMTC representatives, local government representatives were consulted through consultation meetings and personal contract. Stakeholders were informed about the meeting time and location ahead of time through personal contact and over telephone and through the local public representatives. Local people were also invited to attend by announcing in person as well as instantly through using hand microphone.

The consultants narrated the goal and objective of the project. Different components of the projects with proposed design of the stations with location were also discussed. Consultants also narrated the potential land acquisition status in that specific area. GoB policy, Donors' policy including JICA policy on land acquisition and compensation were discussed in the meetings. The opinion of the different levels of stakeholders regarding the project was considered during finalization of the RoW and stations both above and under the surface with location and improvement felt needed. Detail community level stakeholders consultation meetings were conducted in six locations and opinion of the stakeholders were recorded and incorporated in finalization of the project.

Stakeholders of the majority area expressed their positive view regarding the construction of MRT line provided the affected people get appropriate compensation according to the present market price. However, during the initial level of discussion some stakeholders expressed their concern about the proposed location of construction of depot. Many of them expressed social issues like depot going to be built on private land, they are not in favor of giving up the land as previous experience of compensation receiving from government in previous projects is not pleasant, some of the community institutions like mosque, school, graveyard, will be affected. Detail stakeholder meeting in each location is presented in Annex 7.

The inputs from the stakeholders meetings have been used to finalize the project, developed measures and principles for mitigation of loss on APs. Summary of consultation meetings with affected people and other stakeholders are described in Table 5.1.

Table 5.1 Stakeholders Consultation (Issues and out-come) Phase I

Sl. No.	Dates of holding meetings	Type of Participants & Methodology	Issues Discussed	Out come of the discussion
1	During 15 th February, 2017 to 4 th March, 2017 meetings were held at Notun Bazar, Vatara, Hemayetpur, Boliarpur and Amin Bazar.	A total of 04 Stakeholders meeting were held at proposed locations near stations and depot's People attended the meetings included businessman, teacher, farmer, housewife, advocate, service holder, engineer, social worker, mason, student, community leader, UP Chairman & Member/Ward Commissioners where applicable. People were consulted through consultation.	<p>Issue based discussions were held on community people's perception, attitude, needs and aspiration from the MRT Line-5 project. Following issues were discussed along with their raised issues:</p> <ul style="list-style-type: none"> -Knowledge of people about the MRT Line-5 project -Attitude of the people towards the project. -Major problems relating to the project. -Suggestions to reduce adverse impacts. -Identification of alternative location/alignment of the proposed depot. -Potential benefit of the project on the local people - Need for the project, specially the proposed depot/entry and exit points for that area/structures. -Relocation of houses and other establishments. -JICA's Guidelines for Environmental and Social considerations. -Gender issues especially the local practice /attitude about women working in the project area. 	<ul style="list-style-type: none"> a. . Minor changes in design should be made if necessary to save high rise building. b. Project Authority should use minimum land from the private owners. d. Payment procedure for compensation should be simple and hassle free. e. Adequate compensation for land, trees, crops, business enterprises and other assets should be paid before the civil construction work takes off. f. Local people should be employed during civil construction work of the project. g. People should be least affected by the project. h. Project authority should take appropriate measures so that livelihood of affected people is restored.

Some photographs of consultation meetings are presented below:



5.3.2 Meetings Phase II

After finalization of the RoW of the project, community level stakeholders consultations were held in all the earlier locations. A total of 05 stakeholders consultation meetings (Notun Bazar, Vatara, Hemayetpur, Boliarpur and Amin Bazar) were held for the period from 15th to 27th April, 2017 covering affected communities in all the locations. Stakeholders were informed about the meeting time and location ahead of time through personal contact and over telephone as well as through involvement of public representative. Local people were also called by announcing in person as well as instantly through using hand microphone.

Process of land acquisition, DC's payment procedure, donors policy on involuntary resettlement, entitlements of the affected PAUs and vulnerable people, cut-off-date for listing property and probable resettlement benefits, etc. were discussed in the meetings.

The RAP design, compensation, relocation options, benefits and adverse social impacts were discussed with the affected persons and their communities. Stakeholders were asked for their views on the project overall as well as more specific discussion about their perception on land acquisition process, compensation process, relocation requirements, and views on alternative options. Women and other vulnerable groups were also consulted concerning the specific project impacts and their livelihood aspects. Detail stakeholder meeting in each location is presented in Annex VI.

The inputs from the stakeholders meetings have been used to develop measures and principles for mitigation of loss on APs. Summary of consultation meetings with affected people and other stakeholders are described in Table 5.2.

Table 5.2 Stakeholders Meeting (Issues and out-come) Phase II

Sl. No.	Dates of holding meetings	Type of Participants & Methodology	Issues Discussed	Out come of the discussion
1	During 15 th April, 2017 to 27 th April, 2017 meeting were held at Notun Bazar, and Vatar, Hemayetpur, Boliarpur and Amin Bazar	A total of 05 Stakeholders meeting were held at near the station and the depot's proposed locations. People attended the meeting including businessman, teacher, retired person, farmer, housewife, advocate, service holder, engineer, Social worker, mason, student, leader community leader, representative of JICA study team, UP Chairman & Member/Ward Commisisoners etc. People were consulted through deliberations	<p>Issue based discussion was held on community people's perception, attitude, needs and aspiration from the project. Following issues were discussed along with their raised issues:</p> <ul style="list-style-type: none"> - Impact (positive and negative) of the project & mitigation measures against negative impact, - Policy of compensation and resettlement grants for land, crops, houses and shops on private and public lands, -Disclosure of the compensation packages for different kinds of losses. Additional assistance for the vulnerable people and others, - People's preference on mode of compensation payment - Relocation of houses and other establishments - JICA's Guidelines for Environmental and Social Considerations - Commencement date of 2nd phase stakeholders consultation meeting will be treated as cut-off date for listing affected properties for indirect EPs and notice under 	<ul style="list-style-type: none"> a. Local people suggested establishment of depot in one of the alternative area selected by the project authority (Hemayetpur Depot). b. Entitlements of the affected people and cut-off date for limiting charge of the affected property were made known to the APs. c. land price should be fixed at open market rate and compensation should be paid at their door step before civil construction work takes place d. Adequate compensation for land, properties, crops and business enterprises and others to be paid before dispossession. e. People will be encouraged for self relocation for living with the kin group with mutual support. f. Vulnerable APs will be preferentially employed in the civil construction of the project on the basis of their qualification and eligibility irrespective of gender. g. Training on some income generating activities should be provided to vulnerable

Sl. No.	Dates of holding meetings	Type of Participants & Methodology	Issues Discussed	Out come of the discussion
			section 3 is for land owners. - Training and cash grant for vulnerable households, etc. - Gender issues, especially the scope of work for women in project civil work.	groups of people. h. Rights and responsibilities are known to the affected people at the initial stage of the project.

Some photographs of consultation meetings are presented below.



5.4 Mechanism for Stakeholders' Participation

During the preparation of the RAP, APs and their communities have been informed, closely consulted three times, about the RoW, station areas and depot area identification and selection, during conducting socio-economic survey and during disclosure of RAP entitlements, other options and declaration of cut-off dates and encouraging to participate in the discussions and project preparations. This process will be continued during detail design, implementation and monitoring of the RAP. Consultation and communication with APs and other stakeholders during design stage of the project will be an integral part of the process of gathering additional data.

Consultation is a continuous process and will also be carried out during updating of the RAP, as well as during implementation and monitoring. During the implementation stage, union/ward based Resettlement Advisory Committees (RACs) will be formed to seek cooperation from various stakeholders in the decision-making and implementation of the RAP. Through public consultations, the APs will be informed that they have a right to grievance redress from the DMTC. The APs can call upon the support of RAP Implementing Agency (IA) (NGO or Consulting Firm with experience on social issues) to assist them in presenting their grievances to the GRCs. The GRCs will review grievances involving all resettlement benefits, relocation and other assistance. Union/Ward based grievance redress committees (GRCs) will be formed and the grievances will be redressed within a month from the date of lodging the complaints. The GRC as well as the JVT and PVAC will be formed by the Ministry of Communications and activated during land acquisition process to allow APs sufficient time to lodge complaints and safeguard their recognized interests.

The areas for participation of the primary stakeholders include: (i) identify alternatives to avoid or minimize resettlement; (ii) assist in inventory and assessment of losses; (iii) assist developing alternative options for relocation and income restoration; (iv) identify relocation sites for displaced households and businesses; (v) provide inputs for entitlement provisions; and (vi) identify likely conflict areas with resettlers.

5.5 Disclosure of the RAP

Project design, impact and policies for mitigation of adverse social and environmental impacts have already been disclosed to the affected community through consultation meetings. This information will be disclosed of the Right of Way (RoW) area people particularly the affected persons in other different forms. An information booklet will be designed in *Bengali* and after getting approval of the government, will be distributed among the affected persons during RAP implementation as the primary tool for disclosure. Disclosures will also be continued using the following other instruments:

- Advertisement in newspapers;
- Advertisement in radio and television;
- Billboards and posters;
- Community workshops;
- Information brochures;
- Information in focal points at union/ward levels;
- Information pamphlets;
- Personal contact; and
- Village/ward level meetings.

In case of change in Project design thereby entailing change in resettlement impacts, this RAP will be updated. The updated RAP will be disclosed to the APs, endorsed by the EA. The updated RAP will be submitted to Co-financier for approval prior to award of civil works contracts for the Project.

5.6 Strategy for Community Consultation and Participation during implementation

DMTC will continue the consultation process during the implementation of the RAP. Resettlement-related brochures, leaflets and other communications materials in the local

language (*Bangla*) will be published for distribution among the affected households. Further steps will be taken to (i) keep the affected people informed about additional land acquisition plan if necessary, compensation policies and payments, resettlement plan, schedules and processes, and (ii) ensure that project-affected persons are involved in making decisions concerning their relocation and implementation of the RAP. The consultation and participation will be instrumented through individual contacts, FGDs, open meetings and workshops. The larger goal of this plan is to ensure that adequate and timely information is made available to the project affected people and communities and sufficient opportunities are provided to them to voice their opinions and concerns and participate in influencing upcoming project decisions.

In sum, consultation will remain a hallmark in the project implementation processes. The consultation meetings, issues discussed and outcomes and subsequent follow-up actions will be recorded for future verification.

The main themes and scope of the RAP will be disclosed in detail to the affected community, after it has been approved and translated into Bangla. The RAP's provisions will be further explained to APs in group discussions, personal contact and community level meetings during implementation of the RAP. An English version will be uploaded to DMTC's website.

This RAP will be summarized in an information booklet in local language (Bengla) and disclosed to APs during implementation of the RAP after it has been reviewed and approved/endorsed.

The Implementing Agency (IA)(NGO or Consulting Firm with experience on social issues) engaged to assist DMTC in implementation this RAP, will update, publish and distribute the booklet explaining the impact of the project, compensation policies for APs, resettlement options/strategies for households and shops, and tentative implementation schedule of the project. Further steps will be taken to (i) keep the affected persons informed about land acquisition plan, compensation policy and payments, and (ii) ensure that APs will be involved in making decisions concerning relocation and implementation of the RAP.

5.7 Eligibility as on Cut-off Date

Servicing of notice under Section 3 of the Acquisition and Requisition of Immovable Property Ordinance 1982 will generally follow as the cut-off date for legal owners of property to be acquired. First round consultation meeting, the census & socio-economic survey has been conducted during February 24 to April 07, 2017. Second round consultation meetings were held from April 15 to April 27, 2017. During the second round consultation meeting disclosures of the entitlements have been done and cut-off dates for eligibility of compensation have been declared during these meetings for establishing eligibility for resettlement assistance by all the APs staying on the others/public lands (Uthulies/Squatters) of the project. During implementation of the project, the DMTC will issue ID card to the entitled persons after joint verification done by JVT with all details of their entitlements as per RAP.

6. RELOCATION RESETTLEMENT AND INCOME RESTORATION

6.1 Scope of Displacement and Relocation

According to the census & SES data, implementation of the project will require displacement of 29 households living on government or their own land. Besides, 690 commercial/business premises and 22 common property resources will need to be relocated for the proposed Right of Way (RoW) of the MRT line 5. About 3,047 people will be displaced due to loss of housing structure and CBEs. The affected households and other entities are encouraged for self-relocation. The project may provide some civic amenities to the EPs if they relocate in cluster manner. It may be mentioned that there are about 935 trees standing on the government and private land and are of different species and sizes as enlisted within the RoW, About 249 structures are going to be affected with total structure quantity area of 12,950 sq meter . Among the affected structures most of them are pucca (6,004 sq meter) followed by semi pucca (3,952 sq meter) tin shedded (954 sq meter), katcha (1,812 sq. meter) and tarpaulin made (228 sq meter).

6.2 Relocation of housing and other establishment

The project is taking land for construction of the MRT line 5 including the track, stations and depot for facilitating easy mass communication and reduction of traffic congestion in Dhaka city. A total 721 PAUs /households will need to be relocated due to the project with total quantity of 12,950 sq meter. The project will therefore encourage "self-relocation" by affected households seeking replacement homestead land in the vicinity of their own Kins. The objective is to minimize social disruption in the resettlement process and allow people to remain together within kin groups for mutual support.

6.2.1 Changing School

It is understood from the socio-economic survey and consultation meetings that the affected households will move within the vicinity of their earlier location. They would prefer to remain with the kin group and continue their earlier occupation. As these households are not moving very far, it is understood that the children can continue their education in same school. Project will not trigger any situation which might need to change their school, in most cases.

6.3 AP Preference for Relocation

During the census survey as well as public consultations and FGDs, the relocation choices of the affected persons were asked. The households to be relocated are homestead loser prefer to remain in the adjoining area of the project location to continue their present occupation. Almost all are demanding assistance from the project during relocation. Therefore the APs are encouraged for self-relocation to get mutual support of the kin groups.

More than 99% of the affected PAUs prefer assistance as cash grant so that they can buy/shift their structure in new locations and continue their livelihood. Only one percent expects similar space for continuing their business. Detail shows in the Table 6.3.1.

Table 6.3.1 Preference of PAUs During Relocation by Location in Percentage

Station Name	Preferred Compensation		
	Cash Compensation	Kind for Kind	Total
Hemayetpur	100.00	0.00	100.00
Baliarpur	100.00	0.00	100.00
Bilamalia	100.00	0.00	100.00
Amin Bazar	99.00	1.00	100.00
Gabtohi	100.00	0.00	100.00
Dar-Us-Salam	100.00	0.00	100.00
Mirpur-1	100.00	0.00	100.00
Mirpur-10	99.36	0.64	100.00
Mirpur-14	100.00	0.00	100.00
Kochukhet	100.00	0.00	100.00
Banani	100.00	0.00	100.00
Gulshan 2	00.00	00.00	00.00
Notun Bazar	100.00	0.00	100.00
Bhatara	97.44	2.56	100.00
Depot Area	100.00	0.00	100.00
Total	99.30	0.70	100.00

Source: Census & Socioeconomic Survey April 2017

6.4 Replacement of Agricultural Land

In the depot area there are AHs that private land owners will lose both agricultural and non-agricultural land. The project will not arrange any alternate land for loss of land but will encourage the APs to buy alternate land. The AHs will not get any replacement land but will be paid cash compensation at replacement cost of current market value. The stamp duty and registration cost for purchasing a replacement land will be handed over along with the cost of the land. In case of agriculture land DC will compensate for lost crops and trees at the rate estimated by the Department of Agriculture Extension (DAE) and the Department of Forest (DOF) and confirmed through consultation and market appraisals.

6.5 Income and Livelihood Restoration Strategy

Mitigation of loss of assets and livelihood is the main focus of the resettlement plan. Additional measures will be taken to provide appropriate support to the livelihood restoration aspects of AHs. According to the known impacts, AHs will be relocated and will lose income from wages and business operation during the re-establishment period. Other AHs will lose access to agricultural and commercial land, adequate compensation will be awarded to these AHs before relocation. In addition, vulnerable APs will receive other support and also get preference for employment in civil construction works.

In compliance with the RAP, the updated RAP will identify resources, in addition to compensation, for income restoration assistance. This will be through linking resettlement activities with a Livelihood and Income Restoration Program (LIRP).

The RAP includes the following categories of AHs for income restoration and livelihood support:

- Vulnerable households to be relocated from the project right of way. Eligible members of such family will be identified during planning the LIRP.
- Vulnerable households having no adult male members to shoulder household responsibility (e.g women headed households). The women heading the household will be considered be the eligible member.
- Vulnerable households, employees of businesses and daily wage earners of the diminished businesses or their nominated representatives.
- Vulnerable households losing access to agriculture land including sharecropper, and leaseholders.
- Vulnerable households losing access to commercial land including business proprietorship.
- Vulnerable households losing more than 10% of their agricultural income due to acquisition of agricultural land.

For additional support to usual income restoration assistance as mentioned above, the RAP Implementing NGO (INGO)/Consulting Firm will specifically undertake assessment of needs and skill base of vulnerable APs of age between 15 to 60 years. The IA (NGO or Consulting Firm with experience on social issues) will recommend the eligible members of affected vulnerable households with their relevant profile to the LIRP implementing organization through DMTCL. The short-term livelihood regeneration assistance under the RAP and long-term income generation program under the LIRP will be organized as follows:

Table 6.4.1 – Livelihood Restoration Options

<ul style="list-style-type: none"> ▪ 1. Eligible members of poor households to be relocated from the project right of way. 	<ul style="list-style-type: none"> ▪ 1.1 Short-term: Compensation for structure, shifting allowance, reconstruction assistance, cash assistance for loss of workdays due to relocation, and priority in employment in construction work. ▪ 1.2 Long-term: Needs and capacity identification, human development and skill training, institutional support under the LIRP.
<ul style="list-style-type: none"> ▪ 2. Eligible members from poor female headed households having no adult male members to shoulder household responsibility. 	<ul style="list-style-type: none"> ▪ 2.1 Short-term: In addition to support as 1.1, additional subsistence allowance as above. ▪ 2.2 Long-term: As 1.2 above.
<ul style="list-style-type: none"> ▪ 3. Poor and vulnerable employees of affected businesses. 	<ul style="list-style-type: none"> ▪ 3.1 Short-term: Subsistence for loss of income and employment. ▪ 3.2 Long-term: As 1.2 above.
<ul style="list-style-type: none"> ▪ 4. Eligible members of poor households losing access to 	<ul style="list-style-type: none"> ▪ 4.1 Short-term: Compensation for crops.

agriculture land including sharecropper, and leaseholders.	<ul style="list-style-type: none"> ▪ 4.2 Long-term: As 1.2 above.
<ul style="list-style-type: none"> ▪ 5. Eligible members of poor households losing access to commercial land including business proprietorship. 	<ul style="list-style-type: none"> ▪ 5.1 Short-term: Compensation for loss of business income, shifting and reconstruction assistance. ▪ 5.2 Long-term: As per need, livelihood and income generating training and employment in construction.
<ul style="list-style-type: none"> ▪ 6. Eligible members of poor households losing more than 10% of their agricultural land. 	<ul style="list-style-type: none"> ▪ 6.1 Short-term: Compensation for crops, replacement value of land, assistance for land purchase, and employment in construction. ▪ 6.2 Long-term: As 1.2 above.

6.6 Capital Support

Funds for income restoration programs become a major constraint to the project affected people utilizing their skill obtained/enhanced through IGA training. Capital support for potential income generation activities to the trained and efficient target group people will therefore be provided from any source i.e. local level NGO, banks, etc. arranged by the development project in the form of grant/credit.

6.7 Employment in Construction

Local people whose livelihood is impacted by the project will get preference in jobs associated with the project construction. Female affected people will be provided preferential employment related to project. Affected persons will get preferential employment in project civil works based on their skill and eligibility. The jobs, in the semi-skilled and unskilled category, shall be offered to the APs in preference to others. A clause should be incorporated in the contract documents requiring contractors to give employment, if available, to project affected people having EP ID cards.

6.8 Re-Establishment of Common Property Resources

Different kind of common property resources like mosque, school, madrasa, graveyards, clubs, local samitees/offices are going to be affected by this project. They will be affected either partially or fully. For repairing or re-establishment of these CPRs the community people will be consulted. The management committee of these CPRs will be consulted to identify the mechanism of repair or re-establishment of the CPRs. The management committee can be given a financial support to re-establish the CPR in their desired location under their own management or project can re-establish the CPR with the help and support of the community in their preferred location.

7. IMPLEMENTATION ARRANGEMENTS

7.1 Dhaka Mass Transit Company (DMTC)

Dhaka Transport Coordination Agency will be responsible for planning and design of the project and the Dhaka Mass Transit Co. (DMTC) will be responsible for implementation of the project.

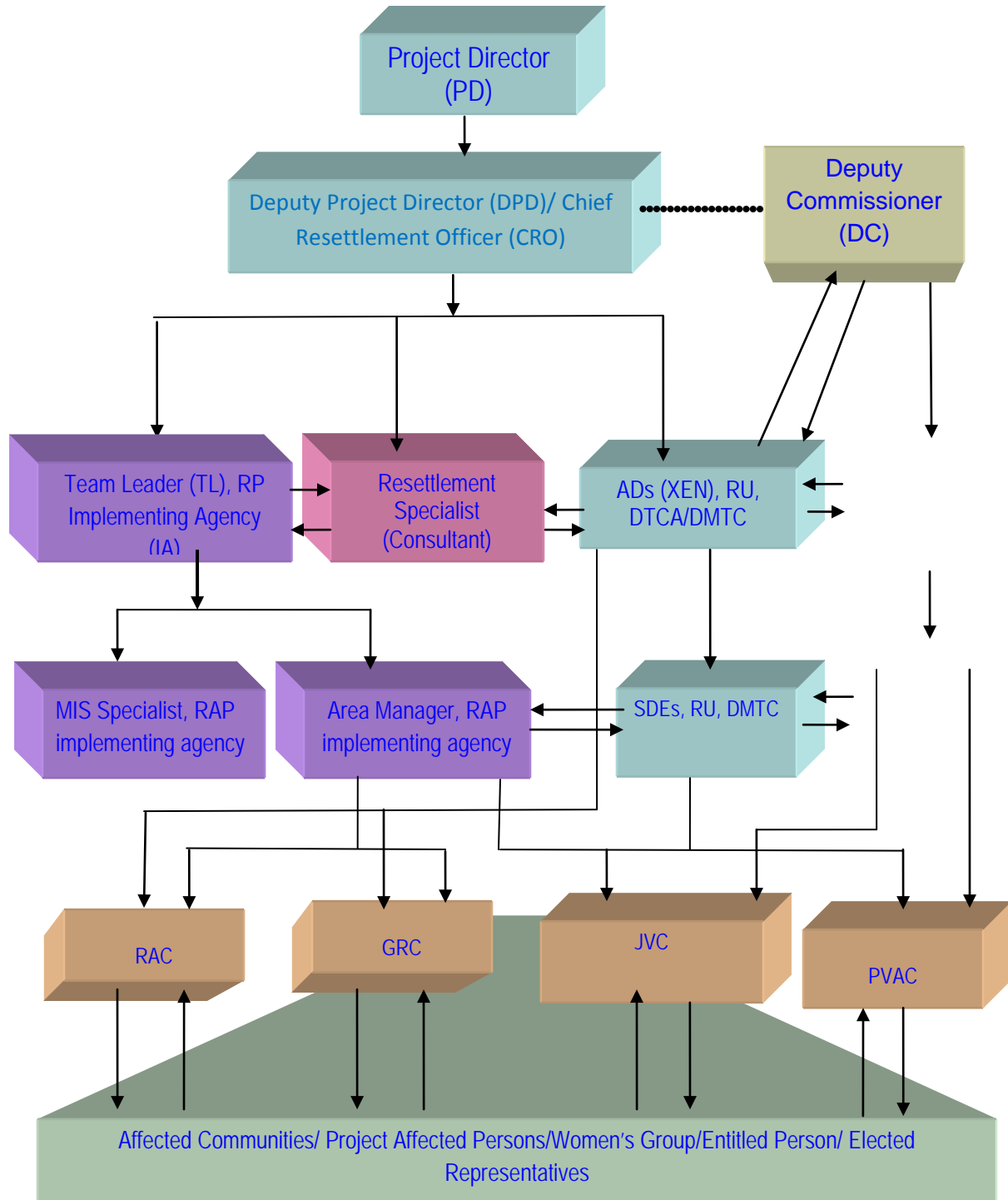
Dhaka Mass Transit Company (DMTC) will establish, for the Project, a Project Implementation Unit (PIU) headed by a Project Director (PD), at the project office that will be responsible for the overall execution of the Project. The PIU will consist of three units namely Engineering Service Unit (ESU), Environmental Management Unit (EMU) and Resettlement Unit (RU) for total implementation of the project. The PD will work on deputation from DMTC at the level of Superintendent Engineer or Additional Chief Engineer. The project will be overseen by the PD, DMTC. One implementation committee will be formed to provide overall guidelines and cooperation for project implementation and keep liaison with various stakeholders including Donor, different government organizations and other relevant agencies.

The PD will recruit and appoint an experienced NGO or Consulting Firm with experience on social issues, which will be called as Implementing Agency (IA) as required for implementation of resettlement activities. DMTC will implement the RAP through setting a Resettlement Unit (RU) within the PIU. The RU, under the overall responsibility of the Deputy Project Director (DPD) / Chief Resettlement Officer (CRO), will undertake day-to-day activities with the appointed Implementing Agency (IA) and Resettlement Specialist/ Supervision Consultants.

The appointed Implementing Agency (IA) will open field offices, carry out information campaign and involve affected persons including women in the implementation process from the very beginning. The Implementing Agency (IA) will collect, collate, computerize and process data for identification of eligible persons correctly for resettlement benefits and assess their entitlements as per RAP policy. However, the RU will affect the payments after necessary scrutiny. The Deputy Project Director (DPD)/Chief Resettlement Officer (CRO) in charge of the land acquisition and resettlement management will report to the Project Director. He/she will work in close coordination with the respective field-based offices and Implementing Agency (IA) on the day-to-day activities of the resettlement implementation.

The DPD/CRO through the field officials and staff, LA Office and the Implementing Agency (IA) will execute and monitor the progress of the LA and RAP implementation work. He/she will ensure coordination between the relevant departments, Implementing Agency (IA), the GRC, RAC, PVAC and the Project affected people (APs). Apart from the GRC, Joint Verification Committee (JVC) for quantification of affected properties and Property Valuation Advisory Committee (PVAC) will be formed by the Ministry of Road Transport and Bridges (MORTB) for valuation of affected property and resolution of disputes. The composition and formation of committees and mechanisms for quantification and valuation of properties and grievance resolution will be constituted through government gazette. Affected people's participation will be ensured through recruiting their representatives in these committees. The mechanism of implementation and organization/position involved in the implementation process is shown in Figure 7.1.

Figure: 7.1: RAP Implementation Organogram



7.2 Responsibilities of Resettlement Unit Officials

CRO will be the head of RU and coordinate all land acquisition and resettlement issues with Assistant Director (AD) RU, IA, Consultant, DC office, Contractors and all stakeholders with assistance from other RU officials and staff including Sub Divisional Engineer (SDE). CRO will come from DMTC on deputation to the position. He will be in the level of Superintendent Engineer/Additional Chief Engineer.

AD will be responsible for all land related and all kinds of resettlement issues (compensation, relocation, and rehabilitation etc.) for all the EPs for their respective regions of the project. AD will keep close liaison with DC office, will be the chairperson of GRC and RAC to be formed for this assigned area. AD will maintain close liaison with CRO, IA, Consultant, Contractor and other stake holders of the project. AD will come from DMTC on deputation. He shall be at the level of an Executive Engineer.

AD will make compensation; approve indents made by IA for payment to EPs with consultation with the CRO. The payment will be done through SDE. Cheques for the EPs will be signed by AD. IA will assist SDE in preparation of payment Debit Voucher and other required papers. SDE will keep close liaison with the Area Managers of the IA and the EPs in the field level and assist AD in all relevant issues for smooth implementation of the Land Acquisition and Resettlement program. SDE will be the convener of JVC and PVAC to be formed for this assigned area. SDE will come from DMTC on deputation of the position of Sub Divisional Engineer.

Institutional Responsibilities in Resettlement Process is shown in Table 7.1.

7.3 Functional Description

7.3.1 Role of Deputy Project Director (DPD)/Chief Resettlement Officer (CRO)

The DPD/CRO for land acquisition, resettlement and rehabilitation will perform the following activities (Table 7.1).

- Implement the resettlement program according to and in agreements with the Donor.
- Formulate necessary policy, administrative and financial decisions and actions necessary for the successful implementation of the program in consultation with GoB.
- Timely release of funds to the DC and the Resettlement Unit (RU) necessary to implement the Land Acquisition and Resettlement program according to the approved implementation schedule.
- Delegate responsibility and powers to the other resettlement officers as required for smooth implementation of the RAP.
- Prepare Terms of Reference for a “Post-Resettlement Survey”, select and appoint an appropriate agency to execute these survey(s).
- Propose DMTC any remedial action based on the Post-Resettlement Survey.
- Pay additional grant for replacement land purchase, house/business establishment construction grant, and dismantling and removal assistance and all other assistances in cash or kind stipulated under the resettlement policy to all the eligible PAPs.

- Update Land Market Survey to determine the replacement cost of land in and around the project area and accordingly recommends Replacement Value (RV) for replacement land purchase.
- Negotiate with Contractors for arranging employment for PAPs in project construction works.
- Study and monitor unforeseen adverse effects during and after construction and take necessary mitigation measures.
- Liaise with other government and non-government agencies on matters of mutual interest related to resettlement, etc.

7.3.2 Role of Assistant Director (AD): Resettlement

The AD of RU will basically be the field level implementing officers of the Resettlement Unit. He/She will be responsible for the overall implementation of all field level activities related to resettlement (Table 7.1). This would include:

- Keep liaison with LAO for timely compensation payment of CCL.
- Issue ID Cards to all eligible Entitled Persons (EPs).
- Will attend and chair the meetings of GRC /RAC in different zones of respective regions of the project area.
- Arrange and provide all necessary assistance to EPs for purchase of replacement land.
- Ensure that all structure-losing HHs are evacuated and relocated on time and are provided with transportation assistance in cash.
- Ensure timely entries of the losses identified and benefit accrued into the Entitlement Cards manifesting the benefits given to PAPs.
- In consultation with DC and local leaders, organize meetings in host area villages, if any, to persuade and encourage the host population to provide replacement lands to PAPs.
- Provide various cash grants planned under the RAP to entitled persons, and ensure that transfer of these grants are made according to the system described in RAP.
- Liaise with the IA for the implementation of information campaign, IGA Training, and other activities delegated to them.
- Keep close contact and liaison with CRO, DC, IA and Consultants and submission of monthly/quarterly field progress reports.
- Perform effective management and timely implementation of the directives.
- Participate in all the activities and meetings of the Resettlement Committees.
- Issue the Cheque to EPs.
- Keep all records in electronic data base.

Table 7.1 - Institutional Responsibilities in Resettlement Process

Related Activities and Responsibilities	Responsibility
A. Preparation of Updated ARAP	
Preparation of land acquisition plans	DMTC/Eng Firm
LA process and land acquisition	DC/DMTC
Recruitment of National Resettlement Specialist (NRS)	DMTC/Donor
Recruitment of Implementing Agency	DMTC
Design and reproduction of ARAP Information Brochures	DMTC/NRS
Disclosure and public consultations	DMTC/IA
Selection of members for resettlement advisory bodies	DMTC/IA
Carry out joint verification survey	JVC
Market survey on prices of lands, structure, crops and trees.	PVAC
Establishment of unit prices	PVAC/DMTC
Assessing AHs to be relocated and any vulnerable APs	IA/DMTC/NRS
Determination of entitlements and consultations with individual APs	DTCA/DMTC/IA
Consultation of RAP to EA, APs and stakeholders	NRS/DMTC
Concurrence on RAP	DONOR
Approval of RAP	DMTC
B. RAP Implementation	
Mobilization of GRC	DMTC/IA
Establishment of internal monitoring	MORTB/DC/DMTC
Budget approval for compensation and resettlement	DMTC
Release of funds for compensation	DMTC
Filing and resolution of complaints of APs,	DMTC/GRCs/IA
Assess needs,	DMTC/IA/APs
Consultation with APs on schedule of clearing the lands	DMTC/IA
Clearing of lands	APs

Related Activities and Responsibilities	Responsibility
Confirmation of “No Objection” for the award of civil works contract	DONOR
Relocation and livelihood restoration assistance	IA/DMTC/LIRP
C. Monitoring and Evaluation	
Internal monitoring	DMTC/NRS/IA
Independent external monitoring and evaluation	DONOR

7.4 Other Agencies Involved in the Process

7.4.1 Deputy Commissioner

The DC has the power to acquire land and to assess compensation of property thus acquired as per ARIPO. The 1982 Ordinance provides the power to the DC, who conducts the acquisition through the Land Acquisition Officer (LAO) of concerned districts. The LAO (or his/her officers) along with RU/DMTC and IA staff will conduct joint physical verification of property on the land in accordance with the Land Acquisition Proposal (LAP) to be submitted by RU/DMTC as soon as the detailed design and alignments for the project interventions will be available.

The DC office is responsible for the entire acquisition process from notification to affected households to award of compensation to owners of property and payments of compensation. Upon fulfillment of criteria of the LA office (i.e. necessary documents to make payment) the LA officials will prepare cheque and disburse to the EPs in the concerned Ward office in presence of the Ward Commissioners issuing prior notice to the concerned EPs. DMTC and IA officials shall liaise with concerned DC offices to complete the land acquisition process in a timely fashion. However, the LAO will prepare estimates of LA and request placement of fund from the DMTC. DMTC will place fund with DC within 60 days time limit from the date of claiming fund from DC.

7.4.2 Project Supervision Consultant

There will be provision for National Resettlement Specialist (NRS) as part of the Consultants supervising the implementation of the Project. He/She will be involved for full period of RAP implementation and will ensure that sound methodologies and practices are followed in implementation of the RAP. The consultant will advise on any changes in the modalities of the implementation work, participate in meetings with the IA and DMTC and monitor the work of the implementing NGO/agency in the field. The resettlement specialist will provide technical support to RU and supervise & review the field activities of the RAP Implementing Agency in collaboration with the Resettlement Unit of DMTC.

7.4.3 Implementing Agencies

DMTC will engage an experienced Implementing Agency (IA) for implementation of the RAP in the field level in coordination with the DC, DMTC and consultants. The Implementing Agency (IA) will be engaged to assist the consultant for updating of RAP during detailed design phase and will be continuing for implementation of the RAP. DMTC, the EA will contract out clearly defined tasks of the RAP implementing agency in detailed Terms of Reference such as consultation /public information campaign for rapport building, issuance of ID cards to EPs, payment of eligible benefits to affected

households/ individuals, institutional development, skill training/management training, community awareness building and empowerment, etc. The IA will initially create ID number for each affected person as identified during Joint Verification survey by JVC for both title and non-title holders. If the entitled person (EP) is not included in joint survey report but awarded newly based on ownership documents of the property by DC during CCL payment, the IA will create new ID for them. The ID card will be prepared for EPs as identified by the DC and/or Joint Verification survey (JVS) by the implementing agency and issued with joint signature of the SDE of RU and Area Manager of the Implementing Agency. Photograph of the EPs will be attested by the concerned Ward Commissioner and pasted on the ID card or digital photo will be attached in the ID card and concerned Commissioner will sign on it. The ID card will comprise information on name, father's/husband's name, mother's name, age, education, identifiable marks, detail address, details of quantity of losses etc. The sample of ID card will be prepared by IA and approved by EA.

The Implementing Agency (IA) will assist the APs in preparing record of rights to the property and receive compensation under law (CCL) from DC office. They will form focus group with the affected people based on homogeneity and/or nearness and hold meetings on regular basis to let them know their right and entitlements as prescribed in the RAP, updating of record of rights (RoR), opening of bank account, process of receiving cash compensation under law (CCL) from DC office and additional payments/ grants from DMTC through IA etc.

The implementing agency will form Ward based resettlement advisory committee (RAC) to involve the local communities and APs in the implementation process.

Implementing Agency will have to establish an MIS section in their central office for record keeping of the APs, creating individual ID number of the entitled persons, preparing entitled person's (EP) file based on quantity of losses and entitlement card (EC) based of loss type and budget.

Upon fulfillment of criteria i.e. necessary documents to make additional payments/grants to the EPs the IA will prepare payment debit voucher & other documents and disburse account payee cheque to the EPs. The payment debit voucher will be jointly signed by the concerned SDE, IA representative and Ward Commissioner. Prior notice will be issued to the concerned EPs on relevant issues. The consultants updating the RAP during detail design stage will also prepare and attach detailed Terms of Reference for RAP implementing Agency.

7.4.4 Ministry of Road Transport and Bridges (MORTB)

The Ministry of Road Transport and Bridges, through a gazette notification, will form various committees/teams for implementation of the RAP at the field level. The implementing Agency will work as member secretary of all the committees/teams involving representatives from DC, DMTC, Local Government Institutes (LGI) and APs. These committees/teams will ensure stakeholders' participation and uphold the interest of the vulnerable APs. The powers and jurisdictions of the committees will be clearly defined in the gazette notification.

7.4.5 Joint Verification Committee

The MORTB will form a Joint Verification Committee (JVC), for the project through a gazette notification to compare and review the physical verification data conducted by Implementing Agency with the DCs' assessment of loss of physical assets and their owners. The scope and responsibility of the JVC will be clearly defined in the gazette. The implementing Agency will process the entitlements of the project-affected persons using the JVC data as one of the determinants. The JVC will be a three-member body and comprise of:

Sub-Divisional Engineer or equivalent, DMTC - Convener

LAO or his/her designated representative of concerned district – Member;

Area Manager, RAP Implementing Agency – Member secretary;

7.4.6 Property Valuation Advisory Committee

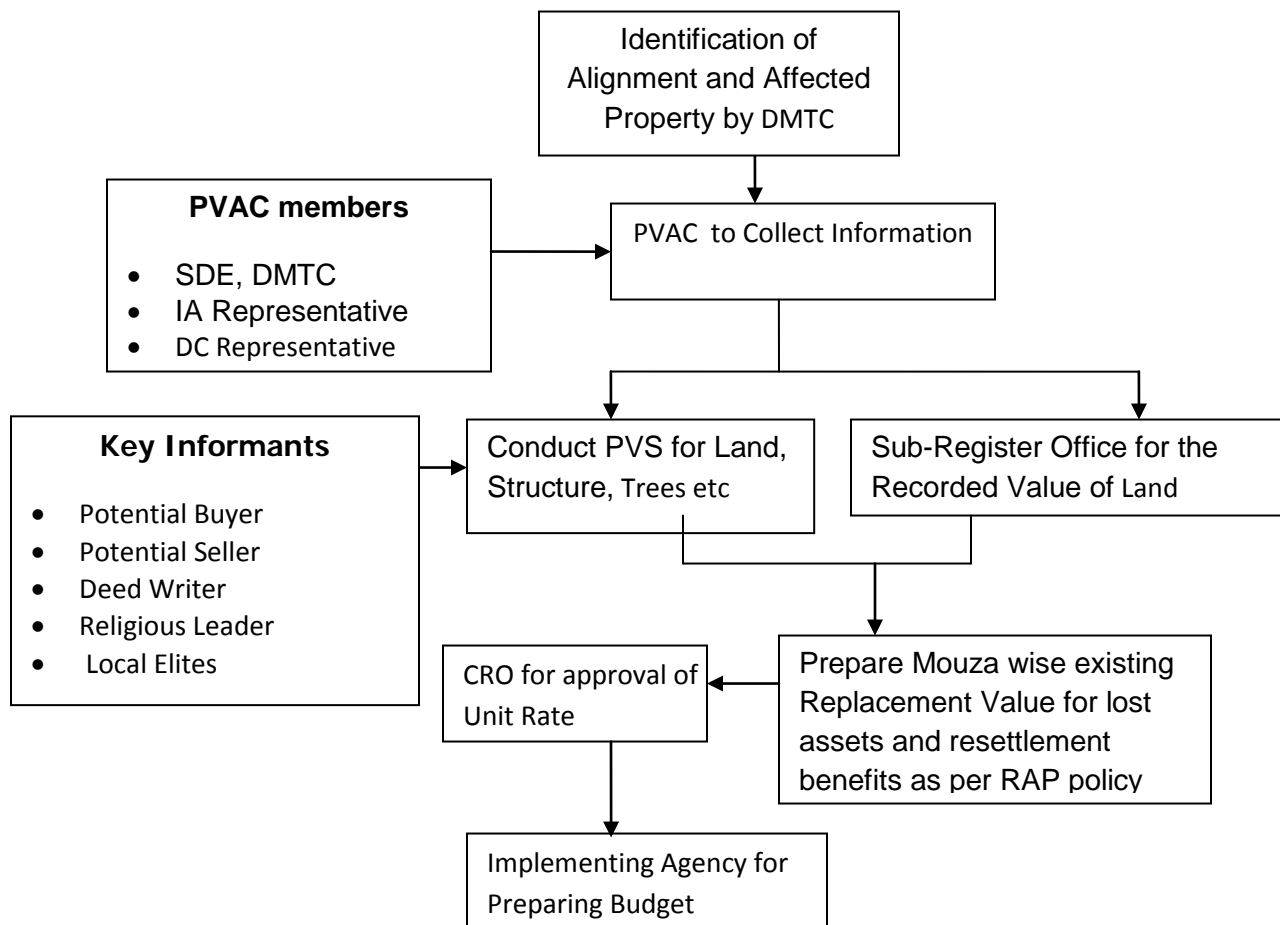
A Property Valuation Advisory Committee (PVAC) will be formed by the MORTB through a gazette notification for the project. The PVAC will review the assessment of the implementing agency on the market price of land and other property affected by the project at their replacement cost. The scope and responsibility of the PVAC will clearly be defined in the gazette. The Implementing agency will process the entitlements of the project-affected persons using the PVAC data as one of the determinants. The PVAC will be comprised as:

Sub-Divisional Engineer or equivalent, DMTC - Convener

LAO or his/her designated representative of concerned district – Member

Area Manager, RAP Implementing Agency – Member secretary;

Procedure of Determining Valuation of Property



7.4.7 Grievance Redress Committees

GRCs will be formed at Ward level for any grievances involving resettlement benefits, relocation, and other assistance. A gazette notification on the formation and scope of the GRCs will be required from the MORTB. The GRC for each Ward will comprise of

Executive Engineer, DMTC - Convener

Area Manager, RAP Implementing Agency, Member secretary.

Ward Commissioner- Member.

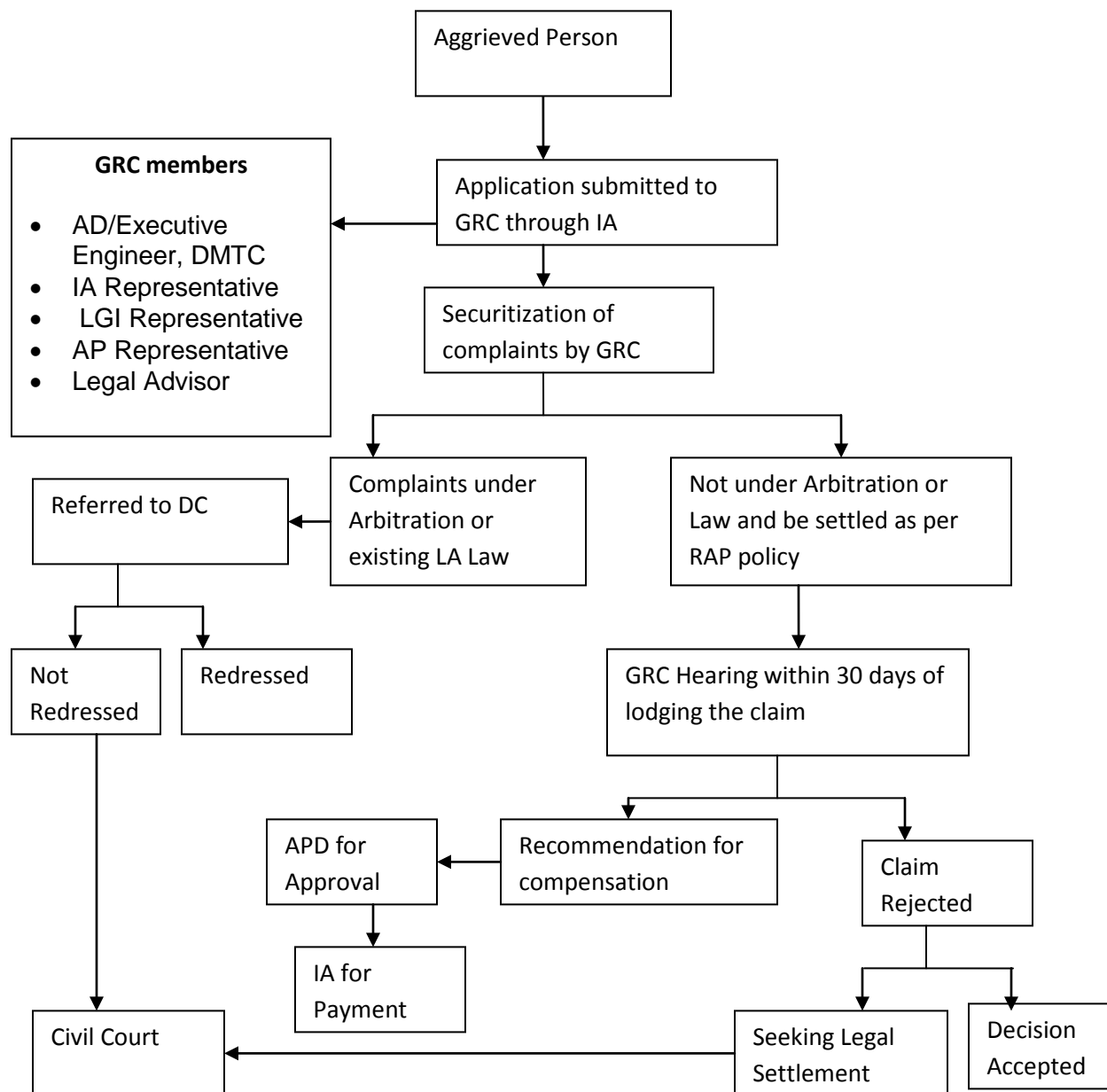
One representative of APs – Member

One Ward Councilor (female)- Member

Table 7.2: Grievance Redress Procedures

Step 1	The Implementing Agency informs DPs/APs about their losses and entitlements If satisfied, the DPs/APs claims resettlement payments to the EA. If confused,
Step 2	The DPs/APs approaches the IA field level officials for clarification. The IA will clarify the DPs/APs about their losses & entitlements as per RAP. If resolved, the DPs/APs claims resettlement payments to the EA. If not resolved,
Step 3	The DPs/APs approaches to the GRC. IA staff assists the DPs/APs producing the complaints and organize hearing in 15-21 days of receiving the complaints.
Step 4	GRC to scrutinize applications, cases referred to DC through EA if beyond their mandate as per scope of work
Step 5	If within the mandate, GRC sessions held with aggrieved DPs/APs, minutes recorded. If resolved, the Project Director approves. If not resolved,
Step 6	The DP/AP may accept GRC decision, if not, he/she may file a case to the court of law for settlement.
Step 7	The GRC minutes, approved by the Project Director, received at Conveners' office back. The approved verdict is communicated to the complainant DP/AP in writing. The DP/AP then claims resettlement payments to EA

Grievance Redress Mechanism



7.4.8 Resettlement Advisory Committee (RAC)

The implementing Agency will form Ward based RAC at project level to involve the local communities and APs in the implementation process. The RACs will be comprised of XEN, DMTC as the convener/chair, Area Manager, implementing agency as member secretary, Ward Commissioner, Female Ward Councilor and APs representatives (2) including at least one female AP in the respective area as selected by Implementing Agency in consultation with the concerned Ward Commissioner. The committees will seek local inputs from the affected people and communities in the implementation process and assist the implementing agency in all matters related to

resettlement. The RACs will ensure local participation in the implementation of the resettlement plan.

7.4.9 Women Groups in Resettlement Process

The RAP implementation will ensure a gender sensitive approach in planning, management and operations of land acquisition and resettlement. Separate groups of women affected persons will be formed and operated by the implementing agency. Feedback from the female APs and female headed AHs will be obtained through these female focused groups for planning relocation and resettlement. The female members of the households will get special considerations in getting job opportunities in civil construction.

The female staff engaged by implementing agency will identify needs of female APs for income restoration approaches and implementation of the component of the RAP. Women were consulted during social appraisal and will be further consulted during the review of the RAP after the detailed design and in the process of implementation.

7.5 Appointment of Implementing Agency (Non - Government Organization (NGO) or Consulting Firm with experience on Social Issues)

DMTC will appoint an experienced Implementing Agency (IA) through standard procurement system. The IA can be a Non-Government Organization (NGO) or Consulting Firm with experience on social issues. This IA will be appointed for implementation of the RAP in the field level in coordination with DC, DMTC and National Resettlement Consultant (NRS). The EA will contract out clearly defined tasks of the RAP with details Terms of Reference. A TOR is attached in [Annex V](#) of this document for the implementing agency.

7.6 Community (Stakeholders) Participation in RAP Implementation

During the implementation of the RAP, APs and their communities will be informed, closely consulted, and encouraged to participate in the process. This process will be continued until completion of the implementation of RAP as well as in monitoring stage.

During the implementation stage, Ward based Resettlement Advisory Committees (RACs) will be formed to seek cooperation from various stakeholders in the decision-making and implementation of the RAP. Through public consultations, the APs will be informed that they have a right to grievance redress from the DMTC. The APs can call upon the support of RAP Implementing Agency (IA) to assist them in presenting their grievances to the GRCs. The GRCs will review grievances involving all resettlement benefits, relocation and other assistance. Ward based grievance redress committees (GRCs) will be formed and the grievances will be redressed within a month from the date of lodging the complaints. The GRC as well as the JVC and PVAC will be formed by the Ministry of Road Transport and Bridges and activated during land acquisition process to allow APs sufficient time to lodge complaints and safeguard their recognized interests. Host area communities, if any, will be the part of RAP implementation by joining the meetings organized the ADs in consultation with the DC to persuade and encourage the host population to provide replacement lands to PAPs.

The areas for participation of the primary stakeholders include: (i) identify alternatives to avoid or minimize resettlement; (ii) assist in inventory and cross check in assessment of losses; (iii) assist developing alternative options for relocation and income restoration; (iv) provide inputs for entitlement provisions; and (v) identify likely conflict areas with resettlers; (vi) Identify livelihood restoration options and participate in the concern training.

8. RESETTLEMENT AND COMPENSATION COSTS AND BUDGET

8.1 Budgeting and Financial Planning

All resettlement funds will be provided by the EA based on the financing plan agreed by the Government of Bangladesh and Donor. Land acquisition, compensation, relocation and rehabilitation of income and livelihood will be considered as an integral component of project costs. The rehabilitation and training to the potential affected persons will be provided under the LIRP based on vulnerability and needs assessed through a special census and consultation exercise.

The estimate for land acquisition by the DC will be prepared by his/her LA section and placed to the DMTC for transfer of the fund to the account of the DC. The additional benefits as per the policy will be paid by the EA through Implementing Agency (IA). However, the Implementing Agency (IA) will assess the quantity of losses and the eligible persons for resettlement benefits and produce a resettlement budget to DMTC for approval and periodic release.

The RU of DMTC will ensure that the land acquisition and resettlement budgets are delivered on time to the DC and the Implementing Agency (IA) account, for payment of resettlement grant. The RU will also ensure that the RAP should be submitted to Donor for approval, and that fund for compensation and entitlement under the RAP are fully provided to APs prior to the award of the civil work contract.

The RAP budgets for compensation for land, structures, other assets, crops and trees, and special assistance will be calculated using the market rates reflecting replacement cost at the time of dispossession. The costs for relocation and special assistance will be consistent with the resettlement policy. Other costs involving project disclosure, public consultations and focus group discussions, training on IGA have been included in the RAP budget under 'Operation cost for IA' head. There is also a budget allocation for 05% as contingency.

The budget also includes operational cost of the Implementing Agency (IA) and capacity building training cost of the Executing Agency (EA). The total estimated cost for implementation of the RAP is BDT- **19,313,467,918** including CCL amount to be determined by the DC for land and other physical assets. These estimates and the budget must be regarded as provisional, given the need for updating the RAP (if required) during implementation. Final rates per unit for land, structures, trees and other affected properties will be determined by the PVAC. Based on the rate and RAP policy a final resettlement budget would be prepared and approved by the EA. All resettlement funds will be provided by the EA (DMTC) based on the financing plan agreed by the GoB and the Donor. The total estimate is shown in the Table 8.1.

Table 8.1 – Summary and Indicative Budget of Land Acquisition and Resettlement of MRT Line 5

Sl. No	Category of loss	Unit	Quantity	Rate in Tk.	Amount in Tk.
A.	Land with Types				
1	Agriculture and Vita	hectare	26.851	524,270,000	14,077,173,770
2	Others	hectare	1.57218	1,177,666,679	1,851,504,000
	Sub Total Land Acquisition,		28.42		15,928,677,770
B.	Stamp duty and Registration fees (@11.5%				1,831,797,944

Resettlement Action Plan (RAP) for MRT Line-5

C.	Main Structure (Residential and Commercial)				
1	Thatched	Sm	0.93	1,399	1,301
2	Katcha	Sm	1,812.26	2,399	4,348,482
3	Semipucca	Sm	3,951.54	8,575	33,884,456
4	Pucca	Sm	6,003.60	19,798	118,861,674
5	Tin	Sm	954.00	2,873	2,740,766
6	Tirpal	Sm	228.08	947	215,964
	Sub-total of Main Structure		12,950.41		160,052,642
D.	Secondary Structure				
1	Latrine (Pucca)	Nos	2	45,846	91,692
2	Latrine (Slab)	Nos	-	5,591	-
3	Latrine (Katcha)	Nos	-	3,332	-
4	Tube well	Nos	-	30,244	-
5	Boundary wall (Pucca and Tin)	RM	1,227.82	1,696	2,082,383
	Sub Total of Secondary Structure				2,174,075
E.	Trees (Calculation made on average rate)				
1	Large	Nos	113	4,314	487,500
2	Medium	Nos	31	3,758	116,500
3	Small	Nos	99	338	33,500
4	Sapling	Nos	6	84	502
5	Bamboo	Nos	0		0
6	Banana	Nos	0		0
	Sub Total of Trees		249		638,002
F.	Resettlement Benefit				
1	Crop compensation (80% of Agriculture/Others @ 400/dec or 98,800/ha)	hectare	21.48	98,800	2,122,303
2	Fruit compensation (30% of timber value for fruit bearing trees, big and medium)				1,419,690
3	Sapling Cost for each affected households losing trees, 5 trees@cost 250=1250 taka	Nos	14	1,250	17,500
4	Compensation to fishstock	hectare	2	150,000	300,000
5	Structure Transfer Grant (STG) @12.5% of the replacement value of main structure.				20,006,580
6	Structure Reconstruction Grant (SRG) @12.5% of the replacement value of main structure.				20,006,580

Resettlement Action Plan (RAP) for MRT Line-5

7	One time Transfer Grant (TG) for portable materials at the rate of (a) Nos 25 @ BDT 3,000 (three thousand) for katcha structure and (b) Nos 45@ BDT 5,000 (five thousand) for semi Pucca structure and Nos 35 @ BDT 7,000 (seven thousand) for Pucca structures	Nos			545,000
8	Cost of transfer and reinstallation of the utility services like reinstallation of electricity connection, water supply line, telephone line etc. as grant @ 10% of CMP of structure				16,005,264
9	Monthly Hiring Allowance (MHA) for the similar type of space in other structures for running their activities for a period up to 6 (six) months, per month @3000/=	Nos	692	18,000	12,456,000
10	Dismantling and reconstruction cash assistance of CPRs	Nos	22	300,000	6,600,000
11	House Transfer Grant (HTG) for shifting of furniture and belongings of residential structure to each shifting tenant.	Nos	15	4,000	60,000
12	Stock Transfer Cost (STC) for commercial entities @BDT 5,000 (five thousand) for small business (Nos-52); BDT 10,000 (ten thousand) for medium business (Nos-32) and BDT 15,000 (fifteen thousand) for large business (Nos-18).	Nos	102		850,000
13	One time cash grant for facilitating alternative housing/CBEs Tk. 5000 (Five thousand) per household or entity	Nos	117	5,000	585,000
14	Loss of business/income equivalent to 03 (three) months' income subsistence at the rate of BDT 6,000 (six thousand) (BDT 2,000X3) for Small business (Nos-563), BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business (Nos-73) and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business (Nos-58).	Nos	694		5,298,000
15	Transition allowance (TA) for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premise	Nos	30	30,000	900,000
16	Cash grant to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers (Nos-459) and @ BDT 600/per day for skilled laborers (Nos-50).	Nos	509		9,612,000
17	Additional cash grant of BDT 10,000 (ten thousand) for affected poor women headed households and other vulnerable households	Nos	93	10,000	930,000
18	Training on IGA for AP/ nominated by AP.	Nos	93	200,000	18,600,000
	Sub Total-F				116,313,918
	Sub-Total of (A-F)				18,039,654,350
G.	Others				
1	Operation Cost for RAP implementing NGO (INGO)			LS	40,000,000
2	External monitorin Cost			LS	10,000,000

3	Contingency for unforeseen issues @ 5% of total budget (Item A-F)			LS	901,982,718
4	Administration cost of DC on compensation (Item A, C,D and E) @ 2%			LS	321,830,850
	Total Taka				19,313,467,918

8.2 Assessment of Unit Value for Compensation

For preparation of an indicative budget as integral part of the Resettlement Action Plan (RAP), the methodologies followed for assessing unit compensation values and grants of different items by following the Entitlement Matrix presented in chapter 4. Some of the main features are as follows:

- Land has been valued at replacement cost based on current market price determined by collection of data from interviewing land owners and mouza rates collected from Sub-register office.
- Houses/buildings have been valued at replacement cost based on cost of materials, type of construction, labor, and transport and other construction costs. Experience and best practices from other development projects have been applied in this regard.
- Trees have been valued based on age and girth category (a. large b medium c. small and d. sapling) separately for timber and fruit bearing trees. Experience and best practices from other development project have been applied in this regard.
- Banana groves have been valued as one time crop of each grown up tree (large and medium) and small or plant at the market rates.
- Fruits will be valued for grown up trees (large and medium) as 30% of the timber value (onetime payment).
- 5 saplings to be distributed has been valued based on type of saplings
- Transfer grant for structures has been calculated @ 12.50% of the structure value.
- Reconstruction grant for structures has been calculated @ 12.50% of the structure value.
- Cost of transfer and reinstallation of the utility services has been calculated @ 10% of CMP
- Monthly Hiring Allowance (MHA) for the similar type of space for a period of six months for the legal owners has been calculated based on the CMP.
- Cash compensation for CPRs to match RV for the structure and Dismantling and reconstruction has been assessed through the survey.
- One time Transfer Grant (TG) will be paid for portable materials at the rate of (a) BDT 3,000 (three thousand) for katcha structure and (b) BDT 5,000 (five thousand) for semi Pucca structure and BDT 7,000 (seven thousand) for Pucca structures for loss of properties by owners.
- House Transfer Grant (HTG) will be paid for shifting of furniture and belongings of residential structure (@ BDT 2,000 (two thousand) for katcha structure, BDT 4,000 (four thousand for semi-Pucca structure and BDT 6,000 (six thousand) for Pucca structure to each shifting tenant for loss of access to rented or leased house.
- Stock Transfer Cost (STC) will be paid for commercial entities @BDT 5,000 (five thousand) for small business; BDT 10,000 (ten thousand) for medium business and BDT 15,000 (fifteen thousand) for large business for loss of access to rented or leased CBE premise.

- One time cash grant will be paid for facilitating alternative housing/CBEs Tk. 5000 (Five thousand) per household or entity for loss of access to rented or leased house/CBE.
- Transition allowance (TA) will be paid for the permanent loss of business/income without any income tax payment record equivalent to 03 (three) months' income subsistence at the rate of BDT6,000 (six thousand) (BDT 2,000X3) for Small business, BDT 12,000 (twelve thousand) (BDT 4,000X3) for medium business and BDT 18,000 (eighteen thousand) (BDT 6,000X3) for large business.
- TA will be paid for the permanent loss of business/income equivalent to 3(three) months' income calculated on the basis of income tax payment record for the preceding year, not exceeding BDT 20,000 (twenty thousand) for Small business, BDT 50,000 (fifty thousand) for medium business and BDT 75,000 (seventy five thousand) for large business.
- Transition allowance (TA) will be paid for the loss of rental income equivalent monthly allowance for 3 (three) months for each affected rented out premises at the rate of (a) BDT 5,000 (five thousand) per month for katcha structure; (b) BDT 10,000 (ten thousand) per month for semi-Pucca structure (or Pucca structure less than 500 (five hundred) sft and (c) BDT 15,000 (fifteen thousand) per month for Pucca structure/apartment of 500 sft and above.
- Cash grant will be paid to the affected employees/wage earners equivalent to 45 days wage @ BDT 400/per day for unskilled laborers and @ BDT 600/per day for skilled laborers.
- Crop value has been determined on the basis of current market price of paddy per maund (about 40 Kg) and gross production.
- Additional cash grant for poor female headed EPs and vulnerable household's particularly very poor will be paid @ BDT 10,000/per persons
- EPs will be allowed to take salvage materials free of cost

The valuation survey registered recent current crop and tree sales at markets and was based on AP and community consultation (including relevant local government agencies). The conclusion of the survey is that in most cases the actual transaction values are higher than the values officially documented and registered.

8.3 Approval of the Resettlement Budget

Land acquisition and resettlement budget included in the RAP will need to be approved by the Ministry of Road Transport and Bridges. Upon approval of land acquisition by Ministry of Land, the DC will prepare estimates for compensation including service charge and produce that to the DMTC for placement of fund within 60 days.

The rates for compensation and cash entitlements for rehabilitation as well as allowances payable to AHs will be adjusted annually, based on the actual annual inflation rate. DMTC will determine the annual inflation rates to be applied to all cash entitlements in each year.

The RAP implementing Agency (AI) will assist RU, (DMTC) to prepare resettlement budgets covering all eligible loss and entitlements confirmed through joint verification and determination of replacement market price of land and property by PVAC.

8.4 Management of Compensation and Flow of Awards

The DMTC does not have any set codified rules for payment of grants to APs for resettlement. Under the circumstances, a detail administrative guideline (payment modality) will be required to implement the RAP at the field level. Both the DMTC and the RAP implementing NGO will follow

the administrative guideline after its approval from the Project Director. The consultants (resettlement specialists) will prepare the guidelines and the DPD/CRO at RU (DMTC) will concur it for adopting. The modality should include definition of various resettlement terms, the entitlements, detail procedure for identification of eligible persons for resettlement entitlements of the RAP, and assess loss and entitlement of individual APs, process of payments, effecting their disbursement and documentation.

The RU with requisition of payments under annual assessment from the DPD/CRO, will place fund with the IA account in installment as per requisition made by the IA. The administrative guidelines will contain details of the management aspects and monitoring mechanism. The SDE, DMTC and authorized representative from IA will sign the vouchers. Payment will be made and records maintained as per approved RAP administrative guidelines.

Compensation under law for land acquisition will be paid to the legal owners of land and property by the concerned Deputy Commissioner's LA section. DC will prepare individual cheques accompanied with receiving copies of payment and undertaking note.

The IA will collect CCL copy from the DC office and prepare statement, entitled person's file, entitlement card, indent and other necessary documents for making payment of resettlement benefit. In case of non-titled holder the IA will prepare all necessary documents based on the joint verification survey data and arrange payment of resettlement benefit to the EPs. For both the cases resettlement benefits will be paid by DMTC through the IA.

9. RAP IMPLEMENTATION SCHEDULE

A time-bound implementation schedule for the RAP has been prepared in accordance with the project construction schedule. The overall schedule of implementation is based on the principle that people affected by the project are paid their due resettlement benefits prior to displacement. The Implementing Agency (IA) will assist the APs in the process of relocation and resettlement. Individual entitlements on household basis will be processed by the IA. Each EP will receive an ID card and an entitlement card. The ID card will be issued to the EPs as identified by the DC and/or Joint Verification Survey (JVS) with joint signature of the DMTC and IA representatives. Photograph of the EPs will be attested by the concerned UP Chairman/Ward Commissioner and pasted on the ID card.

The Implementing Agency (IA) will need to be awarded before notice under section 3 is served by DC so that they can participate in the tripartite joint verification survey. Implementation of RAP will be started before starting of the construction works and will continue up to one year after completion of the construction work for entertaining claims /grievances of the EPs regarding additional payment of compensation and other resettlement grants. However, some of the activities for RAP implementation may extend further. The preliminary time bound implementation schedule from March 2019 to October 2021 is devised below.

The implementation schedule will be finalized considering possible changes of events during the project implementation period of the project. The APs will be paid their resettlement cash payments independent of legal compensation before their relocation and payments related to award of compensation by DC.

RAP Implementation Schedule

Year/ Month	2019												2020												2021												2022											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr								
Detail Design	[Gantt bar spanning from Jan 2019 to Jun 2021]																																															
1. Selection of Implementation Agency (IA: NGO or local consultant)	[Gantt bar from Aug 2019 to Oct 2019]																																															
2. Formation of Committee by DMTC	[Gantt bar from Oct 2019 to Dec 2019]																																															
3. Establishment of Joint Verification Team (JVT) in Project Implementation Unit (PIU)	[Gantt bar from Nov 2019 to Feb 2020]																																															
4. Confirmation of RAP and Compensation Tools	[Gantt bar from Feb 2020 to Apr 2020]																																															
5. Local Stakeholder Meeting (SHM)	[Gantt bar from Apr 2020 to Jun 2020]																																															
6. Detailed Measurement Survey by JVT and Agreement with PAPs	[Gantt bar from Jun 2020 to Sep 2020]																																															
7. Report on the result of SHM and DNS	[Gantt bar from Oct 2020 to Dec 2020]																																															
8. Preparation of Land Acquisition and Resettlement Budget by IA to DMTC	[Gantt bar from Dec 2020 to Feb 2021]																																															
9. Approval of Budget by DMTC	[Gantt bar from Feb 2021 to Apr 2021]																																															
10. Payment of compensation/resettlement benefit by DMTC through IA	[Gantt bar from Apr 2021 to Jun 2021]																																															
11. Relocation of affected structures	[Gantt bar from Jun 2021 to Sep 2021]																																															
12. Income and Livelihood Restoration	[Gantt bar from Apr 2021 to Dec 2022]																																															
13. Revision of RAP	[Gantt bar from Apr 2020 to Dec 2021]																																															
14. Monitoring and Evaluation	[Gantt bars at the end of each month from May 2019 to Apr 2022]																																															
Construction Works	[Gantt bar from Nov 2021 to Dec 2022]																																															
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr								
Year	2019												2020												2021												2022											

10 MONITORING AND EVALUATION

10.1 Monitoring and Evaluation

Dhaka Mass Transit Company (DMTC), as the EA, through the RU, will establish a monitoring system involving the DPD/CRO, consultants and the RAP Implementing Agency (IA) for collection, analysis, reporting and use of information about the progress of resettlement, based on the RAP for Line 5. These stakeholders will be made responsible to monitor the progress of all aspects of land acquisition/ resettlement and income generation. The EA will report to the Donor on land acquisition, resettlement and income regeneration by APs in the quarterly reports, including identification of significant issues. Besides, an annual report stipulating all efforts and outcome will be sought by the Donor from the DMTC. A RAP implementation monitoring format is enclosed in Annex VII.

The RAP implementation monitoring will be done both internally and externally to provide feedback to RU (DMTC) and to assess the effectiveness. Mid-term reviews of the resettlement activities drawing upon monitoring and evaluation reports and other relevant data to identify any action needed to improve resettlement performance or respond to the changing circumstances. Evaluation of the resettlement activities will be resorted to during and after implementation of the RAP to assess whether the resettlement objectives were appropriate and whether they were met, specifically, whether livelihoods and living standards have been restored or enhanced. The evaluation will also assess resettlement efficiency, effectiveness, impact and sustainability, drawing lessons as a guide to future resettlement planning.

10.2 Internal Monitoring

Internal monitoring will be undertaken by the RU through SDE with assistance from the NRS and IA. The IA will gather information on RAP implementation covering relevant activities as per schedule. All activities listed will be illustrated in Gantt Charts showing the target dates for completing resettlement activities. Internal monitoring reports on RAP implementation will be included in the quarterly Project Progress Report (PPR) to be prepared by RU, DMTC. The report of RU will contain: (i) accomplishment to-date, (ii) objectives attained and not attained during the period, (iii) challenges encountered, and (iv) targets for the next quarter. The internal monitoring report will then be integrated by the RU with the overall PPR submitted to Donor. The NRS will assist PMU preparing the overall PPR for Donor. However, the NRS will monitor the activities of IA and report to DPD/CRO, RU on a monthly basis. Table 10.2.1 shows the potential monitoring indicators that will be reported.

Table 10.2.1 Potential Monitoring Indicators

Monitoring Issues	Monitoring Indicators
Budget and Timeframe	<ul style="list-style-type: none"> • Have all land acquisition and resettlement staff been appointed and mobilized for field and office work on schedule? • Have capacity building and training activities been completed on schedule? • Are resettlement implementation activities being achieved against agreed implementation plan? • Are funds for resettlement being allocated to resettlement agencies on time? • Have resettlement offices received the scheduled funds? • Have funds been disbursed according to RAP? • Has all land been acquired and occupied in time for project implementation?
Delivery of AP Entitlements	<ul style="list-style-type: none"> • Have all APs received entitlements according to numbers and categories of loss set out in the entitlement matrix? • How many affected households have received land titles? • How many affected households relocated and built their new structure at new location? • Are income and livelihood restoration activities being implemented as planned? • Have affected businesses received entitlements? • Have the APs losing their eroded land received proper compensation? • Have the squatters, encroachers of DMTC or government land, displaced due to the project, been compensated? • Have the community structures are compensated and rebuilt at new site?
Consultation, Grievances and Special Issues	<ul style="list-style-type: none"> • Have resettlement information brochures/leaflets been prepared and distributed? • Have consultations taken place as scheduled including meetings, groups, community activities? • Have any APs used the grievance redress procedures? What were the outcomes? • Have conflicts been resolved?
Benefit Monitoring	<ul style="list-style-type: none"> • What changes have occurred in patterns of occupation compared to the pre-project situation? • What changes have occurred in income and expenditure patterns compared to pre-project situation? • Have APs income kept pace with these changes? • What changes have occurred for vulnerable groups?

10.3 External Monitoring and Evaluation

DMTC will monitor the project activities through an external monitor. The NRS will assist RU for preparation of quarterly report for DMTC. DMTC will as per their set guideline monitor land acquisition/resettlement activities in timely manner. External monitoring will be in two phases: compliance monitoring and social impact evaluation.

10.3.1 Compliance Monitoring

Compliance monitoring of RAP implementation will cover (i) Project compensation and entitlement policies, (ii) adequacy of organizational mechanism for implementing the RAP, (iii) restoration of APs incomes, (iv) settling complaints and grievances, and (v) provisions for adequate budgetary support by DMTC for implementing the RAP. The Donor will assess if the APs: (i) have reestablished their houses in new location; (ii) have reestablished their business; and (iii) were extended assistance to restore their incomes from pre-project levels. It will also appraise the accounting documents used in recording the payments of compensation to APs by the EA.

10.3.2 Social Impact Evaluation

DMTC will engage individual/firm to conduct a one-time social impact evaluation, at least six months following the completion of resettlement. It will use appropriate investigative and analytical techniques in assessing the post-project socio-economic conditions of the APs in relation to the baseline socio-economic data generated before undertaking of the resettlement implementation.

The evaluation will describe any outstanding future issues that are required to bring the resettlement into compliance with JICA's Guidelines for Environmental and Social Considerations and Government policies, and further mitigation measures needed to meet the needs of any APs or families perceiving themselves to be worse off as the result of resettlement. It will include lessons learned from the evaluation that may be useful in developing future policies on involuntary resettlement of APs in Bangladesh.

The Resettlement Specialist within the project consultants will conduct periodic review and supervision mission during the implementation stage. In addition to regular review missions, DMTC will undertake a comprehensive mid-term review of the RAP implementation. A post-evaluation of RAP activities will be carried out by DMTC to assess the resettlement impact in terms of adequacy and deficiency in planning and R&R operations following the social impact evaluation. Terms of Reference (TOR) of the External Monitoring Agency (EMA) is attached as Annex VIII.

10.4 Reporting Requirements

During the implementation phase, the Project Director will prepare quarterly report on the progress of resettlement activities and forward copies to the GoB and the donors. A format for resettlement implementation monitoring will be devised for quarterly monitoring and data collection by the field officials (sample at chart 10.4.1). The Resettlement Specialist of the Project Supervision Consultants and Supervision Missions every six months during the implementation stage will conduct review and report to DMTC and the donors on the progress of all aspects of land acquisition and resettlement activities. A post-resettlement impact evaluation will be carried out by the donor to assess whether adverse impacts of the projects have been mitigated adequately and APs have been able to restore and/or improve their pre-project standard of living as a result of resettlement and development.

Table 10.4.1: A model format for RAP implementation Monitoring – Quarterly Report

Component	Unit Total	Completed %	Cumulative Achievement Total	Completed %	Progress During Reporting Month			Status & Remarks
					Target	Achievement	%	
Resettlement Preparation								
Distribution of Brochures								
Identification of AHs/CBEs								
Issuance of ID cards								
Consultation Meetings								
Formation of PVAT/RAC/GRC								
Payment of Compensation								
Compensation for land								
Compensation for tree/crop/fish								
Res/Commercial structure								
Payment for rent/leaseholder								
Shifting/relocation costs								
Social Development Activities								
Grant for loss of wages								
Loss of business grant								
Business restoration grant								
Payment for indirect impact								
LIRP activities								

10.5 Conclusion and Recommendations:

The project will require a total of 26.85 hectare of private land of which mostly agriculture and a small quantity is vita/ homestead category. In total the Project will displace 721 Project Affected Units (PAUs) of which 25 residential households, 690 Commercial & Business enterprises (CBEs) four residential cum CBEs and 22 common Property Resources (CPRs) with a total population of 3047. The project area extends in both Dhaka North City Corporation (DNCC) and Dhaka South City Corporation (DSCC) and Savar Upazila starting from Hemayetpur, extended towards east and ended at Vatara. The users would be able to use other lines like line 1 and line 6 through junction facilities Total length of the MRT line 5 is 35 Km with one depot in Hemayetpur in Savar Upazila. There are 14 stations and five of them will be on the surface and rest will be underground. However, the survey did not identify any affected unit in Gulshan 2 station area.

Compensation budget for land has been prepared based on the average rate collected from the local people. The project affected persons will get compensation for lost assets at replacement cost and other resettlement benefit. Policy matrix of RAP has kept provision for livelihood and income restoration grant for vulnerable households along with preferential employment in civil construction and distribution of 5 saplings among the displaced households for ensuring social afforestation. The resettlement plan will be implemented in 60months time period starting from January 2020. Roles of different government and local bodies in proper implementation of the project are described in the RAP. Grievance redress committee will resolve claims of the aggrieved persons related to resettlement.

Recommendations:

For smooth execution of the project following steps are recommended

1. The RAP implementing agency is to be deployed before serving notice under section 3 by DC, so that they can jointly verify the affected properties in time.
2. A clause should be incorporated in the bid documents with the civil contractors that the vulnerable entitled persons will get preferential employment in civil work, where possible.
3. The other local agencies such as Union Parishad, Upazila and District administration should be initially informed about their roles and responsibilities in implementation of the RAP. For this a seminar may be arranged with local government bodies in the initial stage of RAP implementation.
4. The vulnerable EPs should get special attention under livelihood and income restoration program.
5. The affected households may be encouraged for self-relocation. If possible, the project authority may request concern authority for allocation of khash land for relocation of the affected households in cluster manner.

MRT Line
 Station/Depot
 Form No

MRT Line-1 and 5 Socioeconomic and IOL Survey

Organized by: BCL Associates Ltd.

A. INFORMATION OF HOUSEHOLDS /CBES :

1.	Name of head of HHs /CBEs	⋮			
2.	Cell No	⋮			
3.	Father's / Husband's Name	⋮			
4.	Mother's Name	⋮			
5.	Sex	⋮	1. Male	2. Female	3. Third Gender
6.	Holdings Number	⋮			
7.	Street	⋮			
8.	Village / Mohalla	⋮			
9.	Thana/Upazilla	⋮			
10.	District	⋮			
11.	Length of Stay	⋮			
12.	Main Occupation	⋮			
13.	Caste	⋮			
14.	Total yearly Income	⋮			
15.	Total yearly Income	⋮			
16.	Type of loss	⋮			

Investigator: _____

Date : _____

Verified by _____

Date : _____

MRT Line
 Station/Depot
 Form No

B. HOUSEHOLD MEMBERS :

SL. No.	Name of household members	Relation with HHs	Age	Sex	Educational Qualification	Primary Occupation	Location of Job or business	Monthly Income	Vulnerability	Length of Services	Secondary Occupation
01.											
02.											
03.											
04.											
05.											
06.											
07.											
08.											
09.											

C. INFORMATION OF LAND

Sl. No.	Category of land	Total own land (Dec.)	Affected in the Project			Remaining Land (Dec)	Ownership type
			Mouza	Plot No.	Qty. (Dec)		
01.							
02.							
03.							
04.							
05.							
06.							
07.							
08.							

D. LAND USE

i	Existing use of land	:	
ii.	Areas under different land usages, where applicable	:	
iii.	Total and affected area of land with breakdown by usages, if applicable	:	
iv.	Estimate whether the remaining area is viable for continued use	:	
v.	Total area of land by type for compensation purposes		

MRT Line
 Station/Depot
 Form No

04.												
05.												

I. INFORMATION ON AFFECTED BUSINESS

SL. No.	Type of Business Affected	Owner's of Business	Business Registration	Yearly Income from Business	Average monthly expenditure	Number of Permanent Employee	Number of Temporary Employees	Income reported for Income Tax	Whether Business needs to be relocation
01.									
02.									
03.									
04.									
05.									
06.									

J. EMPLOYEE AFFECTED IN THE BUSINESS

SL. No.	Name of Employee	Designation	Nature of work	Type of employment (Permanent / Temporary)	Monthly Salary
01.					
02.					
03.					
04.					
05.					
06.					
07.					

K. PREFERENCE FOR RELOCATION

SL. No.	Need of Relocation or Reorganization (Yes /No)	Mode of Compensation for Affected land (Cash / Kind)	Mode of Compensation for Affected land (Cash / Kind)	Preference type of assistance for income rehabilitation
01.				
02.				
03.				

MRT Line		
Station/Depot		
Form No		

04.				
-----	--	--	--	--

L. HOUSEHOLD LOAN AND SAVINGS

Sources of Loan (if / any)		Amount (Tk.) of Savings (if any)	
	Amount (Tk.)		Remarks
Bank			
Friends			
Relatives			
Others			
Total		Total	

M. CHOISE OF OCCUPATIONAL AND LIVELIHOOD RESTORATION PATTERNS

Name of Household members	Present Occupation	Option of training for livelihood restoration

N. USE OF COMMON PROPERTY RESOURCES

Access to electricity (Yes /No)	Sources of water Supply	Sanitation facilities	Distance of Educational Institution	Distance of Health Centre	Distance of market

O. AVAILABILITY OF SOCIAL ORGANIZATION :

Sl. No.	Type of Social Organization	Availability (Yes/No.	Distance
1.	Mosque		
2.	Temple		
3	Church		
4.	Graveyard		
5.	Others (Specify)		

P. AVAILABILITY OF COMMUNITY ORGANIZATION :

Sl. No.	Type of Community Organization	Availability (Yes/No.	Distance
1.	Clubs		
2.	Community Center		
3	Play Ground		
4.	Park		
5.	Others (Spicily)		

Q. INFLUENCE OF LEADERSHIP

1	How your inter-family and social issues are resolved? (Beyond court)		
2	What are your complaints/ problems are resolved through Ward Commissioner /Union Parishad Chairman /Member?		
3	Do the member/Ward Commissioners consult with the local political leader in taking decision to solve your demands? Or the leaders of their own initiative influence the Chairman/Members in taking decision in these respects.	Yes	No
4	Do the Members/Chairman can resolve local problems/complaints of local people independently?	Yes	No

R. ROLE OF WOMEN IN FAMILY AFFAIRS/EMPOWERMENT OF WOMEN

1	1. Can the women place their opinions in financial/social/ religions matters to their husbands?	Yes	No
1.1	If, Yes, then are their opinions effective in decision making?	Yes	No
2	Do the women preserve the income or earned money of the family?	Yes	No
2.1	If yes, then can the women expend money from the family income to meet daily necessities?	Yes	No
3	Do their opinions get importance in expending money for the family or in implementation of other matters?	Yes	No
4	Are the opinions of the women are accepted in respect of family matters (including financial matters)?	Yes	No

MRT Line

Station/Depot

Form No

5	Do the women can spend their earned money without the consent of their husbands?	Yes	No
6	Are the opinions of the women given due importance in taking family planning?	Yes	No
7	Do the women can preserve or use the sail proceeds of their own properties?	Yes	No
8	If any property is purchased with the income of the family, in that case whether the property is registered in the name of wife or both wife and husband?	Yes	No
9	Is there any disparity in getting education /higher education between male and female members of the family?	Yes	No
10	Are they daughters given marriage in appropriate age as per law?	Yes	No
11	Are the family members conscious of procreation health of female child?	Yes	No

Signature and Name of Interviewee

এম.আর.টি, লাইন নং.

স্টেশন/ডিপো

ফর্ম নং.

মাস রাপিড ট্রানজিট লাইন - ১ ও ৫
আর্থ-সামাজিক জরীপ

পরিচালনায়: বি.সি.এল এসোসিয়েট'স লি:

ক. পরিবার/ব্যবসা প্রতিষ্ঠানের তথ্য :

১.	খানা প্রধানের নাম	:																		
২.	মোবাইল নং	:	০	১																
৩.	পিতা/স্বামীর নাম	:																		
৪.	মাতার নাম	:																		
৫.	লিঙ্গ	:	১. পুরুষ					২. মহিলা					৩. তৃতীয় লিঙ্গ							
৬.	হোল্ডিং নং.	:																		
৭.	রাস্তা	:																		
৮.	গ্রাম / মহল্লা	:																		
৯.	থানা/উপজেলা	:																		
১০.	জেলা	:																		
১১.	বসবাসের সময়কাল (কতদিন ধরে বসবাস করছেন)	:																		
১২.	প্রধান পেশা*	:	*পেশার কোডঃ ১-গৃহিণী, ২-ব্যবসা (ছোট), ৩- ব্যবসা (মাঝারি), ৪- ব্যবসা (বড়), ৫-চাকুরী (সরকারী), ৬- চাকুরী (বেসরকারী), ৭-শিক্ষক (স্কুল), ৮-শিক্ষক (কলেজ/ইউনিভার্সিটি), ৯-শ্রমিক (কৃষি), ১০-শ্রমিক (অকৃষি), ১১-রিজার্ভ/ভ্যান চালক, ১২-কৃষি, ১৩-কাঠমিস্ত্রী, ১৪-ছাত্র, ১৫-শিশু, ১৬-গৃহপরিচারক/গৃহপরিচারিকা, ১৭-চালক(বাস, কার, ট্রাক ইত্যাদি), ১৮-চালক(নসিমন, করিমন ইত্যাদি), ১৯-বেকার, ২০-সাহায্যকারী, ২১-বৃদ্ধ, ২২-অবসরপ্রাপ্ত, ২৩-ভিক্ষুক, ২৪-ঠিকাদার, ২৫-প্রবাসী, ২৬-উকিল, ২৭-ডাক্তার (গ্রাম), ২৮-ডাক্তার (এম.বি.বি.এস), ২৯-ইমাম/মোয়াজ্জেম, ৩০-জেলে, ৩১-কেয়ারটেকার, ৩২-নাপিত, ৩৩-দর্জি, ৩৪-মিস্ত্রি, ৩৫-রং মিস্ত্রি, ৩৬-ইলেকট্রিশিয়ান, ৩৭-ফেরীওয়াল, ৩৮- মেকানিক্স, ৩৯-মুচি/খুশি, ৪০-মাঝি, ৪০ এর পর বিস্তারিত লিখুন।																	
১৩.	জাতিতত্ত্ব	:	১. বাঙালি					২. অন্যান্য উল্লেখ করুন												
১৪.	মোট বাৎসরিক আয়	:																		
১৫.	মোট বাৎসরিক ব্যয়	:																		
১৬.	ক্ষতির ধরণ	:	১-বাসস্থান (বসতবাড়ি), ২-জমি, ৩-ব্যবসা (নিজস্ব), ৪-ব্যবসা (ভাড়া), ৫-বাসস্থান, গাছপালা, ৬-সামাজিক প্রতিষ্ঠান (ক্লাব/সমিতি), ৭-শিক্ষা প্রতিষ্ঠান (স্কুল, কলেজ, মাদ্রাসা), ৮-অবকাঠামো/ব্যবসা, ৯-ধর্মীয় প্রতিষ্ঠান ও অন্যান্য অবকাঠামো, ১০-ভিটা, ১১-ফসলী জমি (কৃষি জমি), ১২-জমি, গাছপালা ও অবকাঠামো, ১৩-পুকুর (আবাদী), ১৪-পুকুর (অনাবাদী), ১৫-ভিটা+গাছপালা, ১৬-দোকান, বসতবাড়ী ও গাছপালা, ১৭-ভাড়ায় বসবাস ১৭ এর পর বিস্তারিত লিখুন।																	

তথ্য সংগ্রহকারী: _____

তারিখ : _____

যাচাইকারী _____

তারিখ : _____

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স্টেশন/ডিপো

ফর্ম নং.

খ. খানা সদস্যের তথ্য :

ক্র.নং	পরিবার সদস্যদের নাম	সম্পর্ক*	বয়স	লিঙ্গ	বৈবাহিক অবস্থা-	শিক্ষাগত যোগ্যতা**	প্রধান পেশা**	চাকুরী/ব্যবসার/পেশার অবস্থান	মাসিক আয়	নাভুকতা	চাকুরীর সময়কাল (সাল)	দ্বিতীয় পেশা**
০১												
০২												
০৩												
০৪												
০৫												
০৬												
০৭												
০৮												
০৯												

*সম্পর্ক কোডঃ ১-নিজ, ২-স্ত্রী, ৩-স্বামী, ৪-পুত্র, ৫-কন্যা, ৬-মা, ৭-বাবা, ৮-পুত্রবধু, ৯-মেয়ের জামাই, ১০-শশুড়, ১১-শশুড়ী, ১২-নাতী, ১৩-নাতনী, ১৪-চাকরাণী, ১৫-কাজের ছেলে, ১৬-ভাই, ১৭-শ্যালক, ১৮-বোন, ১৯-ভতিজা, ২০-ভতিজী, ২১-ফুফু, ২২-ভগ্নিপতি, ২৩-সৎমা, ২৪-সৎবাবা, ২৫- নানী, ২৬-দাদী, ২৭-শ্যালিকা, ২৮-খালা, ২৯-ভাবী, ৩০-ভাগনী, ৩১-মামা, ৩২ এর পর বিস্তারিত লিখুন।

- বৈবাহিক অবস্থার কোডঃ ১-বিবাহিত, ২-অবিবাহিত, ৩-বিধবা, ৪-বিপত্রিক, ৫-তলাক প্রাপ্তা, ৬ এর পর বিস্তারিত লিখুন।

** পেশার কোডঃ ১-গৃহিণী, ২-ব্যবসা (ছোট), ৩- ব্যবসা (মাঝারি), ৪- ব্যবসা (বড়), ৫-চাকুরী (সরকারী), ৬- চাকুরী (বেসরকারী), ৭-শিক্ষক (স্কুল), ৮-শিক্ষক (কলেজ/ইউনিভার্সিটি), ৯-শ্রমিক (কৃষি), ১০-কর্মী (গার্মেন্টস), ১১-রিজার্ভ/ভ্যান চালক, ১২-কৃষি, ১৩-কার্টমিস্ত্রী, ১৪-ছাত্র, ১৫-শিশু, ১৬-চাকর/চাকরাণী, ১৭-চালক(বাস, কার, ট্রাক ইত্যাদি), ১৮-চালক(নসিমন, করিমন ইত্যাদি), ১৯-বেকার, ২০-সাহায্যকারী, ২১-বৃদ্ধ, ২২-অবসরপ্রাপ্ত, ২৩-ভিক্ষুক, ২৪-ঠিকাদার, ২৫-প্রবাসী, ২৬-উকিল, ২৭-ডাক্তার (গ্রাম), ২৮-ডাক্তার(এম.বি.বি.এস), ২৯-ইমাম/মোয়াজ্জেম, ৩০-রাজনীতি, ৩১-কেয়ারটেকার, ৩২-নাপিত, ৩৩-দর্জি, ৩৪-মিস্ত্রি, ৩৫- রং মিস্ত্রি, ৩৬-ইলেকট্রিশিয়ান, ৩৭-ফেরীওয়ালা, ৩৮- মেকানিক্স, ৩৯-মুচি, ৪০-মাঝি, ৪০ এর পর বিস্তারিত লিখুন।

† লিঙ্গ: ১-পুরুষ, ২-মহিলা ও ৩-তৃতীয় লিঙ্গ

নাভুকতার কোড- ১-সুস্থ, ২-বিকলঙ্গ, ৩- বোবা, ৪-নুলা, ৫-অক্ষ ৫ এর পর বিস্তারিত লিখুন

শিক্ষাগত যোগ্যতার কোড*ঃ ১-প্রথম, ২-দ্বিতীয়, ৩-তৃতীয়, ৪-চতুর্থ, ৫-পঞ্চম, ৬-ষষ্ঠ, ৭-সপ্তম, ৮-অষ্টম, ৯-নবম, ১০-দশম ১১-এসএসসি, ১২-এইচএসসি, ১৩-ডিগ্রী/সম্মান, ১৪-মাস্টার্স, ১৫- স্বাক্ষর, ১৬-নিরক্ষর, ১৭-শিশু, ১৭ এর পর বিস্তারিত লিখুন।

গ. জমির বিবরণ

ক্র.নং	জমির ধরণ	মোট নিজস্ব জমির পরিমাণ (শতাংশ)	প্রকল্প এলাকায় ক্ষতিগ্রস্ত			অবশিষ্ট জমির পরিমাণ (শতাংশ)	মালিকানার ধরণ		
			মৌজার নাম	প্লট নং	পরিমাণ (শতাংশ)		উত্তরাধি কারী	ক্রয়সূত্রে	অবৈধ দখল সূত্রে
০১.	বসতবাড়ী								
০২.	ভিটা								
০৩.	ফসলী								
০৪.	ফলের বাগান								
০৫.	পুকুর (আবাদী)								
০৬.	পুকুর (অনাবাদী)								
০৭.	পতিত জমি								
০৮.	ব্যবসা								
০৯.	রাশ্তা								
১০.	অন্যান্য (উল্লেখ করুন)								

ঘ. জমির ব্যবহার

	বর্তমান জমির ব্যবহার	:	
i.	এলাকা ভিত্তিক জমির ব্যবহার, প্রযোজ্য ক্ষেত্রে	:	আবাসিক/বাণিজ্যিক/কৃষি/বাগান/পুকুর
ii.	ক্ষতিগ্রস্ত (ব্যবহার্য খন্ড খন্ড) জমির পরিমাণ(শতাংশ), প্রযোজ্য ক্ষেত্রে	:	
iii.	অবশিষ্ট জমি অব্যাহত ব্যবহারের জন্য উপযোগী কিনা?	:	হ্যাঁ না

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ফর্ম নং.

ঙ. অনিয়মিত ব্যবহারকারী (বস্তিবাসী)**

ক্র.নং	জমির ধরণ*	জমির মালিকের বিবরণ					কোন সাল থেকে ব্যবহৃত হচ্ছে	মাসিক ভাড়া (যদি ভাড়া হয়)
		নাম	পিতার নাম	গ্রাম	থানা	জেলা		
০১.								
০২.								
০৩.								

*জমির কোডঃ ১- বসতবাড়ী, ২-ভিটা, ৩- ফসলী, ৪- ফলের বাগান, ৫- পুকুর (আবাদী), ৬- পুকুর (অনাবাদী), ৭- পতিত জমি, ৮-ব্যবসা, ৯-রাস্তা, ৯ এর পর বিস্তারিত লিখুন।

** যদি মালিক ব্যতীত অন্য কেউ ভাড়া নেয় তার নাম ও পরিচয়

চ. ক্ষতিগ্রস্ত অবকাঠামোর বিবরণ

ক্র.নং	অবকাঠামোর ধরণ*	ভবনের বর্ণনা			অবকাঠামোর ব্যবহার	অবকাঠামোর পরিমাণ (ব:ফু)	ক্ষতিগ্রস্তঅবকাঠামোর পরিমাণ (ব:ফু)	একক			ব্যবহারযোগ্য অবশিষ্ট অবকাঠামো যদি থাকে (ব:ফু)	অবকাঠামো নির্মাণের সাল	বিশেষ বৈশিষ্ট্য (যদি থাকে)
		মেঝে	বেড়া	চালা				১ ব:ফু:	২ রানিং:ফু	৩ সংখ্যা			
০১													
০২													
০৩													
০৪													
০৫													

*অবকাঠামোর ধরণ কোডঃ ১-খড়, ২-কাঁচা, ৩-টিন, ৪-সেমি পাকা, ৫-পাকা, ৬-পায়খানা (কাঁচা), ৭-পায়খানা (স্লাব), ৮-পায়খানা (পাকা), ৯-নলকূপ, ১০-বাউগরী ওয়াল (টিন), ১১- বাউগরী ওয়াল (পাকা) ১১ এর পর বিস্তারিত লিখুন।

*অবকাঠামোর ব্যবহার কোডঃ ১-আবাসিক, ২- বাণিজ্যিক, ৩- আবাসিক এবং বাণিজ্যিক, ৪-মসজিদ/মন্দির, ৫-স্কুল/কলেজ/মাদ্রাসা, ৬-সামাজিক, ৬ এর পর বিস্তারিত লিখুন।

*মেঝের কোডঃ ১-কাঁচা, ২-পাকা, ৩-কাঠ, ৪-ইট

*বেড়ার কোডঃ ১-খড়, ২-কাঁচা, ৩-টিন, ৪-ইট/পাকা, ৫-কাঠ, এর পর বিস্তারিত লিখুন

*চালার কোডঃ ১-খড়, ২-পাকা, ৩-টিন ৪-তিরপাল/পলিথিন

ছ. ইউটিলিটি সংযোগ অবস্থা

ক্র.নং	ইউটিলিটির নাম	সংযোগ আছে		মাসিক চার্জ	মিটার আছে কি না? (১.হ্যাঁ ২. না)
০১.	বিদ্যুৎ	হ্যাঁ	না		
০২.	পানি সরবরাহ (ওয়াসা)	হ্যাঁ	না		
০৩.	পানি সরবরাহ (টিউবওয়েল)	হ্যাঁ	না		
০৪.	ল্যান্ড ফোন	হ্যাঁ	না		
০৫.	ঢাকা নর্দমা সংযোগ	হ্যাঁ	না		
০৬.	খোলা নর্দমা সংযোগ	হ্যাঁ	না		

জ. ক্ষতিগ্রস্ত গাছপালার বিবরণ

ক্র. নং	গাছের নাম	বড়		মাঝারি		ছোট		চারা		গাছের শ্রেণি (১.কাঠ/২.ফলজ /৩.জ্বালানি কাঠ, ৪.ঔষধি)	ফলজ গাছের গড় ফলন (কেজি/সংখ্যা)	ফলজ গাছ হতে বাৎসরিক আয় (টাকা)	জমির মালিকের নাম
		ক্ষতিগ্রস্ত সংখ্যা	মূল্য	ক্ষতিগ্রস্ত সংখ্যা	মূল্য	ক্ষতিগ্রস্ত সংখ্যা	মূল্য	ক্ষতিগ্রস্ত সংখ্যা	মূল্য				
১													
২													
৩													
৪													
৫													

ঝ. ক্ষতিগ্রস্ত ব্যবসার তথ্যাবলী

এম.আর.টি, লাইন নং.

স্টেশন/ডিপো

ফর্ম নং.

ক্র. নং	ক্ষতিগস্ত ব্যবসার নাম	ব্যবসার মালিকের নাম	ব্যবসা নিবন্ধন (হ্যাঁ/না)	ব্যবসা হতে মাসিক আয়	গড় মাসিক ব্যয়	ব্যবসায় নিয়োজিত স্থায়ী কর্মীর সংখ্যা	ব্যবসায় নিয়োজিত অস্থায়ী কর্মীর সংখ্যা	আয়কর প্রদানের সার্টিফিকেট (হ্যাঁ/না)	ব্যবসা স্থানান্তর করা প্রয়োজন আছে কিনা (হ্যাঁ/না)
১									
২									
৩									

এ. ক্ষতিগস্ত ব্যবসা প্রতিষ্ঠানের কর্মচারীর বিবরণ

ক্র.নং	কর্মচারীর নাম	পিতার নাম	পদবী	কাজের ধরণ (১.দক্ষ/২.অদক্ষ)	কর্মীর ধরণ (১.স্থায়ী/২.অস্থায়ী)	মাসিক বেতন	অত্র ব্যবসা প্রতিষ্ঠানে যোগদানের বছর
০১.							
০২.							
০৩.							
০৪.							
০৫.							

ট. স্থানান্তর এবং ক্ষতিপূরণ বিষয়ে আপনার মতামত

ক্র.নং	স্থানান্তর/পুনর্গঠন প্রয়োজন (হ্যাঁ/না)	ক্ষতিগস্ত জমির জন্য ক্ষতিপূরণের ধরণ (১. নগদে/২. অন্য কোন ভাবে)	ক্ষতিগস্ত অবকাঠামোর জন্য ক্ষতিপূরণের ধরণ (১. নগদে/২. অন্য কোন ভাবে)	আয় পুনরুদ্ধারের জন্য পছন্দনীয় সহায়তা	সহায়তার কোড
০১.					১-পূর্ত কাজে নিয়োগের সুযোগ, ২-চলমান উন্নয়ন প্রকল্প হতে ঋণ সাহায্য, ৩- কারিগরি প্রশিক্ষণ, ৪-অন্যান্য উল্লেখ করুন
০২.					
০৩.					

ঠ. পরিবারের ঋণের তথ্যাবলী

ঋণের উৎস (যদি থাকে)	
উৎস	পরিমাণ (টাকা)
ব্যাংক	
বন্ধু	
আত্মীয়	
কোন ঋণ নাই	
অন্যান্য (উল্লেখ করুন)	
মোট	

ড. কর্ম ও জীবিকা পুনরুদ্ধার পছন্দের ধরণ (ক্ষুদ্র ব্যবসায়ী)

ক্র.নং	প্রশিক্ষণার্থী পরিবার সদস্যের নাম	বর্তমান পেশা	জীবিকা পুনরুদ্ধারের জন্য পছন্দনীয় প্রশিক্ষণ	প্রশিক্ষণ কোড
০২				
০৩				

এম.আর.টি, লাইন নং.

স্টেশন/ডিপো

ফর্ম নং.

ঢ. সাধারণ/সার্বজনীন সম্পদের ব্যবহার

বিদ্যুৎ ব্যবহার (হ্যাঁ/না)	পানি সরবরাহের উৎস ১. টিউবওয়েল, ২. ওয়াসা, ৩. ডিপ-টিউবওয়েল, ৪. নদী/পুকুর	পয়ঃনিষ্কাশন ব্যবস্থা ১. সিটি কর্পোরেশন, ২. ব্যক্তিগত, ৩. অন্যান্য উল্লেখ করুন),	শিক্ষা প্রতিষ্ঠানের দূরত্ব (কি.মি.)	স্বাস্থ্য কেন্দ্রের দূরত্ব (কি.মি.)	বাজারের দূরত্ব (কি.মি.)	দূরত্বের কোড
						১- ০ - ৫০০মি. ২. ৫০০মি - ১ কি.মি. ৩. ১ কি.মি. - ২ কি.মি ৪. ২ কি.মি. - ৩ কি.মি ৫. ৩ কি.মি. এর বেশী

ণ. সামাজিক প্রতিষ্ঠানের উপস্থিতি

ক্র.নং	সামাজিক প্রতিষ্ঠানের ধরণ	উপস্থিতি (হ্যাঁ/না)	দূরত্ব (কি.মি.)	দূরত্বের কোড
১.	মসজিদ			১- ০ - ৫০০মি. ২. ৫০০মি - ১ কি.মি. ৩. ১ কি.মি. - ২ কি.মি ৪. ২ কি.মি. - ৩ কি.মি ৫. ৩ কি.মি. এর বেশী
২.	মন্দির			
৩.	গীর্জা			
৪.	কবরস্থান			
৫.	অন্যান্য (নির্দিষ্ট করুন)			

ত. কমিউনিটি প্রতিষ্ঠানের উপস্থিতি

ক্র.নং	সামাজিক প্রতিষ্ঠানের ধরণ	উপস্থিতি (হ্যাঁ/না)	দূরত্ব (কি.মি.)	দূরত্বের কোড
১.	কমিউনিটি সেন্টার			১- ০ - ৫০০মি. ২. ৫০০মি - ১ কি.মি. ৩. ১ কি.মি. - ২ কি.মি ৪. ২ কি.মি. - ৩ কি.মি ৫. ৩ কি.মি. এর বেশী
২.	খেলার মাঠ			
৩.	পার্ক/খেলার মাঠ			
৪.	অন্যান্য (নির্দিষ্ট করুন)			

থ। স্থানীয় নেতৃত্বের প্রভাব

১।	আপনাদের আন্তঃপারিবারিক ও সামাজিক সমস্যাগুলো কিভাবে মিমাংসিত হয়? (কোটের বাহিরে)		
২।	আপনারা ওয়ার্ড কমিশনার/ইউনিয়ন পরিষদের চেয়ারম্যান/মেম্বারদের মাধ্যমে কি কি অভিযোগ /সমস্যা নিরসন সমাধান পেয়ে থাকেন?		
৩।	মেম্বার /ওয়ার্ড কমিশনার আপনাদের দাবী দাওয়া সমস্যা সম্পর্কে সিদ্ধান্ত গ্রহণের জন্য স্থানীয় রাজনৈতিক নেতার সাথে পরামর্শ করেন কিনা কিংবা নেতারা নিজ উদ্যোগে চেয়ারম্যান / মেম্বারদের সাথে এই সকল বিষয়ে সিদ্ধান্ত গ্রহণে প্রভাব বিস্তার করেন কি?	হ্যাঁ	না
৪।	মেম্বার /চেয়ারম্যানগণ স্থানীয় সমস্যা স্থানীয় লোকদের অভিযোগ সমূহ স্বাধীন ভাবে নিষ্পত্তি করতে পারেন কি?	হ্যাঁ	না

এম.আর.টি, লাইন নং.

স্টেশন/ডিপো

ফর্ম নং.

দ। পরিবারে নারীর ভূমিকা/ক্ষমতায়ন

১।	পরিবারের আর্থিক/সামাজিক/ধর্মীয় বিষয়ে মহিলারা তাদের মতামত স্বামীর কাছে উপস্থাপন করতে পারেন কি?	হ্যাঁ	না
১.১।	যদি হ্যাঁ হয় তাহলে তাদের মতামত সিদ্ধান্ত গ্রহণে কার্যকর হয় কি?	হ্যাঁ	না
২	পরিবারের আয় বা অর্জিত অর্থ মহিলারা সংরক্ষণ করেন কি?	হ্যাঁ	না
২.১	যদি হ্যাঁ হয় তাহলে পরিবারের অর্জিত আয় থেকে স্বাধীনভাবে কোন অর্থ পরিবারের দৈনন্দিন খরচ করতে পারেন কি?	হ্যাঁ	না
৩	পরিবারের অর্থ খরচে বা যে কোন বিষয় বাস্তবায়নে তাদের মতামত গুরুত্ব পায় কি?	হ্যাঁ	না
৪	পরিবারের যে কোন বিষয় (আর্থিক বিষয়সহ) মহিলাদের কোন মতামত গৃহীত হয় কি?	হ্যাঁ	না
৫	মহিলাদের অর্জিত আয় নিজেরা স্বামীর অনুমতি ছাড়াও খরচ করতে পারেন কি?	হ্যাঁ	না
৬	পরিবার পরিকল্পনা গ্রহণে মহিলাদের মতামতের গুরুত্ব দেওয়া হয় কি?	হ্যাঁ	না
৭	মহিলাদের মালিকানাধীন সম্পদের বিক্রয় লব্ধ টাকা তারা সংরক্ষণ বা ব্যবহার করতে পারেন কি?	হ্যাঁ	না
৮	পরিবারের আয় থেকে কোন সম্পদ ক্রয় করলে মহিলাদের বা স্বামী স্ত্রী উভয়ের নামে রেজিস্ট্রি করা হয় কি?	হ্যাঁ	না
৯	মহিলা সদস্যের শিক্ষা/উচ্চশিক্ষা গ্রহণে পুরুষ সদস্যের মধ্যে কোন তারতম্য করা হয় কি?	হ্যাঁ	না
১০	আইন অনুযায়ী মেয়ে সন্তানের বিবাহ সঠিক বয়সে দেওয়া হয় কি না?	হ্যাঁ	না
১১	মেয়ে শিশুদের প্রজনন স্বাস্থ্য সম্পর্কে সচেতন কি না?	হ্যাঁ	না

সাক্ষাৎ গ্রহণকারীর মন্তব্য (যদি থাকে):

সাক্ষাতকারীর নাম ও স্বাক্ষর

তদন্তকারীর স্বাক্ষর:

তারিখ :

যাচাইকারী স্বাক্ষর:

তারিখ :

Area No.

Form No.

Mass Rapid Transit Line 1 and 5 (MRT 1 and 5)**Dhaka Transport Coordination Authority (DTCA)****Land valuation Survey Form**

Only for land affected Mouza

1. Identity of Respondent

Name _____

Name of Father/Husband _____, Occupation _____

Village: _____, P.S.: _____,

2 | Have you purchased land during last one year?

Yes

No

If answer is yes:

a) Date _____

b) Location of land (Mouza, Plot No.) and Category _____

c) Amount of land (Decimal) d) Purchase value of land (Except stamp and other expenditure)

3 | Have you sold any land during last one year?

Yes

No

If answer is yes:

a) Date _____

b) Location of land (Mouza, Plot No.) and Category _____

c) Amount of land (Decimal) d) Sale value of land (Except stamp and other expenditure)

4 | What are the market price of different category of land mentioned below according to your knowledge?

Sl#	Description of categories	Location of land (Mouza)	Current market price (Per decimal)	Comments
1.	Homestead			
2.	Vita/High land			
3.	Single crop			
4.	Double crop			
5.	Multi crop			
6.	Orchard			
7.	Pond (Under cultivated)			
8.	Pond (Non cultivated)			
9.	Fallow land			
10.	Road			
11.	Nayanjuli			
12.	Others(Please mention)			

Name & Signature of Respondent _____

Area No.

Form No.

Mass Rapid Transit Line 1 and 5 (MRT 1 and 5)

Dhaka Transport Coordination Authority (DTCA)

Tree Valuation Survey Form

What are the present market prices of the following trees according to your knowledge?

Sl#	Name of tree	Market price of tree (as per age)				Comments
		Big	Medium	Small	Sapling	
1.	Mango					
2.	Jackfruit					
3.	Black berry					
4.	Litchi					
5.	Guava					
6.	Tamarind					
7.	Koroi					
8.	Segun					
9.	Mehagini					
10.	Neem					
11.	Paya					
12.	Debdaru					
13.	Silk cotton plant					
14.	Rain tree					
15.	Akasmoni					
16.	Bayna					
17.	Krishnachura					
18.	Ucapliptus					
19.	Banana					
20.	Marmeloos					
21.	Hog plum					
22.	Bamboo					
23.						
24.						
25.						
26.						
27.						
28.						

Name & Signature of Respondent _____

Area No.

Form No.

Mass Rapid Transit Line 1 and 5 (MRT 1 and 5)**Dhaka Transport Coordination Authority (DTCA)****Structure Replacement Value Survey Form**

SL	Particular of Structure			Measurement of Structure		Replacement value	Comments
	Roof	Fence	Floor	Quantity	Code*		
1	Pucca	Pucca	Pucca				
2	Pucca	Pucca	Pucca				
3	Tin	Pucca	Pucca				
4	Tin	Pucca	Pucca				
5	Tin	Tin	Pucca				
6	Tin	Tin	Pucca				
7	Tin	Soil	Katcha				
8	Tin	Straw	Katcha				
9	Straw	Straw	Katcha				
10	Straw	Soil	Katcha				
11							
12							
13	Latrine (Katcha)						
14	Latrine (Slab)						
15	Latrine (Pucca)						
16	Tubewell						
17	Draw well						
18	Well						
19	Drain						
20	Fencing by straw						
21	Fencing by Tin						
22	Boundary Wall (Brick) “						

*Infrastructure Unit Code 1. Sft, 2. Rft 3.Cft 4. Number

Name & Signature of Respondent _____

The list of affected wage number of MRT Line-5

SL#	Station Name	Unskilled	Skilled	Total
1	Hemayetpur	40	4	44
2	Boliarpur	18	2	20
3	Modhumoti	0	0	0
4	Aminbazar	169	15	184
5	Gabtolli	37	8	45
6	Darus Salam	8	1	9
7	Mirpur -1	4	1	5
8	Mirpur-10	7	0	7
9	Mirpur-14	0	0	0
10	Kachukhet	15	1	16
11	Banani	20	0	20
12	Noutun Bazar	62	10	72
13	Vatara	71	8	79
14	Depot Area	8	0	8

List of PAPs are deleted for the protection of individual information

Annex-IV: TOR for RAP Implementing Agency

Government of the People's Republic of Bangladesh

Dhaka Mass Transit Company (DMTC)

Mass Rapid Transit (MRT) Line 5

TERMS OF REFERENCE FOR RAP IMPLEMENTING NGO (INGO)

1. Introduction

The Government of Bangladesh with the financial loan from Japan International Cooperation Agency (JICA) has undertaken a project in order to alleviate traffic congestion and reduce air pollution in Dhaka City by constructing mass rapid transit system, thereby contributing to the economic and social development of Greater Dhaka Region and of the MRT Line 5 was prioritized as high priority project by Revised Strategic Transport Plan (RSTP) for Dhaka.

The length of the MRT line 5 will be 35 km with 14 stations and one depot area. The stations are located both on the surface and underground and there is a depot area. The depot for this MRT line will be constructed in Hemayetpur. The stations are located both on the surface and underground and there is a depot area. The depot for this MRT line 5 will be constructed in Hemayetpur and the stations are in Hemayetpur, Baliapur, Bilamalia, Amin Bazar, Gabtoli, Dar-Us-Salam, Mirpur-1, Mirpur-10, Mirpur 14, Kochukhet, Banani, Gulshan2, Notun Bazar and Vatara. Among these stations five are on surface and rest nine are underground.

The average outer diameter of the tunnel is 7m and standard length of station is 300m. The metro tunnels will range from 20m to 50m below the ground in different locations with average dept of 30 meter. In some areas, the tunnels and underground stations will need to pass underneath existing homes and businesses which will restrict the expansion and extension particularly in height for the future construction, extension or utilization of the underground as well as surface of their inhabited area. In these cases DMTC will purchase or compensate the inhabitants (owners) for this imposed restriction. This can be termed as purchasing a subsurface easement from the property owner without affecting the existing infrastructures on the surface. The subsurface area for easement for all the stations depends on the area and location of the stations. The status of these stations and potential area for easement for the tunnel and underground stations and potential affected area for the elevated stations are shown in the Table 1.

Table 1 Statuses of the Stations and Potential Affected Area for Easement for Underground Tunnels and Stations and Potential Affected Area for Elevated Stations of MRT Line 5

SI No	Name of the Station	Tunnels passing under the Settlements (Residential and Commercial area)	Status of the Station	Length (m)	Affected Width (m)	Total Affected Area (ha)
				Potential Affected Area for Easement for Tunnels and Underground Stations (length X width= Total Area)		

a)	--	Gabtohi -- Dar-Us-Salam/Tolarbag	--	240	14	0.336
b)	--	Dar-Us-Salam/Tolarbag -- Mirpur 1(Sonny Cinema Hall)	--	120	14	0.168
c)	--	Kochukhet/Mirpur 13 -- Banani/Kamal Ataturk	--	1350	14	1.89
1	Gabtohi	--	Underground	300	6	0.18
2	Dar-Us-Salam	--	Underground	300	6	0.18
3	Mirpur 1	--	Underground	300	6	0.18
4	Mirpur 10	--	Underground	300	6	0.18
5	Mirpur 14	--	Underground	300	6	0.18
6	Kochukhet	--	Underground	300	6	0.18
7	Banani	--	Underground	300	6	0.18
8	Gulshan 2	--	Underground	300	6	0.18
9	Notun Bazar	--	Underground	300	6	0.18
				Potential Affected Area for Elevated Stations (length X width= Total Area)		
10	Hemayetpur	--	Elevated	185	30	0.56
11	Baliarpur	--	Elevated	185	30	0.56
12	Bilamalia	--	Elevated	185	30	0.56
13	Amin Bazar	--	Elevated	185	30	0.56
14	Vatara	--	Elevated	185	35	0.65

This Resettlement Action Plan (RAP) for the project that complies with the Resettlement Framework (RF) prepared, based on relevant national law of the Government of Bangladesh (GoB) Acquisition and Requisition of Immovable Property Ordinance 1982 (ARIPO), amended in 1993 and 1994 and with the policy of the JICA Guidelines for Environmental and Social Considerations and the World Bank OP 4.12. A RAP Implementing NGO (INGO) or Social Consulting Firm i.e. IA will be engaged by Dhaka Mass Transit Company (RAP) for implementation of the RAP.

2. Description of the Project

The project area extends in both Dhaka North City Corporation (DNCC) and Dhaka South City

Corporation (DSCC) and Savar Upazila starting from Hemayetpur, extended towards east and ended at Vatara. The users would be able to use other lines like line 1 and line 6 through junction facilities. Total length of the MRT line 5 is 35 Km with one depot in Hemayetpur in Savar Upazila. There are 14 stations and five of them will be on the surface and rest will be underground. However, the survey did not identify any affected unit in Gulshan 2 station area.

The project needs to acquire 26.85 hectare of private land, mainly for the depot area and 4.01 ha of land will be needed for subsurface easement. Rest of the components will be mostly on the government land along the existing road network of the city. However, it is estimated that additional 1.57 ha of land will be required in different pockets along the route, mainly in the station areas. A total of 3047 people in 721 (PAUs) that include HHs, CBEs and CPRs have been identified in the RoW of the project to be affected

3. SCOPE OF WORK- GENERAL

The general scope of work shall include i) dissemination of information as described in the policy framework regarding RAP implementation procedure; ii) conducting public consultations, iii) assisting Project Directors and his/her staff in implementation of the Resettlement Action Plan (RAP) and iv) maintain close co-ordination with National Resettlement Specialist (NRS)& RAP (Executing Agency) staff. Displacement and other impacts due to the project are shown in the table below-

Table 2 Displacement of PAHs and Impacts by Location

Station Name	Location wise Number of PAHs						Total
	Loss of Residence	Loss of Business	Loss of Business and Residence	Loss of Residence by Rented	Vendors on Govt. land	Others	
Hemayetpur	02	17	00	00	21	00	40
Baliarpur	00	03	00	00	09	00	12
Bilamalia	00	00	00	02	05	00	07
Amin Bazar	01	51	01	03	50	00	106
Gabtolli	00	07	00	00	08	00	15
Dar-Us-Salam	00	01	00	00	27	00	28
Mirpur-1	00	01	00	00	16	00	17
Mirpur-10	00	00	00	00	314	00	314
Mirpur-14	00	00	00	00	04	00	4
Kochukhet	00	00	00	00	38	00	38
Banani	01	04	00	00	08	00	13
Gulshan 2	00	00	00	00	00	00	00
Notun Bazar	00	10	00	00	37	00	47
Bhatara	05	16	03	10	42	02	78
Depot Area	01	01	00	00	00	00	02
Total	10	111	04	15	579	02	721

A list of the affected households with demographic and socioeconomic information will be provided to the implanting agency (IA) by RAP.

Key implementation issues in the delivery of the tasks includes: (i) consultation and stakeholder participation; (ii) dissemination of relevant information; (iii) assisting executing agency (RAP) in

payment of compensation and other resettlement grants (iv) assisting affected persons (APs) in the process of resettlement.

4. SCOPE OF WORK- SPECIFIC TASKS

4.1 Information Campaign: The consultant will design, plan and implement an information campaign in the affected areas to facilitate the implementation of RAP. The campaign would include measures such as distribution of information booklets, leaflets, notices and other materials among the APs, carrying out community meetings, public announcements and any other measures necessary to provide information to all APs in the project area. The consultant will assist the APs during pre and post relocation period. The IA staff will also assist APs, where necessary, in preparing grievance redress cases for consideration by the GRCs. Assistance to DMTC in payment of Resettlement Benefits to APs. The selected Implementing agency will be responsible to assist DMTC in processing entitlements for the APs and making payment of resettlement benefits to them. The IA will compile and process data and develop & operate a menu driven computerized Management Information System (MIS) for preparation of entitled persons file and entitlement card for EPs.

4.2 Identification of Entitled Persons: Consult census/survey data and prepare final list of affected households, commercial business enterprises and community establishment now staying within the ROW from the list.

4.3 Assistance to APs during relocation: The IA will assist the APs during pre and post relocation period in close coordination with Resettlement Advisory Committee (RAC) and DMTC

4.4 Assistance to DMTC in Payment of Resettlement Benefits to APs: The selected Agency will assist DMTC in processing entitlements for the APs and making payment of resettlement benefits to them. The Agency will compile and process data and develop & operate a menu driven computerized Management Information System (MIS). The IA will prepare Entitled Person (EP) files with type and quantity wise losses and Entitlement Card (EC) mentioning amount of compensation/benefits for each of the EPs and prepare Indent mentioning category wise amount of compensation /benefits. The indent would be approved by the Project Director before making payment. The IA will prepare payment debit voucher on behalf of DMTC and assist DMTC in preparing Measurement Book. The debit voucher will be signed jointly by IA and EA representative and the cheque will be signed by IA and be issued in public place in presence of LGI representatives. The DMTC will place fund with Implementing Agency for making payment and the IA will submit vouchers with other documents on regular basis to the Project Director after making payment.

5. RAP Implementation Schedule and Tasks

The implementation of the RAP is scheduled to start from 1st January 2020 and expected to be completed by 31st December 2024. The IA will be deployed for a period of 60 (sixty) months and will be responsible to implement all resettlement activities stated in the TOR. The Project Director, in consultation with the National Resettlement Specialist (NRS) of the CSC will provide

time schedule as per the requirement of the resettlement program. The Implementing Agency will assist DMTC but not necessarily limited to the following:

5.1 Information Campaign and RAP Disclosure: The IA will carry out consultation regarding policies and options and collection of legal documents required to claim compensation. Property owners require being advised/helped to gather all required documents. The affected people will be made aware of the GRC procedures for disputes over claims.

5.2 Disbursement of Compensation: Payment of compensation to titled and non-titled owners will be processed and paid by DMTC through implementing agency with assistance from NRS of the CSC. The Resettlement Specialist will supervise and monitor the process and the IA will keep record of the payments and report to the DMTC on monthly basis.

5.3 Notice for Encumbrance Free: Written notice will be given to individual affected persons at completion of payment of all compensation/entitlement from DMTC. The DMTC will keep records of issuance date of notice for making ROW encumbrance free signed by both DMTC and EPs.

5.4 Taking-over and handing-over sites: The IA will assist DMTC take-over acquired land from DC office and then hand-over to contractors. Contractors will move into sites the day following expiration of the encumbrance free notice.

6. Major Activities to be performed by Implementing Agency

The selected Agency will assist DMTC in implementing successfully all stipulations agreed in the RAP in their entirety, fairly and transparently. In this context, the major functions to be performed by the Implementing Agency are:

A. Information dissemination and feedback:

(i) Ensure dissemination of the project and resettlement policy related information to the project-affected persons and others (community groups, local administration, etc.) that might be considered instrumental in the effective and transparent implementation of the RAP. Even though the RAP recommends some dissemination mechanisms, the IA can suggest more in the process of its implementation and would gather information and disseminate it upward to the project authority.

(ii) During implementation of the project, extensive consultation and collaboration with key stakeholders on a continued basis is planned. The selected IA will be required to assist DMTC in organizing such consultation programs and facilitate consultation with local government representatives, local leaders, etc.

B. Assisting APs in resettlement process:

(i) The main purpose is to make the APs and entitled persons (EPs) aware of the project goals, importance, GRC procedures, compensation entitlement and receiving procedures, etc. Some of the major activities are: (a) Inform the EPs about the documents required for claiming

compensation from DC office & resettlement benefit from DMTC (b) checking with the APs to make sure that they have all the required documents to claim compensation from DC and DMTC (c) whether or not there are usufruct rights of others on the properties within ROW and informing the people with such rights about the compensation policies.

(ii) Inform the AP households, especially the vulnerable ones, about the “compensation in cash and/or kind” option stipulated in the RAP and ensure fulfillment of the choices made by them.

(iii) Counseling and helping the households, whose previous incomes have been seriously affected, to find alternative source of income.

C. Grievances redress procedure

The selected IA will play vital role in the grievance redress process. The most important preconditions for doing this with maximum effectiveness are that the IA operatives will build personal rapport and confidence with the APs and will be fully aware of all socioeconomic problems/issues arising from the project. Among other things, the IA will:

(i) Ensure that the APs are fully aware of the grievance redress procedure and the process of bringing their complaints to the grievance redress committees (GRCs).

(ii) Assist the APs in any usual manner (e.g., preparing applications, accompanying them to the hearing and explaining the grievance to the GRCs and the like) to bring the complaints to the committee.

(iii) Impartially investigate the veracity of the complaints and try to settle them amicably, fairly and transparently before they go to the redress committee or the courts of law.

(iv) For more focused work in this area, the IA will prepare a list of problem cases in implementation of RAP. In doing so, the IA will pay special attention to the problems and needs of the vulnerable APs and recommend to the DMTC with probable mitigation measures.

D. Information management

The selected IA will collect computerized Census and SES data related to the pre-acquisition condition of the AP households and the nature and magnitude of all categories of losses as well as the compensation thereof determined by DMTC. All essential information will have to be generated by using one or more menu-driven MIS. Among other things, the IA will:

(i) Collect CCL from the DC office and prepare statement for assessing additional payment on the basis of quantity of affected properties and RAP PVAC rate.

(ii) Collect and computerize all information related to different types of payments and additional supports provided to the entitled person (EP) and update the EP file and EC.

(iii) Prepare 'entitlement card' for the individual EPs as per their types of losses and the amount of compensation due for each type of loss from legal title and the amount of additional compensation/resettlement benefits if any, to be paid by DMTC through IA.

(iv) Record and maintain details of the issues/disputes causing delay in the disbursement/receipt of compensation and the persons involved in them, including the cases brought to the courts of law, if there is any.

(v) Document information on the cases, with reasons, brought to and resolved by the GRC, with decisions going in favor of or against the complainants.

(vi) Collect and maintain relocation information on the homestead losers by categories of EP households such as legal owners, squatters, tenants and others.

E. Progress reports

The RAP requires that all APs are paid the stipulated compensations/entitlements before they are evicted from the properties and/or construction work begins. The selected IA will provide DMTC weekly report on the progress in RAP implementation, including any issue that might be hindering progress, separately for each bridge. The report will be brief consisting of both quantitative and qualitative information on:

(i) The IA in its report should reflect the status of total number of EPs identified by DC for compensation and progress of payment in a particular period and resettlement benefits paid against DC's payment and other benefits as per RAP policy by zones and EP categories.

(ii) Number of focus groups formed and meeting held with the affected persons with issues discussed.

(iii) Number of vulnerable affected households male headed and female headed have received cheques and be deployed in project civil works according to their eligibility.

(iv) Number of cases received by the Grievance Redress Committee indicating the types of grievance made in favor of or against the complainants.

(v) Any other issues that are relevant to implementing the policies stipulated in the RAP.

F. Staff requirements

The IA is free to determine the number of members to be working in the team. A bar chart shall indicate the proposed timing of their input. The team members shall meet the following criteria:

(i) The Team Leader (Resettlement Specialist) is the spokesman for the Implementing Agency. He/she shall hold Masters in Social Science and have at least 10 years of relevant experience in implementation of RAP, report writing etc. He shall have conducted at least 5 trainings/workshops in Resettlement Issues, and must be fluent in English.

(ii) The Deputy Team Leader (Resettlement Expert) will assist Team Leader in RAP Implementation process. He shall hold Masters in Social Science and have at least 10 years of relevant experience in implementation of RAP. He shall have conducted at least 5 trainings/ workshops in Resettlement Issues, and must be fluent in English.

(iii) MIS specialist shall hold a degree in Statistics, Mathematics or Computer Science having more than 10 years of relevant experience in Resettlement tools (EP/EC), and be fluent in English.

(iv) Gender and livelihood development specialist will have at least masters in any discipline with 7 years experience in the relevant field.

(v) Area Manager shall hold Masters in Social Science and have at least 5 years of relevant experience in implementation of RAP. He shall have conducted at least 3 trainings/ workshops in Resettlement Issues, and must be fluent in English.

(vi) Enumerators shall be graduates with at least two years relevant experience

G. Implementing Agency selection criteria:

The Implementing Agency should have registration with concern Authorities and experience in implementation of Resettlement Action Plan. The IA will be selected through quality and cost based selection method.

H. Implementation arrangements

The Implementing Agency has to keep office near the concerned locality (more than one in each zone) during the time of implementation of the RAP in order to ease contact with the APs, the cost of which will be specified in the budget.

The IA will make its own transport arrangements, which will be reflected in the budget.

The Project Director

Mass Rapid Transit (MRT) Line 5

Dhaka Mass Transit Company (DMTC)

Dhaka

**Stakeholders Meetings (SM)
On
Resettlement Issues of PAPs**

MRT Line : 5

Name of the Station	:	Boliarpur
Place of Meeting	:	Jamia Islamia Arabia Madrassa
Date	:	28.02.2017
Time	:	Start 3:45 PM and extended up to 5:55 PM
Presided by	:	Mr Saiful Islam Chairman, Bongaon Union Parishad

A stakeholders meeting on MRT Line-5 project was held on February 28, 2017 at Jamia Islamia Arabia Madrassa. The meeting was organized by BCL on behalf of DTCA and JICA. Mr. Faruque Ahmed, Survey Coordinator and MIS Specialist MRT Line – 1 and 5 anchored the meeting

Objective of the Meeting:

The main objective of the stakeholders meeting is to maximize the benefits from the project and to minimize negative impacts of the project. Apart from the intended objective to enhance the positive impacts and to mitigate the negative impacts, the consultation process is also aimed.

- Apprise the people of the station area about the Mass Rapid Transit (MRT) project., components, alignment land acquisition, impacts, etc.
- Apprise the people of the Boliarpur station area about the MRT Line-1 & 5 project, components, alignment, land acquisition, impacts, etc.
- Make the potential affected people known about the loss of land and other assets and preliminary packages of compensation, resettlement benefits and resettlement process.
- Collect views and suggestion from representatives of different groups including direct and indirect affected households, business enterprises, land loser, owner and employee of CBE's, local businessman, women, member of vulnerable groups, local elite, community leaders, locally active NGO's etc.
- Involve and motivate local elites, local political leaders, Local government representatives, teachers for smooth and efficient designing of the project and planning resettlement program towards successful implementation of the project.
- Create accountability and sense of local ownership during project implementation.

Guest:

Mr Saiful Islam Chairman, Bongaon Union Parishad

Consultants:

Dr Hafiza Khatun, Deputy Team Leader, Resettlement Specialist

Mr Ashraful Alam Sarker, Social Environmental Consideration, JICA Study Team

Mr. Faruque Ahamed, Survey Coordinator and MIS Specialist

Mr. Refaul Ehsan, IT Specialist

Number of Participants:

1. Guest and Consultant-05
2. Business Men-39
3. Service-02
4. Member-02
5. Driver-04
6. Mechanics -03
7. Student-01

List of participants (Male-52 and Female-01) is attached

Contents of the meeting:

1. Introductory speech on MRT project in Bangladesh
2. Key note presentation
3. Presentation on Resettlement and compensation
4. Consultation and opinion of stakeholders
5. Speech of the chief guest
6. Conclusion

Inaugural Speech:

In the inaugural speech Mr. Faruque Ahamed shared his experience and introduced other guests. Mr. Faruque Ahamed briefly discussed about the background of the project and explained the necessity for the project and massive social and economic benefit the metro rail service is going to provide to the commuters of the capital city. He also highlighted the compensation and resettlement policy adopted by the present Govt. for the PAPs and other stakeholders



Key Note Presentation:

Mr Ashraful Alam from the JICA study team member, introduced MRT lines of Dhaka City. He explained the objectives and implementation of Mass Rapid Transit Line 1, 5 & 6. He also described it's route construction, operation and other benefits of Metro Rail. He detailed the participants about environmental impacts that include air pollution and noise pollution and marshy land of the project.



He also made power point presentation and animation on MRT line viaduct and underground ways route and stations.

Presentation on Resettlement and Compensation

Dr. Hafiza Khatun in her speech explained the process of payment of compensation and resettlement benefits. She told that people of this area are by now experienced about the land acquisition process because of infrastructure development project undertaken by the Roads and Highways Department. On behalf of the government Deputy Commissioner considers the recorded price of land transacted during the past 12 months of the project area plus 50% premium on the assessed value of the property for compulsory acquisition which remain below the replacement value.

In 1980s World Bank has taken initiative to safeguard the standard of living and source of income of the affected people. World Bank has given its Operational Directive (OD) 4.30 on Involuntary Resettlement which stipulates that PAPs would be at least as well off as they would have been in the absence of the project.

GoB now raised the compensation of the affected land and property three time higher than that of mouza rate but this has not been in acted as law of the land.

- The management of the compensation:
 - a) It is the intension of the Govt. to minimize adverse impact on Private land and properties.
 - b) The mitigation measure for all loses are almost cash compensation.
 - c) No one will lose the land or structure before being fully paid for their losses.
 - d) This is a donor funded project so in addition to cash compensation there is provision for livelihood restoration.
 - e) To take care of the landless and jobless people their standard of living will be restored at least pre-project level.
 - f) There is option for vocational training, for the vulnerable people for restoration of their livelihood.
 - g) Project Authority will also ensure payment of additional resettlement assistance to the vulnerable and female headed households for sustenance of their income .
 - h) The project intends to provide relocation and rehabilitation facilities

For the well being of the affected people project authority will collect detailed information about the socio-economic status of the PAPs. During socio-economic survey of PAPs and properties they can provide accurate information to the survey team.

It is a pre-feasibility study, so after feedback during implementation of the project RAP will be updated and improved for the benefit of PAPs of the project.

Opinions and suggestions of the PAPs:



- Mr Nazimuddin, Ex member of the Union Council wanted to know about the alignment of the Metro Rail project and the quantum of acquisition of private land would be affected.
- Mr Al-Amin, Member of the Bongaon Union raised the question about the land acquisition.
- Mr Nazim again raised a question why Metro rail will run beyond Dhaka extending up to Boliarpur ?
- Mr Md Din Islam wanted to know the exact calculation of land required for the MRT line.

Dr Hafiza Khatun also added that we will try to use public land if required but then very small amount of land from the private owners will be needed.

- Mr Ashrafal Alam Sarker said that the North side of the road is more developed than the South. This village is very old and historical with mosque, madrassas, and other structures. He also told that for the location of station southern side of the road will be good. So, he and his other companions agreed to re-locate the station on the south side in vacant land.
- Mr Abdul Awal an elite person of the Boliarpur, emphasized about the location of the station and land value per decimal. Mouza rate and market rate is not same, it varies, so, how they will compensate by cash payment?

Dr Hafiza replied after assessing the land value and property value DC will pay the compensation of land and property to the affected persons following mouza rate. After payment of compensation made by DC, project authority will pay the additional amount of money to cover up the market price of affected land and properties.

- Mr Alamin wanted that for the station land should be taken from southern side.
- Md Baharuddin urges to re-locate the station on the north.

Mr Ashrafal Alam explained how the project authority will minimize the acquisition of private property.

- Mr. Chairman:



He shared his experience of loss of land property about 300 bigha.

Modhumoti & Eastern housing has taken vast land and waste management project also taken the land at very low cost.

For the Hemayetpur Depo vast land from Bonogaon village may be acquired.

He wants the proper compensation from GoB. He will co-operate with Government for any development project. They do not want to lose their inherited land. He agreed to the proposed of assessing accurate value of land for compensation.

He emphasized that the location of station should be in south of the road.

The meeting closed with the thanks to all participants.

Stakeholders Meetings (SM)

Metro Rail Line : 5

Name of the Station : Hemayetpur
Place of Meeting : A. M International School & College
Date : 26.02.2017
Time : Start 3:25 PM and extended up to 6:10 PM
Presided by : Mr .Md. Fakhru Alam (Samar), Tetuljur Union Parishad

A stakeholders meeting on MRT Line-5 project was held on February 25, 2017 at A. M International School & College. The meeting was organized by BCL on behalf of DTCA. Mr. Rezaul Karim Chowdhury, Team Leader MRT Line – 1 and 5 anchored the meeting

Objective of the Meeting:

The main objective of the stakeholders meeting is to maximize the benefits from the project and to minimize negative impacts of the project. Apart from the intended objective to enhance the positive impacts and to mitigate the negative impacts, the consultation process is also aimed.

- Apprise the people of the station area about the Mass Rapid Transit (MRT) project., components, alignment land acquisition, impacts, etc.
 - Apprise the people of the Hemayetpur station and Depo area about the MRT Line-1 & 5 project, components, alignment, land acquisition, impacts, etc.
 - Make the potential affected people known about the loss of land and other assets and preliminary packages of compensation, resettlement benefits and resettlement process.
 - Collect views and suggestion from representatives of different groups including direct and indirect affected households, business enterprises, land loser, owner and employee of CBE's, local businessman, women, member of vulnerable groups, local elite, community leaders, locally active NGO's etc.
 - Involve and motivate local elites, local political leaders, Local government representatives, teachers for smooth and efficient designing of the project and planning resettlement program towards successful implementation of the project.
 - Create accountability and sense of local ownership during project implementation.

Guest:

Union Parishad Chairman of Tetuljur Union Mr. Md Faqru Alam (Samar).

Consultants:

Mr. Rezaul Karim Chowdhury, Team Leader, Resettlement Specialist
Dr Hafiza Khatun, Deputy Team Leader, Resettlement Specialist
Mr Ashraf Alam Sarker, Social Environmental Consideration, JICA Study Team
Mr. Faruque Ahamed, Survey Coordinator and MIS Specialist
Mr. Refaul Ehsan, IT Specialist

Number of Participants:

1. Guest and Consultant-06
2. Business Man-44
3. Service-06
4. Student-04
5. Teachers-01
6. Surveyor-01

List of participants (Male-55 and Female-01) is attached

Contents of the meeting:

1. Introductory speech on MRT project in Bangladesh
2. Key note presentation
3. Presentation on Resettlement and compensation

4. Consultation and opinion of stakeholders
5. Speech of the chief guest
6. Conclusion

Inaugural Speech:

In the inaugural speech Mr. R K Chowdhury shared his experience and introduced other guests. Mr. R K Chowdhury briefly discussed about the background of the project and explained the necessity for the project and massive social and economic benefit the metro rail service is going to provide to the commuters of the capital city. He also highlighted the compensation and resettlement policy adopted by the present Govt. for the PAPs and other stakeholders



Key Note Presentation:

Mr Ashraful Alam from the JICA study team member, introduced MRT lines of Dhaka City. He explained the objectives and implementation of Mass Rapid Transit Line 1, 5 & 6. He also described its route construction, operation and other benefits of Metro Rail. He detailed the participants about environmental impacts that include air pollution, noise pollution and marshy land of the project.

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Dr. Hafiza Khatun in her speech explained the process of payment of compensation and resettlement benefits. She told that people of this area are by now experienced about the land acquisition process because of infrastructure development project undertaken by the Roads and Highways Department. On behalf of the government Deputy Commissioner considers the recorded price of land transacted during the past 12 months of the project area plus 50% premium on the assessed value of the property for compulsory acquisition which remain below the replacement value.

In 1980s World Bank has taken initiative to safeguard the standard of living and source of income of the affected people. World Bank has given its Operational Directive (OD) 4.30 on Involuntary Resettlement which stipulates that PAPs would be at least as well off as they would have been in the absence of the project.

GoB now raised the compensation of the affected land and property three time higher than that of mouza rate but this has not been in acted as law of the land.

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 - b) The mitigation measure for all loses are almost cash compensation.
 - c) No one will lose the land or structure before being fully paid for their losses.
 - d) This is a donor funded project so in addition to cash compensation there is provision for livelihood restoration.
 - e) To take care of the landless and jobless people their standard of living will be restored at least pre-project level.
 - f) There is option for vocational training, for the vulnerable people for restoration of their livelihood.
 - g) Project Authority will also ensure payment of additional resettlement assistance to the vulnerable and female headed households for sustenance of their income.
 - h) The project intends to provide relocation and rehabilitation facilities

For the well being of the affected people project authority will collect detailed information about the socio-economic status of the PAPs. During socio-economic survey of PAPs and properties they can provide accurate information to the survey team.

It is a pre-feasibility study, so after feedback during implementation of the project RAP will be updated and improved for the benefit of PAPs of the project.



Public Opinions:

- Mr Moniruzzaman, a representative from AKH group wanted to know the exact location of the metro project in between their land. He told that small part of a building might fall inside the project.
- Mr Golam Rustom, a representative from Jalalabad Group wanted to know about design of the alignment. If there is any design change?
- Haji Alam Chand said the road alignment along the south side will be better. He also added that they should get compensation quickly without any hassle. In the reply Mr Ashraful Alam said they will place this issue to the GoB and donor body for solution.



Speech of the Chairman of the Meeting:

The meeting presided by the Chairman of this area and he told there are many projects in and around the area. So, they are not newly experienced. He also added that the present Govt's aim is to proceed with the development project like metro rail. He further told that present govt. is successful to implement the Padma Bridge Project. Many people can not understand the development project. He welcomed the metro rail project in his area.



Before closing the meeting, team leader Mr. Rezaul Karim Chowdhury thanked everyone present.

Stakeholders Meetings (SM)

MRT- 5

Name of the Station : Aminbazar
Venue of the Meeting : Mirpur Mofid-E-Aam School and College, Aminbazar
Date : 02.03.2017
Time : Start 3:40 PM and extended up to 6:15 PM
Presided by : Mr Anowar Hossain, Amin Bazar Union Parishad

A stakeholders meeting on MRT Line-5 project was held on March 2, 2017 at Mirpur Mofid-E-Aam School and College, Aminbazar. The meeting was organized by BCL on behalf of DTCA. Mr. Rezaul Karim Chowdhury, Team Leader MRT Line – 1 and 5 anchored the meeting

Objective of the Meeting:

The main objective of the stakeholders meeting is to maximize the benefits from the project and to minimize negative impacts of the project. Apart from the intended objective to enhance the positive impacts and to mitigate the negative impacts, the consultation process is also aimed.

- Apprise the people of the station area about the Mass Rapid Transit (MRT) project., components, alignment land acquisition, impacts, etc.
- Apprise the people of the Aminbazar station area about the MRT Line-1 & 5 project, components, alignment, land acquisition, impacts, etc.
- Make the potential affected people known about the loss of land and other assets and preliminary packages of compensation, resettlement benefits and resettlement process.
- Collect views and suggestion from representatives of different groups including direct and indirect affected households, business enterprises, land loser, owner and employee of CBE's, local businessman, women, member of vulnerable groups, local elite, community leaders, locally active NGO's etc.
- Involve and motivate local elites, local political leaders, Local government representatives, teachers for smooth and efficient designing of the project and planning resettlement program towards successful implementation of the project.
- Create accountability and sense of local ownership during project implementation.

Guest:

Mr Anowar Hossain, Chairman, Amin Bazar Union Parishad

Consultants :

Mr. Rezaul Karim Chowdhury, Team Leader, Resettlement Specialist
Dr Hafiza Khatun, Deputy Team Leader, Resettlement Specialist
Mr Ashsraful Alam Sarker, Social Environmental Consideration, JICA Study Team
Mr. Faruque Ahamed, Survey Coordinator and MIS Specialist
Mr. Refaul Ehsan, IT Specialist

Number of Participants:

1. Guest-06
2. Business Man-54
3. Service-03
4. Housewife-02
5. Imam-01

6. Masson -01

List of participants (Male-58 and Female-03) is attached

Contents of the meeting:

1. Introductory speech on MRT project in Bangladesh
2. Key note presentation
3. Presentation on Resettlement and compensation
4. Consultation and opinion of stakeholders
5. Speech of the chief guest
6. Conclusion

Inaugural Speech:

In the inaugural speech Mr. R K Chowdhury shared his experience and introduced other guests. Mr. R K Chowdhury briefly discussed about the background of the project and explained the necessity for the project and massive social and economic benefit the metro rail service is going to provide to the commuters of the capital city. He also highlighted the compensation and resettlement policy adopted by the present Govt. for the PAPs and other stakeholders



Key Note Presentation:

Mr Ashraful Alam from the JICA study team member, introduced MRT lines of Dhaka City. He explained the objectives and implementation of Mass Rapid Transit Line 1, 5 & 6. He also described it's route construction, operation and other benefits of Metro Rail. He detailed the participants about environmental impacts that include air pollution and noise pollution and marshy land of the project.



He also made power point presentation and animation on MRT line viaduct and underground ways route and stations.

Presentation on Resettlement and Compensation

Dr. Hafiza Khatun in her speech explained the process of payment of compensation and resettlement benefits. She told that people of this area are by now experienced about the land acquisition process because of infrastructure development project undertaken by the Roads and Highways Department. On behalf of the government Deputy Commissioner considers the recorded price of land transacted during the past 12 months of the project area plus 50% premium on the assessed value of the property for compulsory acquisition which remain below the replacement value.

In 1980s World Bank has taken initiative to safeguard the standard of living and source of income of the affected people. World Bank has given its Operational Directive (OD) 4.30 on Involuntary Resettlement which stipulates that PAPs would be at least as well off as they would have been in the absence of the project.

GoB now raised the compensation of the affected land and property three time higher than that of mouza rate but this has not been in acted as law of the land.

- The management of the compensation:
 - a) It is the intension of the Govt. to minimize adverse impact on Private land and properties.
 - b) The mitigation measure for all loses are almost cash compensation.
 - c) No one will lose the land or structure before being fully paid for their losses.
 - d) This is a donor funded project so in addition to cash compensation there is provision for livelihood restoration.
 - e) To take care of the landless and jobless people their standard of living will be restored at least pre-project level.
 - f) There is option for vocational training, for the vulnerable people for restoration of their livelihood.
 - g) Project Authority will also ensure payment of additional resettlement assistance to the vulnerable and female headed households for sustenance of their income .
 - h) The project intends to provide relocation and rehabilitation facilities

For the well being of the affected people project authority will collect detailed information about the socio-economic status of the PAPs. During socio-economic survey of PAPs and properties they can provide accurate information to the survey team.

It is a pre-feasibility study, so after feedback during implementation of the project RAP will be updated and improved for the benefit of PAPs of the project.

Opinions and Suggestions:

- Mr F. Uddin from the local elite wanted to know about the distance of land to be acquired from the R&H acquired land.
- Mr Akhil Khandaker, a leader of a political party also wanted to know about the exact location of station and how much land may be required for the project or station?
- Mr Azharul Islam a resident of Aminbazar wanted to know diameter of the pillar of viaduct way and gap between the two pillars.
- Mr Hamidur Rahman asked about design, land value and it's compensation. He added that GoB assessed value as per mouza value which is very low but now market value is much more higher than mouza value.

He also pointed out the value of structures which is given by the govt. is below the market price.

Dr Hafiza Khatun replied that the project would not need land for the road but some land for the station. As the alignment of MRT Line-5 is almost along the existing road and somewhere it is viaduct and somewhere underground.

- The compensation must be given by the logical assessment of the land/property value.
- The project authority also assured the affected person will be compensated adequately so that their standard of living be restored at least to the pre-project level if not higher.
- Market value of affected land and property will be assessed by a competent committee and based on the market value and adequate composition would be paid to PAPs.
- As the project is donor funded GoB has adopted involuntary resettlement policy to rehabilitate the affected people in addition to payment of cash compensation.
- Mr Anowar Hossain, Chairman of Aminbazar Union expressed his sincere desire to co-operate with the development project by the GoB. He also expressed his concern for the small business holders, vendors, slum people and wanted to do something for them.

Mr Rezaul Karim Chowdhury emphasized about the compensation for all level and group of affected people.

- If a shop is relocated then the owner, helper and others who are dependent on the shop will be compensated.
- We need to collect correct information from the affected people.

Dr Hafiza Khatun also noticed that if anyone is not paying tax, or some may have no trade license or may have no proper authority must give correct information. The development for everyone, so every affected person should be compensated by the government.



At last the meeting was concluded with warm thanks.

Stakeholders Meetings (SM)
Metro Rail Line: 5

Name of Station	:	Aminbazar
Place of Meeting	:	Mofid-E-AM School & College
Date	:	27 th April, 2017
Time:	:	Start 3:30 PM and continued up to 6:40 PM
Presided by	:	Mr. Shamim Mollah, UP Member, Ward No. 5

The meeting was presided by Mr. Shamim Mollah, UP Member of the Ward No. 5. Mr. Ashraful Alam Sarker, member of JICA study team, Mr. Faruque Ahmed of BCL conducted the meeting.

Objective of the Meeting:

In the Stage I SHMs the stakeholders were elaborately appraised of the project, the Govt's priority in its implementation and likely impacts (both positive and negative) on the affected population, lands and properties. The compensation package, payment modalities, cut-off dates could not be disclosed because those were not available at that stage.

In the Stage II SHMs, brief project features were discussed as recapitulation, the compensation package, modalities of compensation assessment and payment procedure were presented, as by this time the affected population, extent of acquisition and inventory of losses were identified/ determined through socioeconomic census survey etc.

In these meetings the Cut-off dates, meaning that after that date the AP's will not undertake any development activities on their affected lands/structures was disclosed. The date of holding of the Stage II SHM were declared as the cut-off dates.

For this area the Cut-off date will be 27.04.2017

Guests:

1. Mr. Shamim Mollah, UP Member
2. Mr. Ashraful Alam Sarker, Representative of JICA Study Team

Consultants:

1. Mr. Refaul Ehsan, IT Specialist
2. Mr. Faruque Ahmad, Survey Coordinator and MIS Specialist
3. Mrs. Ferdousi Begum, Sociologist

Number of Participants:

1. Businessman-23
2. Service Holder-02
3. Housewife-02
4. Others-49

List of participants (Male-74 and Female- 02) is attached

Contents of the meeting:

1. Inauguration and Key Note Presentation
2. Presentation on Resettlement and compensation

3. Public Opinion
4. Speech of the Chairperson

Inauguration and Key Note Presentation:

Mr. Ashraful Alam Sarker inaugurated the meeting and welcomed the participants after that he shared basic information of the project with all. He also explained the advantages of the project. It is the feasibility stage of the project. He explained the details of impact due to the exit-entry points of the station and disclosed the JICA policy of involuntary resettlement. GOB wants to implement the project with least possible adverse impact on private property.

Presentation on Resettlement and Compensation



Mr Faruque Ahmed disclosed

1. Purpose of the Project:

To modernize the public transportation system and relieve the traffic congestion and reduce dependence of surface transport by introducing Mass Rapid Transport (MRT) network in Dhaka City. The project will reduce traffic hold ups and save commuting time. Govt. has taken up to construct Metro Rail Project on a priority basis.

2. Construction of any project involve, acquisition of land, properties and structures private or public that inflicts damage or loss to the owners of these properties/assets. These have to be compensated so that the loser's, right/interests are protected. They will receive compensation so that their lives and livelihoods are restored to at least the pre-project condition. However, improvement of socioeconomic conditions will be targeted.

3. Compensation Packages

All losses will be surveyed and appropriately recorded. All losses shall be compensated at market prices.

For Land, generally 1982 Act will be followed. The DC will pay according to the prevailing law. The difference between the estimated cost under 1982 Act or to any subsequent amendment to it, and the calculated current market value will be disbursed by the Executing Agency (EA) or by an implementing NGO to be engaged for the project.

4. For Structures on the acquired/affected land, will be calculated on the basis of market prices obtained from relevant Govt. departments like PWD, Housing and Settlement Dept. and prevailing market prices of materials in the area where the project will be implemented. Compensation for structures will be paid according to calculated/replacement value. A Property Valuation Advisory Team (PVAT) will be setup to determine the replacement values while compensation for land will be paid to real and documented (in Govt. Office(s))owners to be certified by the appropriate authorities but the compensation for structures will be paid to the Affected Persons irrespective of ownership on land.

5. Common Resources Properties.

Compensation will be paid to the representatives of the communities as above and will be reconstructed in other locations at project cost.

6. Taking away Salvageable Materials

The affected owners of the properties and other assets of financial importance will be allowed to take away all salvageable materials free of cost.

7. Losses due to Displacement, Dislocation and Temporary Loss of Business etc.

The owners will be entitled to compensation on all these accounts. The renter, employees of business institutions will also get compensation for temporary loss of income for a certain period (for say 2 to 3 months) until they can reestablish themselves elsewhere.

8. Loss of Income from Rented Properties

Similar to above a reasonable compensation will be paid for a certain period.

9. Training

Trainings will be organized for able/young APs in case of change of profession.

Public Opinion:



- ❖ Mr. Nur Islam a resident of Amin bazar has been living there for many years. He talked about wastage of time in the process of compensation payment in DC office.
- ❖ Mr. Haji Abdul Hamid said no compensation can compensate their losses. He wants the list of the affected persons and their properties and assets.
- ❖ Mr. Bedar Uddin suggests that with the metro line -5 there should be more roads for better communication to the stations.
- ❖ Mr. Mominul Islam an affected person's representative wants to know who are the affected persons by the Metro Line-5 project.
- ❖ Mr. A Hossain Mondol works in a garage of Ibrahimpur, Amin bazar. He described his working place location. If he is dislocated he will lose his work and then how he will survive is his prime concern.

The general consensus was in favour the project but adequate compensation should be paid without hassle or delay.

Speech of the Chairperson

Mr. Md. Shamim Mollah, UP Member in his concluding speech, expressed his sincere thanks to the participants for making the meeting a success. He assured all sorts of co-operation of local people and the PAPs for smooth implementation of the project.

**Stakeholders Meetings (SM)
Metro Rail Line-5**

Name of Station : Boliarpur
Place of Meeting : Jamia Islamia Arabia Kowmi Madrasha
Date : 25th April, 2017.
Time : Start 3:30 PM and continued up to 6:15 PM
Presided by : Mr.Yakub Ali Palash, Member, Boliarpur Union Parisad

A Stakeholder's Meeting was held on MRT Line-5 on 25th April, 2017 at Jamia Islamia Arabia Kowmi Madrasha, Boliarpur. The meeting was organized by BCL on behalf of DTCA. The meeting was presided by Mr.Yakub Ali Palash, member of the Boliarpur union. Project affected persons and other stakeholders were present at the meeting.

Objective of the Meeting:

In the Stage I SHMs the stakeholders were elaborately appraised of the project, the Govt's priority in its implementation and likely impacts (both positive and negative) on the affected population, lands and properties. The compensation package, payment modalities, cut-off dates could not be disclosed because those were not available at that stage.

In the Stage II SHMs, brief project features were discussed as recapitulation, the compensation package, modalities of compensation assessment and payment procedure were presented, as by this time the affected population, extent of acquisition and inventory of losses were identified/determined through socioeconomic census survey etc.

In these meetings the Cut-off dates, meaning that after that date the AP's will not undertake any development activities on their affected lands/structures was disclosed. The date of holding of the Stage II SHM were declared as the cut-off dates.

For this area the Cut-off date will be 25.04.2017

Guests:

Mr.Yakub Ali Palash, Member, Boliarpur Union Parisad
Mr. Ashraful Alam Sarker, Representative of JICA Study Team

Consultants:

Mr. Faruque Ahamed, Survey Coordinator and MIS Specialist
Mrs. Ferdousi Begum. Sociologist.
Mr. Refaul Ehsan, IT Specialist.

Number of Participants:

1. Businessman-39
2. Service Holder-07
3. UP Member-01
4. Mason-03
5. Student-01

List of participants (Male- 51 and Female-Nil) is attached

Contents of the meeting:

1. Inaugural Speech and Key Note Presentation
3. Presentation on Resettlement and compensation
4. Public Opinion
5. Speech of the Chairperson

Inaugural Speech and Key note presentation:



Mr. Ashraful Alam Sarker inaugurates the meeting and welcomed the participants. He described the Strategic Transport Plan, Mass Rapid Transport Lines, Line-1, Line- 5 and Line-6 underground and viaduct concepts. He said they are taking appropriate measure to protect the interest of the PAPs and their livelihood. Another project Metro Line-6 which is all through viaduct from Uttara 3rd phase via Pallabi, Mirpur-10, Farmgate, Shahabag to Bangladesh Bank has already started. For this Metroline-1 project feasibility study phase is on-

going.

Presentation on Resettlement and Compensation



Mr Faruque Ahmed disclosed

1. Purpose of the Project:

To modernize the public transportation system and relieve the traffic congestion and reduce dependence of surface transport by introducing Mass Rapid Transport (MRT) network in Dhaka City. The project will reduce traffic hold ups and save commuting time. Govt. has taken up to construct Metro Rail Project on a priority basis.

2. Construction of any project involve, acquisition of land, properties and structures private or public that inflicts damage or loss to the owners of these properties/assets. These have to be compensated so that the loser's, right/interests are protected. They will receive compensation so that their lives and livelihoods are restored to at least the pre-project condition. However, improvement of socioeconomic conditions will be targeted.

3. Compensation Packages

All losses will be surveyed and appropriately recorded. All losses shall be compensated at market prices.

For Land, generally 1982 Act will be followed. The DC will pay according to the prevailing law. The difference between the estimated cost under 1982 Act or to any subsequent amendment to it, and the calculated current market value will be disbursed by the Executing Agency (EA) or by an implementing NGO to be engaged for the project.

4. For Structures on the acquired/affected land, will be calculated on the basis of market prices obtained from relevant Govt. departments like PWD, Housing and Settlement Dept. and prevailing market prices of materials in the area where the project will be implemented. Compensation for structures will be paid according to calculated/replacement value. A Property Valuation Advisory Team (PVAT) will be setup to determine the replacement values while compensation for land will be paid to real and documented (in Govt. Office(s))owners to be certified by the appropriate authorities but the compensation for structures will be paid to the Affected Persons irrespective of ownership on land.

5. Common Resources Properties.

Compensation will be paid to the representatives of the communities as above and will be reconstructed in other locations at project cost.

6. Taking away Salvageable Materials

The affected owners of the properties and other assets of financial importance will be allowed to take away all salvageable materials free of cost.

7. Losses due to Displacement, Dislocation and Temporary Loss of Business etc.

The owners will be entitled to compensation on all these accounts. The renter, employees of business institutions will also get compensation for temporary loss of income for a certain period (for say 2 to 3 months) until they can reestablish themselves elsewhere.

8. Loss of Income from Rented Properties

Similar to above a reasonable compensation will be paid for a certain period.

9. Training

Trainings will be organized for able/young APs in case of change of profession.

Public Opinion



- ❖ Mr. Bahadurullah an ex member of the union Parishad said that his land will be affected and demanded adequate compensation from the project authority.
- ❖ Mr. Abdul Awal wants to know exact location of the Station. He also said that the project is important to the people of Boliarpur as well as Dhaka City. So he wants to know about the detailed design of the project.
- ❖ Mr. Hazi Nazimuddin wanted to know the alignment of the MRT line- 5. He tells that Roads and Highways Department has acquired both sides of Dhaka-Manikganj highway and advised to reckon that. If necessary people of this area will part with their land but adequate compensation should be paid before the construction work starts.
- ❖ Md. Arafat suggests that the metro line should go through beneath the existing road.
- ❖ Mr. Anisur Rahman tells he is not willing to lose his land.

But in general they spoke in favour of the project if adequately compensated for all losses.

Speech of the Chairman

Mr. Yakub Ali Polash, welcomed the metro rail project. He said it will bring in development in the communication sector of Dhaka City and its adjoining areas. People will benefit from this project. He will cooperate implementation process the project. If anyone loses anything he/she should get compensation without any hassle and lapse of time. Meeting ended with vote of thanks to the participants.

**Stakeholders Meetings (SM)
Metro Rail Line-5**

Name of Station	:	Hemayetpur
Place of Meeting	:	AMJ Residential Academy
Date	:	18 th April, 2017
Time	:	Start 3:30 PM and continued up to 6:20 PM
Presided by	:	Mr. Faqrul Alam Samar, Chairman, Tetuljhora union.

A Stakeholder's Meeting was held on 18th April, 2017 at AMJ Residential Academy, Alamnagar Hemayetpur. The meeting was organised by BCL Associates Ltd on behalf of DTCA and was presided over by Mr. Faqrul Alam Samar, Chairman, Tetuljhora union.

Objective of the Meeting:

In the Stage I SHMs the stakeholders were elaborately appraised of the project, the Govt's priority in its implementation and likely impacts (both positive and negative) on the affected population, lands and properties. The compensation package, payment modalities, cut-off dates could not be disclosed because those were not available at that stage.

In the Stage II SHMs, brief project features were discussed as recapitulation, the compensation package, modalities of compensation assessment and payment procedure were presented, as by this time the affected population, extent of acquisition and inventory of losses were identified/determined through socioeconomic census survey etc.

In these meetings the Cut-off dates, meaning that after that date the AP's will not undertake any development activities on their affected lands/structures was disclosed. The date of holding of the Stage II SHM were declared as the cut-off dates.

For this area the Cut-off date will be 18.04.2017.

Guests:

Mr. Faqrul Alam, & Chairman in-charge of Savar Upazila, Chairman, Tetuljhora union.
Mr. Nasir Uddin Tarafder, Deputy Secretary, DTCA.
Mr. Ashraful Alam Sarker, Representative of JICA Study Team

Consultants:

Mr. Faruque Ahamed, Survey Coordinator and MIS Specialist
Ms Ferdousi Begum, Sociologist & Gender Specialist

Number of Participants:

1. Businessman -24
1. Housewife-01
2. Service Holder-10
3. student-03
4. Teacher-01

List of participants (Male-38 and Female-01) is attached

Contents of the meeting:

1. Inaugural Speech
2. Key note presentation
3. Presentation on Resettlement and compensation
4. Public Opinion
5. Speech of the Chairperson

Inaugural Speech:

Mr. Ashraful Alam Sarker inaugurated the meeting and welcomed the participants. He described the MRT lines which are being implemented by the DTCA a government agency with financial assistance from JICA. He described the basic information about MRT lines and its benefits. GoB will provide compensations to the affected persons as per compensation policy jointly adopted by JICA and the government.

Key Note Presentation:



Mr. Nasir Uddin Tarafder from DTCA presented the objectives of the stakeholders meeting. He expressed that traffic jam is the main problem of Dhaka city. For improving communication and saving travel time the project has been initiated. It is a faster as well as environment friendly transportation system. Metro Rail is going to be a new communication system in Bangladesh but it is very common to the developed world. He also highlighted the GoB's plan about the transportation system. There was a Transport Master Plan which was named Strategic

Transport Plan initiated in 1990 s. After 2007 GoB has taken initiative to implement MRT Line-1, Line 5 and Line 6 and BRT Line. Metro line each can carry 60,000 passengers every hour. Most of the lines are underground and only small parts of the lines are viaduct. To minimize the loss of land and property of private individuals project authority have taken the decision to utilize public property as far as possible.

Presentation on Resettlement and Compensation



Mr Faruque Ahmed disclosed

1. Purpose of the Project:

To modernize the public transportation system and relieve the traffic congestion and reduce dependence of surface transport by introducing Mass Rapid Transport (MRT) network in Dhaka City the project has been undertaken. The project will reduce traffic holdups and save commuting time. Govt. It is a priority project of GoB.

2. Construction of any project involve, acquisition of land, properties and structures private or public that inflicts damage or loss to the owners of these properties/assets. These have to be compensated so that the loser's, right/interests are protected. They will receive compensation so that their lives and livelihoods are restored to at least the pre-project condition. However, improvement of socioeconomic conditions will be targeted.

3. Compensation Packages

All losses will be surveyed and appropriately recorded. All losses shall be compensated at market prices.

For Land, generally 1982 Act will be followed. The DC will pay according to the prevailing law. The difference between the estimated cost under 1982 Act or to any subsequent amendment to it, and the calculated current market value will be disbursed by the Executing Agency (EA) or by an implementing NGO to be engaged for the project.

4. For Structures on the acquired/affected land, will be calculated on the basis of market prices obtained from relevant Govt. departments like PWD, Housing and Settlement Dept. and prevailing market prices of materials in the area where the project will be implemented. Compensation for structures will be paid according to calculated/replacement value. A Property Valuation Advisory Team (PVAT) will be setup to determine the replacement values while compensation for land will be paid to real and documented (in Govt. Office(s))owners to be certified by the appropriate authorities but the compensation for structures will be paid to the Affected Persons irrespective of ownership on land.

5. Common Resources Properties.

Compensation will be paid to the representatives of the communities as above and will be reconstructed in other locations at project cost.

6. Taking away Salvageable Materials

The affected owners of the properties and other assets of financial importance will be allowed to take away all salvageable materials free of cost.

7. Losses due to Displacement, Dislocation and Temporary Loss of Business etc.

The owners will be entitled to compensation on all these accounts. The renter, employees of business institutions will also get compensation for temporary loss of

income for a certain period (for say 2 to 3 months) until they can reestablish themselves elsewhere.

8. Loss of Income from Rented Properties

Similar to above a reasonable compensation will be paid for a certain period.

9. Training

Trainings will be organized for able/young APs in case of change of profession.

Public Opinion



- ❖ Muktijoddha Shawkat Ali, a resident of Sugandha housing requests project authority to take measures so that graveyard, mosque or other institutions are not affected.
- ❖ Golam Mastafa resident of Alamnagar wanted to know the exact route of the Metro line -5. He suggests to relocate line-5 to the southern side of highway. That land is vacant now.
- ❖ Mr. Fazlul Haq, ex AIG, now serving as adviser of Kingshuk cooperative Society, tells

that his organization might be affected by Metro Rail project. Their organization is very positive about MRT project. He wants to know the project alignment and requests project authority to take care so that adverse affect on the private property is kept at the minimum level.

- ❖ Mr. Al Alamin, residential supervisor cum manager of Jalalabad Group requests to save their area from acquisition. As the group has taken a vast project within this area, they will face a big problem.
- ❖ Mr. Mostafizur Rahman, a businessman, described his struggles in doing business. He told that if the project is implemented then what will happen to his work. How he will maintain his livelihood. He also wanted to know the exact design of the MRT line.

Speech of the Chairman



Mr. Faqrul Alam Samar, Chairperson of the meeting emphasized upon the importance of the public opinion and opines that public participation is very important for implementation of the project. He hopes that people will co-operate in all phases of the implementation work, participants reciprocated with applause. Finally he thanks the participants and the members of study team and consultants to make the meeting a great success.

**Stakeholders Meetings (SM)
Metro Rail Line-5**

Name of Station	:	Notun Bazar –Vatara
Place of Meeting	:	Kisholoya Academy (Previously), Notun Bazar
Date	:	16 th April, 2017
Time	:	Start 3:30 PM and continued up to 6:25 PM
Presided by	:	Mr. Habibur Rahman, Member , Vatara Union Parisad.

A Stakeholder's Meeting was held at Kisholoya Academy, Notun Bazar and Vatara area on 16/04/2017. The meeting was presided over by Mr. Habibur Rahman, Member , Vatara Union Parisad. Mr. Nasir Uddin Tarafder, Deputy Secretary DTCA, Mr. Rezaul Karim Chowdhury, Team Leader and Director BCL Associates Limited, Mr. Faruque Ahmed of BCL, Mr. Ashraful Alam Sarker of JICA Study Team also were present in the consultation meeting.

Objective of the Meeting:

In the Stage I SHMs the stakeholders were elaborately appraised of the project, the Govt's priority in its implementation and likely impacts (both positive and negative) on the affected population, lands and properties. The compensation package, payment modalities, cut-off dates could not be disclosed because those were not available at that stage.

In the Stage II SHMs, brief project features were discussed as recapitulation, the compensation package, modalities of compensation assessment and payment procedure were presented, as by this time the affected population, extent of acquisition and inventory of losses were identified/ determined through socioeconomic census survey etc.

In these meetings the Cut-off dates, meaning that after that date the AP's will not undertake any development activities on their affected lands/structures was disclosed. The date of holding of the Stage II SHM were declared as the cut-off dates.

For this area the Cut-off date will be 16.04.2017.

Guest:

Mr. Habibur Rahman, Member , Vatara Union Parisad.
Mr. Nasir Uddin Tarafder, Deputy Secretary, DTCA.
Mr. Ashraful Alam Sarker, member of JICA Study Team

Consultants:

Mr. Rezaul Karim Chowdhury, Team Leader and Resettlement Specialist
Mr. Refaul Ehsan, IT Specialist
Mr. Faruque Ahamed, Survey Coordinator and MIS Specialist
Mrs. Ferdousi Begum, Sociologist

Number of Participants:

1. Businessman -21
2. Business women-05
3. Service Holder-01

List of participants (Male-22 and Female-05) is attached

Contents of the meeting:

1. Inaugural Speech
2. Key note presentation
3. Presentation on Resettlement and compensation
4. Public Opinion
5. Speech of the Chairperson

Inaugural Speech:



Team Leader Mr. Rezaul Karim Chowdhury shared the basic information, benefits of the project and why do we need the project. He also explained in detail the impact due to the project and disclosed safeguard policy of JICA and GoB's Land acquisition rules and compensation policy. For implementing the project some displacements might occur. So stakeholder's participation and positive support will be needed. GoB demand very much for ensuring social safeguard policy for involuntary resettlement of the affected people. GoB will consider the issues and

provide proper compensation for loss of land, properties and livelihood. Also he emphasized upon minimizing the losses of private land and property.

Key Note Presentation:

Mr. Nasir Uddin Tarafder from DTCA presented the objectives of the stakeholders meeting. He expressed that traffic jam is the main problem of Dhaka city. For improving communication and saving travel time the project has been initiated. It is a faster as well as environment friendly transportation system. Metro Rail is going to be a new communication system in Bangladesh but it is very common to the developed world. He also highlighted the GoB's plan about the transportation system. There was a Transport Master Plan which was named Strategic Transport Plan initiated in 1990 s. After 2007 GoB has taken initiative to implement MRT Line-1, Line 5 and Line 6 and BRT Line. Metro line each time 60,000 passengers can ply every hour. Most of the lines are underground and only small parts of the lines are viaduct. To minimize the loss of land and property of private individuals project authority have taken the decision to utilize public property as far as possible.

Presentation on Resettlement and Compensation

Mr Faruque Ahmed disclosed

1. Purpose of the Project:

To modernize the public transportation system and relieve the traffic congestion and reduce dependence of surface transport by introducing Mass Rapid Transport (MRT) network in Dhaka City. The project will reduce traffic hold ups and save commuting time. Govt. has taken up to construct Metro Rail Project on a priority basis.

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Compensation will be paid to the representatives of the communities as above and will be reconstructed in other locations at project cost.

6. Taking away Salvageable Materials

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The owners will be entitled to compensation on all these accounts. The renter, employees of business institutions will also get compensation for temporary loss of income for a certain period (for say 2 to 3 months) until they can reestablish themselves elsewhere.

8. Loss of Income from Rented Properties

Similar to above a reasonable compensation will be paid for a certain period.

9. Training

Trainings will be organized for able/young APs in case of change of profession.



Public Opinion

- ❖ Md Shahjahan an owner of Bismillah Timber tells his business in this area is growing day by day but when the construction of Metro Rail track will begin then what will happen to his business. He wanted to know how he will be compensated if his business gets affected.
- ❖ Mrs. Hasina Akter a resident of East Vatara, Sayed nagar expresses her views elaborately. She has three storied building in her own land. It will be affected by the project. She requests that the authorities drop her building from the design. This is a very vital issue for her.
- ❖ Mr. Harmin Khan, a resident and a member of Union Parishad welcomed the project. Compared to the mega size of the project small quantum of land will be required, he opined.
- ❖ Mr. Ershadullah, a market owner of Notun Bazar area wanted to know exact alignment of the Metro Project of Notun Bazar – Vatara.

There was no opposition against the project.

Speech of the Chairperson

Mr. Md. Habibur Rahman, Member, Vatara Union Parisad, Chairperson of the meeting expressed his sincere thanks to the participants for making the meeting a success. He assured all sorts of co-operation of local people and the PAPs for implementation of the project.

Annex-VI

Terms of Reference of the External Monitoring Agency (EMA)

A. Project Background

The Government of Bangladesh with the financial loan from Japan International Cooperation Agency (JICA) has undertaken a project in order to alleviate traffic congestion and reduce air pollution in the Dhaka City by constructing environment friendly mass rapid transit system, thereby contributing to the economic and social development of Greater Dhaka Region and the MRT Line 5 was prioritized as the high priority project by Strategic Transport Plan (RSTP) for Dhaka.

The Resettlement Action Plan (RAP) for the project has been prepared in compliance with the Resettlement Framework (RF) prepared based on relevant national GoB Law with the policy of the JICA Guidelines for Environmental and Social Considerations and World Bank OP 4.12. A RAP Implementing NGO (INGO) or Consulting Firm with experience on social issues i.e. IA will be engaged by Dhaka Mass Transit Company (DMTC) for implementation of the RAP.

The length of the MRT line 5 will be 35 km with 14 stations and one depot area. The stations are located both on the surface and underground and there will be one a depot area. The depot for this MRT line will be constructed in Hemayetpur. The average depth of metro tunnels will be 30 meter. In some areas, the tunnels will pass underneath existing homes and businesses and will restrict the vertical expansion for future construction, extension or utilization. In these cases DMTC will purchase or compensate the owners for this imposed restrictions. This can be termed as purchasing a subsurface easement from the property owner without affecting the existing infrastructures on the surface.



Figure-1: Location of the Project

B. Key Objective of External Monitoring

Monitoring involves the collection and analysis of data on resettlement activities with the applying accruing information. Monitoring allows project participants to keep track of resettlement activities, to determine whether resettlement objectives are being achieved, and to make whatever changes are necessary to improve resettlement performance.

Evaluation is an assessment of resettlement performance and results in light of stated the objectives. Evaluation for purposes of the RAP is proposed to include a participatory component allowing the project participants to comment on their experience of the project. To be successful, monitoring and evaluation begins with clear resettlement design followed by identification and elaboration of appropriate criteria and indicators.

Indicators and Means for Verification

Indicators form the key elements of any monitoring and evaluation system. Indicators also make possible the comparison of inputs with the completion of outputs and achievement of objectives and goals, thus providing the basis for performance evaluation. Following indicators have been formulated to facilitate monitoring of Progress, Outputs, Effects, Impacts and Compliance in implementing the resettlement.

(1) Progress/Output Monitoring

Deliverables (outputs) have been clearly outlined in the Entitlement Matrix and the Assets Register which will form the basis for payment of compensation. Progress will be monitored on the basis of periodic outputs as per the Implementation Schedule, Annual Work Plan and Project Implementation Manual while outputs will be monitored on the basis of actual number of APs compensated. Output monitoring will be reported through periodic reports produced by the PIU.

(2) Effect Monitoring

This will be used to measure the extent to which the immediate objectives have been achieved and give an idea of the results emanating from implementing the RAP e.g., percentage of APs now accessing better housing or improved livelihoods on account of being successfully resettled.

(3) Impact Monitoring

This is the process through which, assessment of the overall achievement of the resettlement goal will be made. Specifically, this is the system that will generate data to gauge success towards implementation of this RAP in terms of impact of the resettlement on the APs. The basis for impact monitoring is the baseline social-economic survey data against which the wellbeing of APs will be compared.

The EMA will review implementation process as per set policies in the RAP and assess the achievement of resettlement objectives, the changes in living standards and livelihoods, restoration of the economic and social base of the affected people, the effectiveness, impact and sustainability of entitlements, the need for further mitigation measures if any, and to learn strategic lessons for future policy formulation and planning.

Scope of Work

The scope of work of the Independent EMA will include the following tasks:

- (1) To review and verify the progress in land acquisition/resettlement implementation of the Project and whether they have been followed as provided in the RAP.
- (2) Provide a summary of whether involuntary resettlement was implemented (a) in accordance with the RAP, and (b) in accordance with the stated policy.
- (3) Verify expenditure & adequacy of budget for resettlement activities.
- (4) Describe any outstanding actions that are required to bring the resettlement activities in line with RAP. Describe further mitigation measures needed to meet the needs of any affected person or families judged and/or perceiving themselves to be worse off as a result of the Project. Provide a timetable and define budget requirements for these supplementary mitigation measures.
- (5) Describe any lessons learned that might be useful in developing the new national resettlement policy and legal/institutional framework for involuntary resettlement.

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- (6) To Identify, quantify, and qualify the types of conflicts and grievances reported and resolved and assess whether the consultation and participation procedures followed in accordance with the RAP.
- (7) To identify the strengths and weaknesses of the land acquisition/resettlement objectives and approaches, implementation strategies.
- (8) Identification of the categories of impacts and evaluation of the quality and timeliness of delivering entitlements (compensation and rehabilitation measures) for each category and how the entitlements were used and their impact and adequacy to meet the specified objectives of the plans. The quality and timeliness of delivering entitlements, and the sufficiency of entitlements as per approved policy.
- (9) To review the quality and suitability of the relocation sites from the perspective of the both affected and host communities.
- (10) Review results of internal monitoring and verify claims through sampling check at the field level to assess whether land acquisition/resettlement objectives have been generally met. Involve the affected people and community groups in assessing the impact of land acquisition for monitoring and evaluation purposes.
- (11) To monitor and assess the adequacy and effectiveness of the consultative process with affected APs, particularly those vulnerable, including the adequacy and effectiveness of grievance procedures and legal redress available to the affected parties, and dissemination of information about these.

C. Methodology and Approach

The general approach to be used is to monitor activities and evaluate impacts ensuring participation of all stakeholders especially women and vulnerable groups. Monitoring tools should include both quantitative and qualitative methods. The external monitor should reach out to cover:

- (1) 100% APs who had property, assets, incomes and activities severely affected by Project works and had to relocate either to resettlement sites or who chose to self-relocate, or whose source of income was severely affected.
- (2) 10% of persons who had property, assets, incomes and activities marginally affected by project works and did not have to relocate;
- (3) 10% of those affected by off-site project activities by contractors and sub-contractors including employment, use of land for contractor's camps, pollution, public health etc.;

D. Other Stakeholders and their Responsibility

1. Dhaka Mass Transit Company(DMTC):

Dhaka Mass Transit Company (DMTC), for the Project, a Project Implementation Unit (PIU) headed by a Project Director (PD), at the project office will be established, that will be responsible for the overall execution of the Project. The PIU will consist of two units namely Engineering Service Unit (ESU) and Resettlement Unit (RU) for total implementation of the project. The PD will work on deputation from DMTC at the level of Superintending Engineer or Additional Chief Engineer. The project will be overseeing by the PD, DMTC. One implementation committee will be formed to provide overall guidelines and cooperation for project implementation and keep liaison with various stakeholders including Donor, different government organizations and other relevant agencies.

- (1) Acquire, hold, manage and dispose of land and other property to private sector developers, to carry out the planning, engineering, design, construction, marketing, sales and other operations under the regulations of master plan
- (2) Execute works in connection with the utilization of infrastructure such as supply and discharge of water, electricity, transportation and other services and amenities and generally to do anything necessary or expedient for purposes of such development and for purposes incidental thereto, provided that save as provided in this Act, nothing contained in this Act shall be construed as authorizing the disregard by the Authority of any law for the time being in force.
- (3) Lead, monitor and evaluate the implementation of the project.

2. I-NGO/IA:

DMTC has selected an experienced I-NGO/IA for implementation of the RAP in the field level in coordination with the DC, DMTC and consultants. The I-NGO/IA has engaged in to assist the

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supervision consultant for updating of RAP during detailed design phase and implemented the RAP. The tasks of the I-NGO are to:

- (1) Verify results of internal monitoring;
- (2) Assess whether resettlement objectives have been met; specifically, whether
- (3) Livelihoods and living standards have been restored or enhanced;
- (4) Assess resettlement efficiency, effectiveness, impact and sustainability, drawing
- (5) Lessons as a guide to future resettlement policy making and planning; and
- (6) Ascertain whether the resettlement entitlements were appropriate to meeting the objectives, and whether the objectives were suited to AP conditions.
- (7) Undertake any other assessment relevant to the resettlement process.

E. Team Composition of the EMA

Table-1 Team composition and qualifications

Position/expertise	Qualification and experience
1. Team Leader/ Resettlement Expert	Masters in Social science/Environmental Sciences with 10 years working background in planning, implementation and monitoring of involuntary resettlement for infrastructure projects. Experience in institutional capacity analysis and implementation arrangement for preparation and implementation of resettlement plans, and knowledge in latest social safeguard policies of the international development financing institutions in Bangladesh
2. Social Impact Specialist/Anthropology	Masters in Social science /Environmental Sciences with 5 years working experience in social impact assessment including census and socio-economic surveys, stakeholders' consultation, and analysing social impacts to identify mitigation measures in compliance with social safeguard policies of the international development financing institutions and national legislations. Experience of preparing resettlement framework and action plans and implementation of plans for externally financed projects is essential.
3. Data Analyst	Graduate with working experience and knowledge of software, preferably relational, those are most commonly used in Bangladesh; demonstrated ability to design and implement automated management information system (MIS) for monitoring progress, comparing targets with achieved progress and the procedural steps

F. Time Frame and Reporting

External monitoring of the RAP will be undertaken alongside that of other project components. EMA will take place as follows:

(1) Time Frame

(4) Baseline Monitoring

The monitoring shall be applied within three months of contract date. For this, suitable baseline indicators related to income, assets, land ownership, expenditure pattern of key activities, housing conditions, access to basic amenities, demographic characteristics, indebtedness, etc. shall be applied.

(5) Midterm Monitoring

The project will undergo for four (4) years to accomplish the construction of underground tunnel, viaduct and stations. Midterm monitoring will be undertaken 6 months and 18 months to determine whether the Resettlement Process is both on track and on schedule, and Midterm monitoring shall be necessary to review project goals, objectives and even strategies towards enhancing delivery of resettlement assistance to APs. Midterm monitoring will also screen the project for emerging concerns/ impacts not anticipating in the design stage and hence allow for early resolution. Conditions and modalities for midterm monitoring are mirrored in the Post Project Monitoring briefly discussed below.

(6) Post Project Monitoring:

In order to determine final impacts of the resettlement activity, a final evaluation cum an impact assessment will be undertaken 40 months after conclusion of resettlement to evaluate whether the intended objectives were realised.

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The monitoring reports should be submitted to DMTC and concerned parties with critical analysis of the achievement of the program and performance of DMTC and I-NGO/IA.

(2) Reporting

The reports shall provide monitoring and evaluation report covering the following aspects:

- Whether the resettlement activities have been completed as planned and budgeted;
- The extent to which the specific objectives and the expected outcomes/results have been achieved and the factors affecting their achievement or non-achievement;
- The extent to which the overall objective of the Resettlement Plan, pre project or improved social and economic status, livelihood status, have been achieved and the reasons for achievement / non achievement;
- Major areas of improvement and key risk factors;
- Major lessons learnt; and
- Recommendations.

Formats for collection and presentation of monitoring data will be designed in consultation with DMTC consultant's resettlement specialist.

G. Qualification of the Independent External Monitoring Agency

The I-EMA will have at least 5 years of experience in resettlement policy analysis and implementation of resettlement plans. Further, work experience and familiarity with all aspects of resettlement operations would be desirable. NGOs, Consulting Firms or University Departments (consultant organization) having requisite capacity and experience as follows can qualify for services of and external monitor for the project.

- (1) NGOs, Consulting firms duly registered with GoB agencies or experienced private consultant firm is eligible.
- (2) The applicant should have prior experience in social surveys in land based infrastructure projects and preparation of resettlement plans (RP, RAP/RAP, LARP) as per guidelines on involuntary resettlement of any of the JICA, ADB, World Bank and DAC-OECD.
- (3) The applicant should have extensive experience in implementation and monitoring of resettlement plans, including the preparation of implementation tools.
- (4) The applicant should be able to produce evidences of monitoring using tools such as computerized Management Information System with set criteria for measuring achievement.
- (5) The applicant should have adequate manpower with capacity and expertise in the field of planning, implementation and monitoring of involuntary resettlement projects as per donor's guidelines.