

Government of Nepal
Ministry of Physical Infrastructure and Transport
DEPARTMENT OF ROADS
Foreign Cooperation Branch
Babarmahal, Kathmandu, Nepal

Suryabinayak- Dhulikhel Road Improvement Project

RESETTLEMENT ACTION PLAN

July 2018

Submitted by:

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Contents

1.	Project Description.....	1
1.1	Background	1
1.2	Project Scope	1
1.3	Project Components	3
2.	Objectives and Scopes of the RAP	4
2.1	Aim of the RAP	4
2.2	Right of Way (ROW)	5
2.3	Scope of the RAP.....	6
3.	Potential Impact of Project Implementation	7
3.1	Estimated Impacts.....	7
3.1.1	Positive Impacts	7
3.1.2	Negative Impacts.....	7
3.2	Impact Areas	7
3.3	Avoidance and Minimization of Impacts.....	8
3.4	Summary of Possible Impact.....	9
3.5	Elements of Impact	10
3.5.1	Land Required for Acquisition.....	10
3.5.2	Structures Types for Resettlement	10
3.5.3	Trees and Crops Loss	11
3.5.4	Loss of Public Resources and Utilities	11
(1)	Traditional water spouts.....	11
(2)	Seasonal Irrigation Canals	11
(3)	Electricity / telecommunication poles	12
3.5.5	Temporary Loss of Land	12
4.	Cost Estimation for Acquisition of Private Properties.....	13
4.1	Cost Estimation for Land Acquisition	13
4.2	Cost Estimation for Private Structures.....	14
4.3	Displacement Allowances	15
4.4	Business Disruption Allowances.....	15
4.5	Support allowances for Vulnerable Households.....	16
4.6	Income Restoration Program (IRP)	16
4.7	RAP implementation cost	16
4.8	Other Rehabilitation Cost	17
4.9	Summary of Cost Estimation.....	17
5.	Socio-Economic Status of Project Affected People (PAPs).....	18

5.1	Affected Population	18
5.2	Ethnic Composition of Affected Population.....	19
5.3	Occupational Status of Affected Population.....	20
5.4	Educational Status of Affected Population	21
5.5	Skill Availability of Affected Population	21
5.6	Household Income of Affected Households	22
5.7	Food Sufficiency from own Agriculture Production.....	22
5.8	Fulfillment of Food Deficiency	23
5.9	Opinion about the Project.....	23
5.10	Opinion towards Physical Relocation.....	23
5.11	Opinion on Compensation Mode	24
6.	Stakeholder Meeting and Information Disclosure	25
6.1	Types of Consulted Persons	25
6.2	The First Stakeholder Meeting.....	26
6.2.1	Outline.....	26
6.2.2	Issues Raised in the SHMs	26
6.3	The First Stakeholder Meeting (2017) for the tunnel section.....	27
6.4	The Second Stakeholder Meeting	28
6.5	Focus Group Meeting (FGM).....	28
6.5.1	Outline.....	28
6.5.2	Issues Raised in the FGMs	28
6.6	Information Disclosure and Public Information.....	30
7.	Legal Framework for Private Property Acquisition	32
7.1	Domestic Law and Regulations	32
7.1.1	Land Acquisition Act (1977)	32
7.1.2	Land Acquisition Guidelines (1989).....	33
7.1.3	Public Road Act (1974)	34
7.1.4	Public Road Management and Land Acquisition Directives, DOR, (2002)	34
7.1.5	Environmental and Social Management Framework, DOR, (2007)	35
7.1.6	Land Acquisition, Resettlement and Rehabilitation Policy (not yet enforced as of 2015).....	35
7.2	JICA’s Policy on Involuntary Resettlement	36
7.3	Policy Gap Analysis.....	38
8.	Compensation Policy, Eligibility, and Entitlement	45
8.1	Compensation Policy.....	45
8.2	Eligibility Criteria	46
8.2.1	Project affected persons (PAPs).....	46
8.2.2	Vulnerable groups	46
8.2.3	Gender.....	47

8.2.4	Government Property	47
8.2.5	Allowances / Assistances.....	47
8.2.6	Public Health	48
8.3	Entitlement	48
9.	Institutional Framework.....	54
9.1	Central Level Arrangement	54
9.2	Project Level Arrangement	55
10.	Resettlement and Rehabilitation	56
10.1	Resettlement Site	56
10.2	Income Restoration Program (IRP).....	56
10.3	Target of IRP and Assistances.....	56
10.4	Needs Analysis and Options.....	56
10.5	Institutional Arrangement for IRP	57
10.6	Job Creation for the Project Implementation	57
11.	Grievance Redress Mechanism (GRM).....	58
12.	Organizational Responsibilities.....	60
13.	Implementation Schedule and Activities	61
13.1	Implementation Schedule	61
13.2	Key Implementation Activities in Implementation Phase	63
13.2.1	Advance Actions	63
13.2.2	Mobilization of Construction Supervision Consultant (CSC)	63
13.2.3	Cadastral Survey and Updating Draft RAP.....	63
14.	Monitoring and Evaluation	64
14.1	Internal Monitoring (IM)	64
14.2	External Monitoring	66
14.3	Associated Social Issues and Action during Construction	67

ANNEXES:

Annex 1: List of Surveyed Households

Annex 2: Replacement Cost Survey Report

Annex 3: Affected Structures with Estimated Cost Amount

Annex 4: Estimated comparative Cost (Market & Govt.) for Land Acquisition

Annex 5: Attendance of Public meetings/discussion

Annex 6: Census/Socio-economic Household Survey Questionnaire

Abbreviations

ADB	Asian Development Bank
AHSC	Arniko Highway Struggle Committee
CDC	Compensation Determination Committee
CDO	Chief District Officer
DDC	District Development Committee
DLRO	District Land Survey and Revenue Office
DOR	Department of Roads
EIA	Environmental Impact Assessment
ESMF	Environmental and Social Management Framework
GESU	Geo-Environment and Social Unit
GON	Government of Nepal
IEE	Initial Environmental Examination
JICA	Japan International Cooperation Agency
NGO	Non Governmental Organization
NRs	Nepal Rupees
OP	Operational Policy of World Bank
PAF	Project Affected Family
PAP(s)	Project Affected Person(s)
PCU	Program Coordination Unit
RAP	Resettlement Action Plan
ROW	Right of Way
USD	United States Dollar
VDC	Village Development Committee
WB	World Bank

Glossary of Terms

Assistance	Additional support provided to Project Affected Persons (PAPs) under specific conditions who are losing assets (particularly productive assets), incomes, employment or sources of living, to supplement the compensation payment for acquired assets to achieve, at a minimum, the full restoration of living standards and quality of life.
Cut-off-date	The date that the project is approved, and the project landmarks are made. Displaced Persons / Project Affected Persons (PAPs) and local communities will be informed of the cut-off date at the stake holder meetings. Any illegal persons moving into the project area after that date will not be entitled to compensation and assistance under the Project.
Eligibility / Entitlement	The range of compensation, assistance measures and assessments comprising income restoration support, moving assistance, income assistance, relocation and resettlement assistance to the PAPs to restore their economic and social facilities depending on the type and severity of their losses.
Income restoration	Livelihoods restoration refers to that compensation for PAPs who suffers loss of income sources or means of livelihoods to restore their income and living standards to the pre-displacement levels.
Inventory of Loss (IOL)	The process of tally, location, measurement and identification of replacement cost of all fixed assets that will be recovered or adversely affected by, or because of, the project. These include, (without limitation or being in an exhaustive list) lands used for residence, business, agriculture, ponds, dwelling, stalls and shops; other structures such as fences, tombs, and wells; trees with commercial value; and sources of income and livelihood. It also includes assessing the severity of the impacts on the PAPs' affected land, property, assets livelihood and productive capacity.
Poverty Line	The level of income below which an individual or a household is considered poor. According to Central Bureau of Statistics (CBS) Household survey 2011, yearly income less than NRs 114,808 (USD 1,147) for average family

size 5.57 is considered poor. The determination of poor households under the Project will be based on the census/ socio-economic survey that affected household falls below the poverty line.

Replacement cost	A method of valuation of assets (including land, shelter, access to services, structures, crops, etc.) that helps determine the amount of compensation sufficient to replace lost assets, covering transaction costs, which may include taxes, fees, transportation, labor, etc. With regard to land and structures, "replacement cost" is defined as follows: For agricultural land, it is the pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential or use located in the vicinity of the affected land, plus the cost of preparing the land to levels similar to those of the affected land, plus the cost of any registration and transfer taxes. For land in urban areas, it is the pre-displacement market value of land of equal size and use, with similar or improved public infrastructure facilities and services and located in the vicinity of the affected land, plus the cost of any registration and transfer taxes. For houses and other structures, it is the market cost of the materials to build a replacement structure with an area and quality similar to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, plus the cost of any labor and contractors' fees, plus the cost of any registration and transfer taxes. In determining the replacement cost, depreciation of the asset and the value of salvage materials are not taken into account, nor is the value of benefits to be derived from the project deducted from the valuation of an affected asset.
Resettlement	The RAP, in accordance with JICA's Guidelines for Environmental and Social Considerations and World Bank's Operational Policy on Involuntary Resettlement (OP 4.12), covers the involuntary taking of land that results in (i) relocation or loss of shelter, (ii) loss of assets or access to assets; or (iii) loss of income sources or means of livelihood, whether or not the affected persons must move to another location.
Severely Affected Persons (SAP) / Household	PAPs/household that is affected by the project as: <ol style="list-style-type: none"> a. There is a loss of land or income such that the affected family fall below the poverty line; and/or b. There is a loss of residential house such that the family members are

(SAH) physically resettled

Vulnerable Groups and Individuals at risk Those who might suffer disproportionately from adverse project impacts and/or be less able to access the project benefits and compensation, including livelihood restoration and assets compensations, when compared to the rest of the PAPs. Vulnerable peoples include people who, by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage or social status, may be more heavily affected by economic or physical displacement than others and who may be more limited than the population at large in their ability to claim or take advantage of resettlement assistance and related development benefits. Vulnerable people can be an entire group (like an ethnic minority community), or individual households (HHs).

1. Project Description

1.1 Background

The Arniko Highway is an important road to the hills in the central and eastern regions of Nepal that links capital city Kathmandu and Chinese border of Kodari with 114 km. This road is a part of Nepal's strategic road network. The Arniko Highway was constructed under Nepal-China cooperation which was started in 1969, completed on 1971, and officially came into service from January 1972. In the national level, the Arniko Highway has political and economic significance to develop the trade and commerce in Nepal. This Arniko Highway has played vital role in serving the populations of Kavrepalanchok, Sindhupalchowk, and Dolakha districts via Lamosangu- Jiri Road, Dolalghat- Chautara and others respectively. Besides this, the Arniko Highway has connected with Terai through the Dhulikhel to Bardibas as BP Highway.

The traffic volume of the Arniko Highway is very high. Traffic volume of Dhulikhel to Kathmandu section is also increasing day by day because Banepa and Dhulikhel are developing as bigger market centers that linked with Kathmandu, middle-east Tarai region and the Chinese border. Suryabinayak (Baktapur) to Koteshwor (Kathmandu) section road (KB Road) upgrading works has already completed in the grant assistance of the government of Japan. In this context, the Government of Nepal has requested the Government of Japan to extend and widen the section of Arniko Highway from Suryabinayak to Dhulikhel (hereinafter referred as "the SD Road").

1.2 Project Scope

The proposed Suryabinayak–Dhulikhel Road Improvement Project (hereinafter referred as "the Project") falls under Bhaktapur and Karvepalanchowk Districts. The road alignment passes through Suryabinayak (Starting Point), Jagati, Bhatedhikuro, Nalinchowk, Palanse, Bhaisepati, Pul Bazar, Banepa and Dhulikhel as an end point. The total length of this road section for the upgrading works consists approximately 16 km.

Figure 1.2-1 shows the project section from Suryabinayak to Dhulikhel.

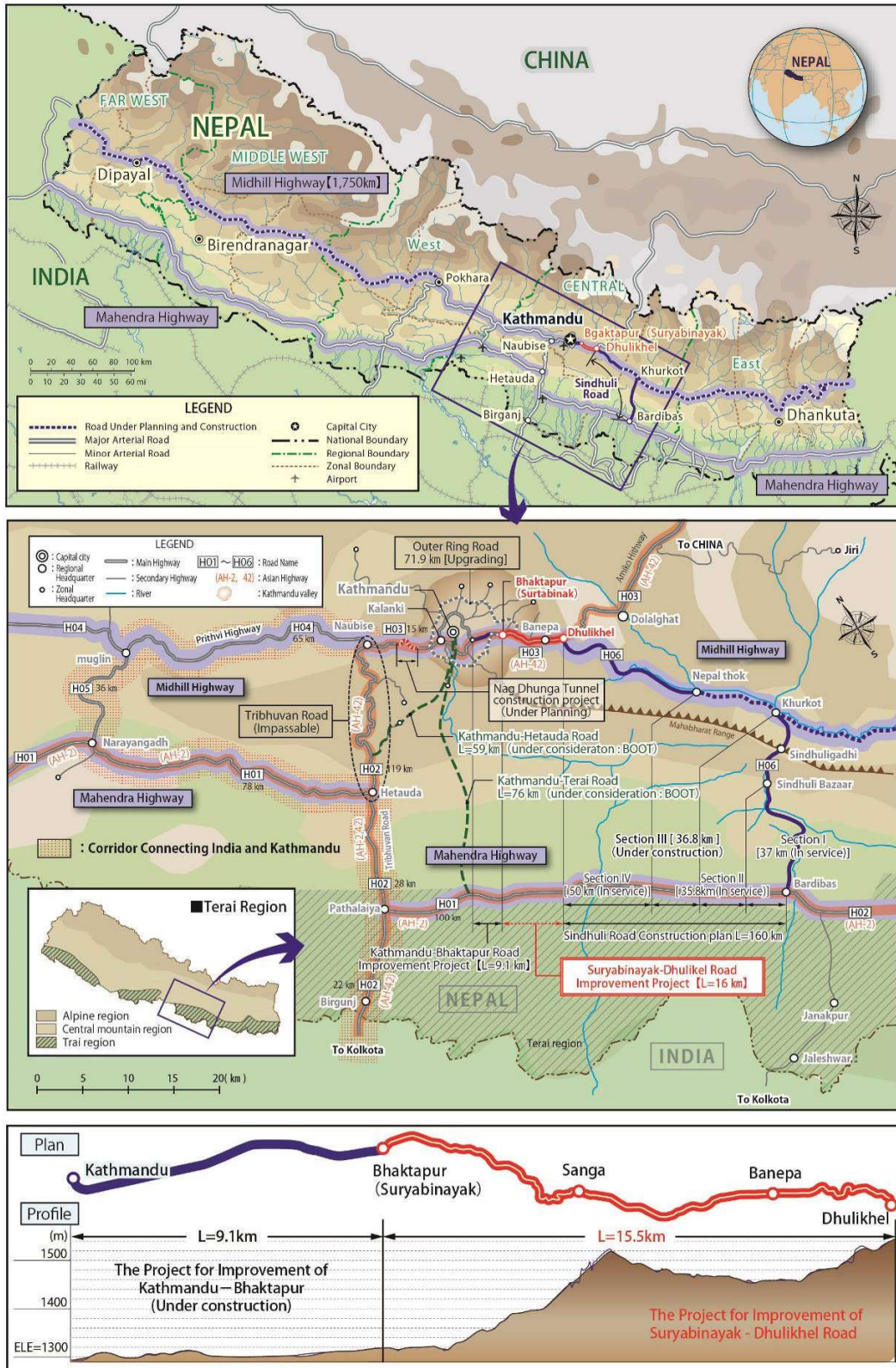


Figure 1.2-1 The Project Section

1.3 Project Components

The project has the principle objective of widening the existing road except for a section at Sanga where the new road and tunnel is planned. The widening work can be divided into the following two cases.

CASE-1: Where service roads are constructed (refer to Figure 1.3-1):

After the construction of service roads (up to sub base course) is completed, these roads will be open to the existing traffic.

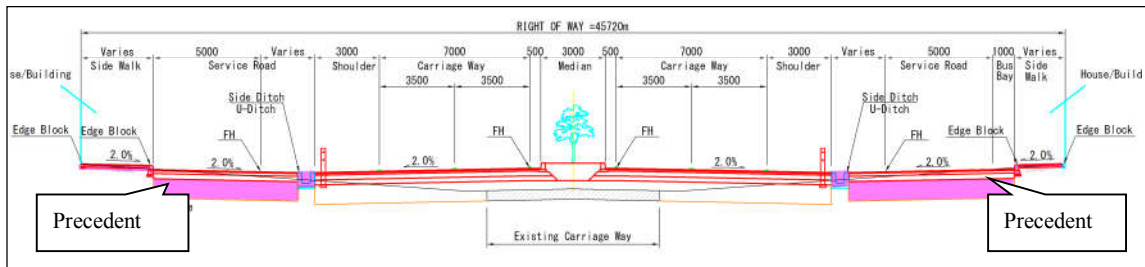


Figure 1.3-1 Secure of existing traffic in case of constructing service roads

CASE-2: Where service roads are not constructed (reference of Figure 1.3-2):

After completion of the widening work, the existing traffic will be made to detour there.

In addition, the temporary road for construction will be provided at the foot of slope.

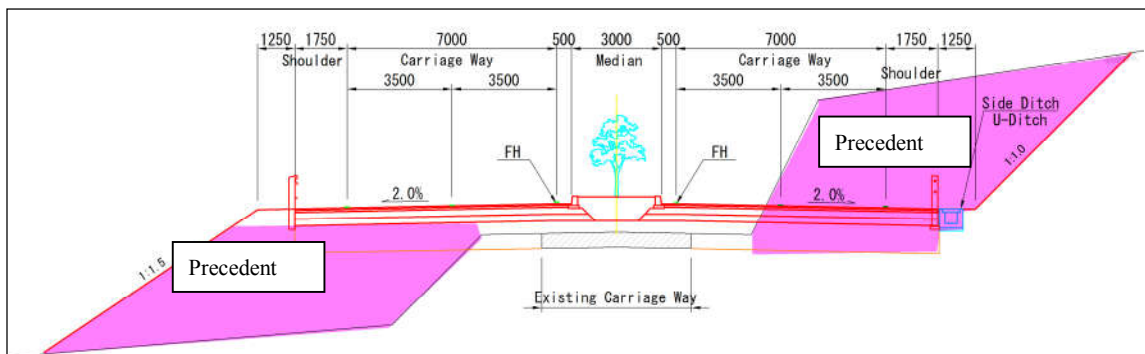


Figure 1.3-2 Secure of existing traffic in case of not constructing service roads

2. Objectives and Scopes of the RAP

2.1 Aim of the RAP

The aim of the RAP is to provide the policy and procedures of land acquisition, compensation and resettlement of affected persons. It has been prepared based on the findings of resettlement impact surveys conducted during the project designing period under the JICA's Preparatory Survey. The surveys identified the impact on property and income sources of PAPs with documentation of loss of properties within the expected project affected areas.

The RAP identifies safeguard measures including compensation, resettlement and rehabilitation assistances to the PAPs consistent with JICA's Environmental and Social Considerations Guidelines (2014) (hereinafter referred to as "the JICA's Environmental Guidelines") to fulfill any policy gaps between Government of Nepal (GoN) and JICA. According to the JICA's Environmental Guidelines, 7. Involuntary Resettlement of Appendix-1 shows that: "It is desirable that the Resettlement action plan include elements laid out in the World Bank Safeguard Policy OP 4.12 (hereinafter referred to as "OP 4.12"), annex A".

The RAP is designed based on the following important items:

- Laws, Regulations, and Policies by the GoN related to land acquisition and resettlement;
- OP 4.12 and its relevant Annex and Involuntary Resettlement Sourcebook issued by the World Bank;
- ESMF and other good practices in Nepal;
- Civil design of the Project;
- Results of socio-economic survey and census of the PAPs;
- Results of inventory of losses (IOL) survey for land, assets attached to land and livelihoods of PAPs;
- Results of replacement cost survey (RCS)
- Results of stakeholder meeting (SHM) and focus group discussion (FGD) with PAPs;

etc.

The RAP will be updated after the finalization of technical designs, such as detailed design (DD), and further property survey and socio-economic surveys by GoN. The RAP particularly addresses the following adverse impacts associated with the Project. The social considerations have been incorporated into road design, however, geological and topographical factors, as well as land use situation and settlement patterns, require the acquisition of private property for road construction.

2.2 Right of Way (ROW)

As per Nepal Government's Road Standard, all roads that are designated as highways have a ROW of 25m on either side from its centerline. In the context of the Arniko Highway, GON had proclaimed the public road between Kathmandu to Kodari as a highway based on the Highway Act 2021. GoN then has published a notice in the gazette on 11/11/2021 declaring the 25 yards (equal to 22.8m) of widths in each side from the central line of the road as ROW which was later amended as 25m.

In addition to the above-mentioned incident, as per the Supreme Court's decision, the GON decided that in a section of the Arniko Highway between Sanga Chowk to Banepa (Chandeshwori River) has 25 yards (or 22.8m) as ROW (as per National Gazette of 11 March 2002). Thus, ROW of whole Arniko Highway (144km) from Kathmandu to China border Kodari, has been declared several times in different sections as Table 2.2-1.

Table 2.2-1 Declaration on ROW of the Project

Date	Document	Ministry	ROW	Section	Grounds
AD 1964/11/11 [2021 BS]*	Rajpatra (Gazette)	Ministry of Physical Planning and Works (MoPPW)**	25 yards	Kathmandu-Kodari (Arniko Highway)	Public Road Act 2021(Article 2 &3)
AD 1977/3/20 [2034 BS]	Rajpatra (Gazette)		25 meter	Kathmandu-Bhaktapur	Public Road Act 2031(Article 3)
AD 2001/11/27 [2058 BS]	IEE Report		25 yards	Sanga (Chowk)-Banepa (Chandeshwari Khola) 20km+870 to 26km+585	Public Road Act 2031(Article 3)

*Bikram Sambat (Nepali Calendar)

** Already restructured to MoPIT

In addition to the Government's declarations, due to past unclear situations and processes regarding ROW, several Supreme Court cases have been observed on ROW of SD Road as Table 2.2-2.

Table 2.2-2 ROW in Court Cases

Time	Complaints	Decision
2001/11/1 [2058]	Acquiring the land 25m both sides from centerline of Arniko Highway without compensation of the land[Location: Bhaktapur]	Dismissed all the processes of land acquisition and coded that to use land compensation measures written in article 4 of Public Road Act, 2031
2005/1/30 [2062]	Acquiring the land 25m both sides from centerline of Arniko Highway without compensation of the land from Sanga Bhanjyang to Dhulikhel	

*Bikram Sambat (Nepali Calendar)

According to the past record as above, ROW of the SD Road is considered as Figure 2.2-1.

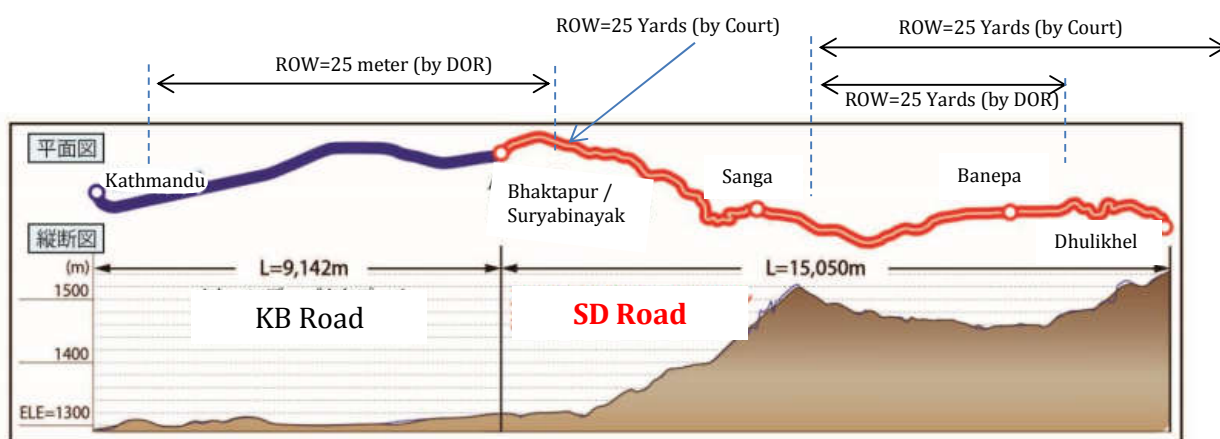


Figure 2.2-1 Declared ROW for the SD Road Sections

Though most people have set backed from the defined ROW, however they are still utilizing the remaining land as business purpose and agriculture activities. Some of them are paying land levy to local taxation offices. In such areas, they have constructed temporary structure for business purpose or cultivated for agricultural production and even rented to others.

Considering legal validity and court decisions as well as the principle of the JICA Guidelines for Environmental and Social Considerations, it is requested to apply ROW of 25 yards for the Project to cover adverse impacts appropriately and logically.

2.3 Scope of the RAP

To set the scope of the RAP, available documents published from the DOR, JICA's reports prepared by the study team, and other relevant documents collected from different sources were reviewed while preparing the RAP. At the same time, formal and informal discussions and stakeholder meetings were also held at different levels and opportunities in order to access information related to the Project and opinions from PAPs. The RAP was prepared based on the methodology includes the census survey, the socio-economic survey including the cadastral survey, the inventory of loss (IOL) survey, the replacement cost survey (RCS) for the potentially affected persons elaborated in the following chapters.

3. Potential Impact of Project Implementation

3.1 Estimated Impacts

3.1.1 Positive Impacts

The SD road is the only trunk road connecting Kathmandu and major municipalities and districts, such as Bhaktapur, Suryabinayak, Banepa, and Dhulikhel municipalities. Two of the Municipalities fall in Bhaktapur and other two falls in Kavrepalanchowk districts respectively. Increasing traffic capacity of the SD Road will contribute to regional connection and development, especially transportation, logistics of farming products, socio-economic investment, commuting, and access to social facilities including hospitals. According to the development of Kathmandu City area, the east end point of the SD Road, Dhulikhel would be considered as one of the satellite town. Thus, improvement of the SD road will bring much positive impact in the project area and surrounding regions.

3.1.2 Negative Impacts

Land acquisition and resettlement will be required by the project components of road widening, curve improvement, construction of road-related facilities, etc. Displaced households will have negative impacts on their livelihood, production level, and living standards, especially vulnerable groups who occupy the land within right of way (ROW). Negative impacts are elaborated in the following sections.

3.2 Impact Areas

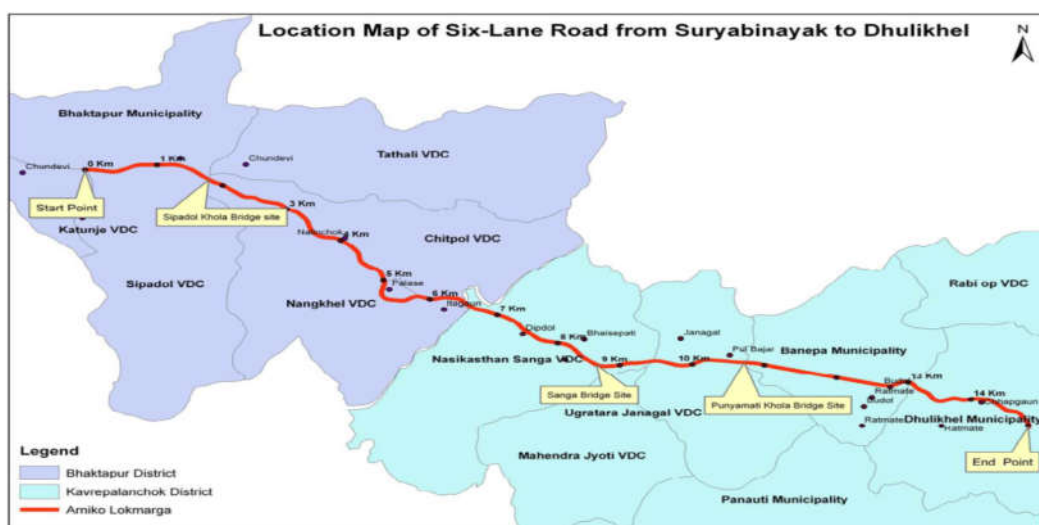
The Project is located in two districts of Bhaktapur and Kavrepalanchok. Most of the SD Road sections have ROW with land clearance such as Banepa Town, however, there have been observed some scattered local houses in Jagati, Nalinchowk and Dhulikhel, etc. Major impact by land acquisition may be caused at such areas with private properties within ROW as well as private lands and other public lands.

The project affected area, including some Districts and Municipalities, are presented in Table 3.2-1 and Figure 3.2-1.

Table 3.2-1 Municipalities in Project Affected Area and Summary of Affected Structures

District	Municipality	Ward No.	Affected Households Structures
Bhaktapur	Bhaktapur	4,5,7,8	14
	Suryabinayak	8, 9, 10	99
Kavrepalanchowk	Banepa	5, 6, 8, 10, 11, 13 & 14	78
	Dhulikhel	3,4,6 & 7	43
Total			234

Source: JICA Survey Team, 2018



Source: IEE Report of Upgrading/Widening of Amiko Highway to Six Lane Standard - Suryabinayak-Dhulikhel Section, 2011

Figure 3.2-1 Districts included in the Project Affected Area

3.3 Avoidance and Minimization of Impacts

Negative impacts caused by land acquisition and resettlement should be avoided as much as possible. If the situations cannot avoid such kinds of impact with possible measures, the impact should be minimized with technical and socio-economical means. Especially during the designing phase, the following points were considered in discussions of road alignment.

- Secure the traffic and pedestrian safety on the SD road and vicinity.
- Minimize the volume of soil disposal
- Minimize the number of persons required involuntary resettlement
- Avoid or minimize negative impacts on resource use, such as farmland, water and forest
- Avoid negative impacts on local cultural and religious places and activities.

During the discussions of road alignment, avoidance and minimization of affected households were taken into considerations in different level of route alternatives.

In addition, the following Nepali-specific conditions shall be taken into consideration formulate the most feasible and realistic schedule to minimize impacts on any properties and/or people's daily life.

- Nepali calendar and holidays.
- Agriculture season and off-season in the surrounding area of the ROW
- Dry season and Rainy season.
- Acceptability of night shift working

3.4 Summary of Possible Impact

Based on the results of the Census/ Socio-economic survey conducted in the period of January to February 2015 and again updated May 2018 along the road alignment (Suryabinayak to Dhulikhel) under the JICA preparatory Survey, estimated number of 1488 persons of 284 households including 10 institutions are likely to be affected on their structure and land by the Project which was updated due to the change of alignment (tunnel section) in the period of December 2017 to February 2018 and May 2018. Within the ROW of the SD road, there are observed some local temples, stone spout, communal wells, and other public/semi-public facilities related to people's life. Land acquisition and resettlement process would deal with such cases appropriately as same as the case of private properties within the affected areas. The RAP will be updated during the following detail design (D/D) phase according to final alignment and design.

Table 3.4-1 Summary of Project Affected Household Structures and its Population (PAPs)

Type of Loss	Number of Project Affected Household Structures			Number of Project Affected Persons (PAPs)		
	Legal	Illegal	Total	Legal	Illegal	Total
A. Households Required for Relocation						
1. Private Households (Structures within the ROW)	-	161	161	-	864	864
2. Private Households (Structures on private land beyond ROW, for Curve Improvement and Tunnel Approach Road)	73	-	73	416	-	416
3. Non-private Structures (other minor sheds, government owned boundary walls, shrine, etc.)	2	8	10	-	-	0
Total (1+2+3) Affected Structures	75	169	244	416	864	1280
B. Required for Land Acquisition only (Not required for resettlement)						
4. Land owner only	40 families	-	40 families	208	-	208
Total (1+2+3+4) Affected Households	115	169	284	624	864	1488

Source: Socio-economic Survey, Jan-Feb 2015 and updated Dec 2017-Feb 2018 & May 2018

3.5 Elements of Impact

3.5.1 Land Required for Acquisition

The Project alignment and impact zones were mapped out on the cadastral maps collected from the Survey Office in Bhaktapur and Kavrepalanchok during December 2014 to January 2015 and updated on May 2018. These activities are divided into field verification, cadastral map scanning, cadastral survey in the field, and cadastral map digitization to find out affected land.

Private land is one of the major private properties affected by the Project. Project affected land is classified into two major types: (1) private land within the existing ROW, and (2) private land beyond the existing ROW – required for curve improvement and approach road for tunnel.

Approximately 13.33 hector private land will be required for the Project including the new approach road alignment to tunnel portal area at Nalinchowk and Nashikasthan and with other curve improvements along the existing road. The necessary land areas in each Municipality are shown in Table 3.5-1.

Table 3.5-1 Summary of Land Required for Acquisition

S.N.	Municipalities	Land Area (Sq. m.)	Remarks
1	Bhaktapur	663.69	Land required for curve improvement
2	Suryabinayak	71,961.42	Land required for curve improvement and Tunnel Approach Road (West side)
3	Banepa	35,329.16	Land required for curve improvement and Tunnel Approach Road (East side)
4	Dhulikhel	25,438.14	Land required for curve improvement
Total		133,392.41	

Source: Cadastral Survey, Jan-Feb 2015 and updated Dec 2017-Feb 2018 & May 2018

3.5.2 Structures Types for Resettlement

Residential, business, and institutional structures are three major types of project affected structures across the project areas. There are few residential structures with small business along the road; however, the other structures were set backed after the Road Act 2031. There still are a lot of structures within ROW for the business purpose to rent in or rented out.

The Project will need to resettle 234 private house structures and 10 minor non-private structures also and 40 families who own land only.

Full results of structures inventory of loss structures are given in **Annex 1** and its type with estimated cost in **Annex 3**.

Table 3.5-2 Types of House/Structures for Resettlement

No.	Type	Number of House structures
1	Simple Hut / Shed	3
2	Thatched roof, walls constructed with bamboo and mud / stone	10
3	Tile / iron roof, walls constructed with brick / mud /stone	126
4	Iron sheet / roofing with stone/ brick wall/cemented plaster	47
5	RCC framed building	48
Total		234

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

3.5.3 Trees and Crops Loss

According to the results of the field surveys, there were observed 484 trees along the SD Road (belonging to the government) and 163 trees belonging to the Community Forest which have to be cut down for the Project. Likewise, 127 private trees (8 owners) were counted with the affected land within the planned road alignment.

There are some farming areas in both within and beyond ROW and different kinds of crops including rice are grown. It is not necessary to pay compensation for the crops, if a project provides sufficient time (at least 6 months) for harvesting the crops. However, there will be required to be paid some compensation for the crops, in the case of short notification (less than 6 months) by the Project to the crop owners.

3.5.4 Loss of Public Resources and Utilities

There are some natural resources such as spring water including wells, perennial rivers and forest areas around Sanga pass section. Among that, the water-related utilities are used by community for their daily life. These facilities have been made and maintained by specific individual and/or community people since long. The followings are the major public utilities falls under the ROW of the SD Road:

(1) Traditional water spouts

Some water spouts are located along the road and some of them are within ROW. These are the substantial water resource for the communities nearby, such as the point in Bhaktapur and the point near Sanga in Kavrepalanchowk district. Generally, the local people want to relocate all such water related utilities while the Project implementation.

(2) Seasonal Irrigation Canals

Being in the monsoon climatic zone, the project area receives excessive rainfall in the rainy season / the summer with the duration between May to September in general. The monsoon

rain does not come in regular basis; therefore, the farmers have to depend on perennial rivers for irrigation to their paddy field and the other farming activities. Therefore, different communities have built canals in different locations for their agriculture use. They have made some drainage canals along the both sides of road that may be disturbed by the Project. Therefore, the Project should rehabilitate such utilities in appropriate way.

(3) Electricity / telecommunication poles

Electric and telecommunication pole is one of the major obstacles for the Project that is extended along the whole road section. Electric and telecommunication poles located in the edges of the existing road have to be relocated to outside of ROW or project required width at each section before construction started by responsible authorities. These all electric and telecommunication poles are made of cement, metal and wooden materials. As per the existing engineering design, total of 588 electric poles and 490 telecommunication poles are required to be relocated.

3.5.5 Temporary Loss of Land

The project requires some temporary land for the construction activities, construction yards/camp site, project office and stock piling area, etc. These required temporary lands should be managed by the contractor as per the agreement made between the project owners. Compensation for the temporary land use (lease) should be provided to the affected owners, if the land is belonging to private property. It is preferable to use state land for the temporary purpose to reduce adverse impact on private land and to save cost of the Project.

4. Cost Estimation for Acquisition of Private Properties

The Land Acquisition Act 1977 indicates need of initial estimation of compensation amount and determination of compensation rate at two different stages by two different agencies. As per clause 7(2) 8 (2) of Land Acquisition Act, preliminary estimation should be made by agencies / project owner (DOR) seeking land acquisition, and the compensation rate is finally determined by CDC accordance to clause 13 of the Act. As the act stipulates, the agency concerned after initial investigation on likely acquisition have to submit formal report to CDO requesting for land acquisition. Then the CDO with the support of CDC will determine the final compensation rate.

The RAP has been prepared based on the enumeration of PAPs and their affected assets along the road alignment. The valuation of affected assets and compensation cost estimated for the loss of assets is based on replacement cost survey (RCS) attached as Annex 6. RCS principally based on market cost survey subject to be finalized by CDC in accordance with the provision of Land Acquisition Act.

4.1 Cost Estimation for Land Acquisition

There are two major different types of property valuation systems in Nepal, namely unit price based on government rate and based on current market rate. As being practiced, the Government rate usually use to be fixed by District Land Revenue Offices in accordance with the location of land, type of land, the rate of land quoted on current land transaction documents, and land levy paid by the public.

It is assumed that the current market price denotes the replacement cost by which the PAPs can purchase similar types of land nearby the project area with the compensation amount. The current market prices are estimated based on a RCS of the JICA Preparatory Survey. Each estimate replacement cost is derived from relevant information from the local peoples such as real estate planner, indirect affected persons, and direct affected persons in the Area.

All of the affected lands by the Project are located within the urban/semi urban areas and adjacent to highway. Therefore, cost of affected land is relatively high comparing to other infrastructure project of Nepal.

The estimated compensation for private land is shown in Table 4.1-1 and its detail estimated cost of land is as per **Annex 4**.

Table 4.1-1 Estimated Compensation for Private Land by Municipality

1 USD=109 NRs.

Municipality	Section / Location	Area Required (m2)	Area in Anna (31.79 m2)	Government Estimate		Prevailing Market	
				Rate per Anna (Rs.)	Total Estimate (Rs.)	Rate per Anna (Rs.)	Total Estimate (Rs.)
Bhaktapur	Along AHW	663.69	20.88	1,600,000	33,408,000	2,800,000	58,464,000
Suryabinayak	Along AHW	21,161.67	665.67	1,600,000	1,065,072,000	2,800,000	1,863,876,000
	Along AHW	6,796.75	213.80	1,200,000	256,560,000	2,400,000	513,120,000
	Approach Road	44,000.00	1,384.08	700,000	968,856,000	1,000,000	1,384,080,000
Banepa	Approach Road	18,648.00	586.60	500,000	293,300,000	800,000	469,280,000
	Along AHW	16,681.16	524.73	700,000	367,311,000	1,000,000	524,730,000
Dhulikhel	Along AHW	25,438.14	800.19	600,000	480,114,000	900,000	720,171,000
Total		133,389.41	4,196.95		3,464,621,000		5,533,721,000
In US Dollar					31,785,514		50,768,083

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

4.2 Cost Estimation for Private Structures

Around 461 various types of house/structure likely to be demolished due to the Project implementation. The cost estimation for the house/structure is based on the RCS; however, final compensation would be determined by CDC. During the detail design, the engineer of Department of Urban Development and Building Construction (DUDBC), the authentic organization of government for house evaluation, will be requested to involve the house/structures evaluation process. Estimated costs for the houses/ structures are presented below and its detail is as per attached **Annex 3**.

Table 4.2-1 Estimated Compensation for Affected Structures

1 USD= 109 NRs

S.N.	Type of Structure	No. of Structures	Plinth Area in sq.ft.	Rate/ sq.ft. (Rs)	Total Estimate (Rs.)
1	Simple Hut / Shed	3	947	575	544,525
2	Thatched roof, walls constructed with bamboo and mud / stone	10	2,368	875	2,072,000
3	Tile / iron roof, walls constructed with brick / mud /stone	126	41,764	1,650	68,910,600
4	Iron sheet / roofing with stone/ brick wall/cemented plaster	47	17,911	2,169	38,848,959
5	RCC framed building	48	84,615	2,987	252,745,005
Total		234	147,605		363,121,089
In US Dollar					3,331,386

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

4.3 Displacement Allowances

The displacement allowance basically covers that residential house which needs to be displaced from their current location physically. Displacement allowances are based on 6 months minimum wage rates as established at the national or local level. The minimum wage rate in the project area is NRs 500/day. The Socio-economic/Census survey shows that 234 residential houses are qualified to get the housing displacement allowance. Estimated cost for the displacement/rehabilitation allowances is shown in Table 4-1.

Table 4.3-1 Housing Displacement Allowances

1 USD= 109 NRs

Allowances	No. of residential households	Unit Cost (Rs.)	Total Amount (Rs.)
Housing displacement allowances	234	90,000	21,060,000
Total	234		21,060,000
In US Dollar			193,211

Source: Social Survey, Jan-Feb 2015 and January and May 2018

4.4 Business Disruption Allowances

The Business disruption allowance will be provided to those business owners who are required to relocate from their own business, even in the case of temporal impact. This allowance is based on 6 months minimum wage rates as established at the national or local level. The minimum wage rate in the project area is NRs 500/day. It is estimated that 102 business owners will be displaced from their current location. Estimated cost for the Business disruption allowance is given the table below.

Table 4.4-1 Business Disruption Allowances

1 USD= 109 NRs

Allowances	No. of residential households	Unit Cost (Rs.)	Total Amount (Rs.)
Business Disruption Allowances	102	90,000	9,180,000
Total	102	-	9,180,000
In US Dollar			84,220

Source: Social Survey, Jan-Feb 2015 and January and May 2018

ESMF mentioned that "displaced household with business affected will be entitled to receive one time lump sum grant; minimum one month's income based on the nature of business and type of losses assessed on a case to case basis. Daily minimum wage rate may be used as compensation for business loss as basis for calculation when and as applicable. In this project, average minimum wage was estimated 500 NRs and set the period of allowance as 180 days. (500 NRs x 180 Days= 90,000 NRs). This assumption

may cause policy gaps between JICA's Environmental Guidelines; therefore, the method of assumption shall be discussed again in the next stage, such as Environmental Review.

4.5 Support allowances for Vulnerable Households

Support allowance will be provided to the affected vulnerable households such as women headed, Dalit and below poverty level households. According to Census/socio-economic survey 75 household will receive this allowance at the rate of NRs 50,000 per households. Propose a support allowance is given in table below:

Table 4.5-1 Support Allowances for Vulnerable Households

1 USD= 109 NRs

Allowances	No. of residential households	Unit Cost (Rs.)	Total Amount (Rs.)
Support Allowances	75	50,000	3,750,000
Total	75	-	3,750,000
In US Dollar			34,403

Source: Social Survey, Jan-Feb 2015 and January and May 2018

4.6 Income Restoration Program (IRP)

The training cost for each participants of IRP is estimated NRs 45,000 (including lodging, food, transportation, trainer cost etc., so total training cost =145 persons (target number) x NRs. 45,000 = NRs. **6,525,000 (USD 59,862)**.

4.7 RAP implementation cost

There are several RAP implementation activities need to be carried out during the project implementation period such as public consultation and information dissemination, CDC meeting, RAP updating, external monitoring of RAP etc. Estimated cost for RAP implementation is presented in table below:

Table 4.7-1 Estimated Cost for RAP implementation

1 USD= 109 NRs

S.N	Description	Quantity	Unit Cost (Rs.)	Total Amount (Rs.)
1	Information dissemination/ meeting with APs and other stakeholders with tea and snacks	10	15,000	150,000
2	CDC meeting and follow-up activities	10	25,000	250,000
3	GRC meeting	20	20,000	400,000
4	Public notification/ resettlement leaflet		Lamp Sum	250,000
5	RAP updating if required		Lamp Sum	800,000

6	External Resettlement Monitoring	6 month	200,000	1,200,000
	Total			3,050,000
			In US Dollar	27,981

Source: Social Survey, Jan-Feb 2015 and January and May 2018

4.8 Other Rehabilitation Cost

The census/socio-economic survey shows that 1,078 electric poles and telecommunication poles are required to be relocated. The estimated cost for these poles is 5,390,000 (at the rate of NRs 5,000/pole).

In addition, lump sum amount of NRs 600,000 is estimated for rehabilitation of three stone spouts in Banepa Municipality. The above mentioned public utilities rehabilitation cost and other remaining compensation cost of trees and crops if required will be included in contingencies heading in the budget. These costs are included separately.

4.9 Summary of Cost Estimation

The summary of total estimated cost for the RAP implementation is shown in Table 4-1.

Table 4.9-1 Summary of Cost for RAP implementation

USD 1=109 NRs

Cost Item	Unit	Quantity	Total Amount (Rs.)	Total Amount (USD)	In Percentage	Remarks
Land Costs*	Sq. m.	133,389.41	5,533,721,000	50,768,083	93.16%	From Table 4.1-1
Structures Costs	Numbers	234	363,121,089	3,331,386	6.12%	From Table 4.2-1
Housing Displacement Allowance	Household	234	21,060,000	193,211	0.35%	From Table 4.3-1
Business Disruption Allowance	Household	102	9,180,000	84,220	0.15%	From Table 4.4-1
Support Allowance for Vulnerable people	Household	75	3,750,000	34,403	0.06%	From Table 4.5-1
Income Restoration Program (IRP)	Persons	145	6,525,000	59,862	0.11%	From 4.6
RAP implementation	LS		3,050,000	27,981	0.05%	From Table 4.7-1
Sub-Total5			5,940,407,089	54,499,148	100.00%	
Contingencies (5 % of total cost)**			297,020,354	2,724,957		
Grand Total			6,237,427,443	57,224,105		

Note: * The cost of land is calculated as per Survey Market rate price

**The contingencies amount will be used for community infrastructure, compensation payment for trees and crops if required during the project implementation period and other unidentified item during the project design phase.

5. Socio-Economic Status of Project Affected People (PAPs)

The field surveys regarding land acquisition and resettlement for the Project are intended to obtain the socio-economic information of the PAPs. The information obtained from household survey is useful for two major perspectives. First, the information formed the basis for the preparation for RAP, and second; they will be used it in course of monitoring and evaluation of project impact.

5.1 Affected Population

Of the total estimated households likely to have impacts on their land and structures are estimated as 284 households. For the Census / Socio-Economic survey, among the total households 234, 82% households could be reached to obtain detailed questionnaires on socioeconomic status as the sample survey. According to local people, some absentee's households were currently living outside from the project location, even in other countries, during the survey period for their jobs. Finally, all affected households and their affected property will be surveyed during the detail design phase while updating the RAP.

According to the Population Census 2011 of Nepal, total population of the project affected Municipalities is reported as 154,873 where proportionate of male and female population is 76,862 (49.6%), and 78,862 (50.4%), respectively. Average family size is 4.5 persons that is less than the national average. The population of the project affected Municipalities is presented as Table 5.1.1.

Table 5.1-1 Household and Population of Affected Municipalities

Municipality	No. of Households	Male	Female	Total	Ave. HHs Size
Bhaktapur	17,639	41,081	40,667	81,748	4.6
Suryabinayak	4,777	10,323	10,681	21,004	4.4
Banepa	8,479	18,336	19,502	37,838	4.5
Dhulikhel	3,279	7,122	7,161	14,283	4.4
Total	34,174	76,862	78,011	154,873	4.5

Source: Census 2011, Central Bureau of Statistics (CBS)

The socio-economic status of PAPs is based on the information obtained from 234 (82%) households of the total affected households/landowners. The total population of surveyed households is 1,280 where 658 (51.4%) are male and 622 (48.6%) female.

Detail of surveyed household is attached as **Annex 1**.

The population composition of project affected surveyed households is presented in Table 5.1-2

Table 5.1-2 Distribution of Project Affected Surveyed Households

Districts	Municipality	Nos. of Project Affected Household Structures	Nos. of Affected Population		
			Male	Female	Total
Bhaktapur	Bhaktapur	14	45	39	84
	Suryabinayak	99	287	271	558
Kavrepalanchok	Banepa	78	203	192	395
	Dhulikhel	43	123	120	243
Total		234	658	622	1280

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

The age distribution of PAPs was analyzed. The survey shows that the population between 0 to 14 years which is defined as ‘minor age’ covers 24.1% while other dependent aged group (>60 years) population covers by 9.4%. More than two-third (69.5%) of the project affected population are known as economically active population age group (15-59 years). The table 5.1.3 shows the distribution of different age group populations across the SD Road.

Table 5.1-3 Population size by age group

Districts	Municipality	Nos. of Project Affected Household Structures	Age Group				Total
			>4 Yrs	5-14 Yrs	15-59 Yrs	<60 Yrs	
Bhaktapur	Bhaktapur	14	6	8	55	15	84
	Suryabinayak	99	49	76	399	34	558
Kavrepalanchok	Banepa	78	25	75	263	32	395
	Dhulikhel	43	26	44	134	39	243
Total		234	106	203	851	120	1280
%			8.2	15.9	69.5	9.4	100

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

As indicated by the results of household surveys, most of the female in the project area are mainly responsible for caring and bearing children, daily house affairs, small domestic businesses, and agricultural works. During the stakeholder meetings or the focus group meetings, the presences of female participants were lower than male. The Socio-economic survey shows that 12 households (4.2% of surveyed households) are women headed.

5.2 Ethnic Composition of Affected Population

Ethnic composition plays vital role still in various Nepalese societies that reflect directly in the socio-economic status and living standard of the people. Therefore, ethnicity, culture, and religions are also important factors needing attention when new projects are conceived, designed, and implemented in the area. The responses of these social attributes to outside interventions

should be considered according to the social value and attitude prevailing in the societies as like tradition.

Among the total affected household, about 52.5 % of all households are Janajati (mainly Newar and Tamang by castes) ethnic groups along the project area where 5 % are Brahmin and 23.5 % are Chhetri. Few of Dalit¹ and others population were found residing nearly 5 percent across the project area. Ethnic composition of the project affected households is shown in Table 5.2.1.

Table 5.2-1 Ethnic Composition of Affected Households (HHs)

District	Municipality	Nos. of Project Affected Household Structures	Brahmin	Chhetri	Janjati	Dalit	Others
Bhaktapur	Bhaktapur	14	-	-	14	-	-
	Suryabinayak	99	1	37	44	5	12
Kavrepalanchok	Banepa	78	2	13	42	0	21
	Dhulikhel	43	8	8	23	1	3
Total		234	11	58	123	6	36
%			4.7	24.8	52.6	2.6	15.4

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

5.3 Occupational Status of Affected Population

The census/socio-economic survey shows that more than one third (26.9%) of populations depend on trade/business likewise agriculture and households work cover 20.3 and 18 % respectively. 15.5 % of the project affected population depends on different service sectors.

Dependency on labor, foreign employment, and pension are also recorded. Occupational status is shown in Table 5.3-1.

Table 5.3-1 Occupational Status of Surveyed population

Occupations	Bhaktapur District		Kavrepalanchok District		Total	%
	Bhaktapur	Suryabinayak	Banepa	Dhulikhel		
Agriculture	8	93	63	37	201	20.3
Business/Trade	20	99	85	61	265	26.9
Service	8	84	45	15	152	15.4
Domestic work	25	29	78	45	177	18
Labor	5	28	8	10	51	5.1
Employment	0	23	11	200	43	4.3
Others	7	40	19	31	97	9.8
Total	51	356	279	188	986	100.0

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

¹ A member of a South Asian group of people traditionally regarded as untouchables or outcastes

5.4 Educational Status of Affected Population

The overall educational status of the project affected population is comparatively high. The census/socio-economic survey shows that about 90 % of the populations are literate. Of the total population, 40 percent of the literate populations are having higher degrees (+2 to Bachelor). Nearly 8 percent of the literate population can read and write only that means they gained or sustained their knowledge by non-formal education or somewhere else. However, 10.4 % project affected populations are mentioned illiteracy of them. The table 5.4-1 presents the educational status of the project affected surveyed population.

Table 5.4-1 Educational Status of the Project Affected Population

Districts	Municipality	Illiterate	Read write	1-10	10 passed	Certificate	Bachelor	Total
Bhaktapur	Bhaktapur	4	11	13	15	13	13	69
	Suryabinayak	37	44	198	58	83	29	449
Kavrepalanchok	Banepa	47	32	104	68	32	15	298
	Dhulikhel	15	52	39	23	26	18	173
Total		103	139	354	164	158	75	989
%		10.4	14.1	35.8	16.6	15.6	7.6	100

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

5.5 Skill Availability of Affected Population

Very limited members among surveyed PAPs seem to have acquired competitive skills on various activities from which they would increase their income. 81 persons out of 164 persons of PAP shave computer knowledge and 23 have different technical knowledge. In addition, 29 persons have sewing skill and another 7 have driving skill. Carpenter, mason and some other kinds of skill holders are also found in PAPs. Table 5.5-1 presented the skills availability of the surveyed PAPs.

Table 5.5-1 Status of Skill persons of Surveyed households

Districts	Municipality	Mason	Carpenter	Sewing/cutting	House wiring	Driving	Technical work	Computer	Others	Total
Bhaktapur	Bhaktapur	0	1	5	0	0	2	10	0	18
	Suryabinayak	1	2	10	0	2	9	49	0	73
Kavrepalanchok	Banepa	0	1	8	1	4	11	5	10	40
	Dhulikhel	0	5	6	0	1	1	17	3	33
Total		1	9	29	1	7	23	81	13	164

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

The skill availability among PAPs will be a major factor for their consideration in being employed in the project construction and its related activities. The expectation of PAPs from the project is that the project should be given priority to them for employment during construction period.

5.6 Household Income of Affected Households

Around 7.7% of affected households fall in the low-income group. Their annual income is less than NRs. 50,000 per year. About 32.1 % of the project affected households are in a range of annual income between NRs 100,000 to 200,000 per year that falling medium level income group. Similarly (41% of the surveyed households have annual income between NRs 200, 000 to 5000,000. It can be said that around 19.2 % of the households are in a high-income group with their annual income of over NRs 500,000.

Average annual income of the project affected households by Municipalities is shown in Table 5.6-1.

Table 5.6-1 Average Annual Income range of the Surveyed Households

Municipality	< Rs. 0.05 Million	Rs. 0.1-0.2 Million	Rs. 0.2-0.5 Million	> Rs. 0.5 Million	Total
Bhaktapur Municipality	1	4	6	3	14
Suryabinayak Municipality	6	27	41	25	99
Banepa Municipality	6	29	34	9	78
Dhulikhel Municipality	5	15	15	8	43
%	7.7	32.1	41.0	19.2	234

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

5.7 Food Sufficiency from own Agriculture Production

Food sufficiency is measured in terms of months that the families' sufficiency of own farm production to household's needs. According to the results of the survey, only 4.27% households have food sufficiency for the whole a year. A majority (67.95%) of the households have only food sufficiency less than 3 months by their own production because most of the households depend on business and wage-based occupations. Nearly one-fifth (17.95%) of the households' have food sufficiency up to 3 to 6 months. The survey results on food sufficiency has categorically analyzed by the food sufficiency status up to 3 months, 3 to 6 months, 6 to 12 months and above 12 months. The food sufficiency status of surveyed household is presented Table 5.7.1.

Table 5.7-1 Food Sufficiency Status among Project Affected Areas

District	Municipality	> 3 Month	3-6 Months	6-12 Months	< 12 Months	Total
Bhaktapur	Bhaktapur Municipality	4	4	5	1	14
	Suryabinayak Municipality	75	15	5	4	99
Kavrepalanchok	Banepa Municipality	50	15	8	5	78
	Dhulikhel Municipality	30	8	5	0	43
Total		159	42	23	10	234
%		67.95	17.95	9.83	4.27	100

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

5.8 Fulfillment of Food Deficiency

The households resort to several other supplementary sources to make up the food deficit. About 82% households make their food deficit by business activities. Similarly, 11.6% household by wage labor and 6.8% households depend on remittance. Table 5.8.1 is presented the fulfillment of food deficiency of survey households:

Table 5.8-1 Fulfillment of Food Deficiency

Districts	Municipality	Business	Wage Local	Remittance	Total
Bhaktapur	Bhaktapur Municipality	5	2	0	7
	Suryabinayak Municipality	70	5	0	75
Kavrepalanchok	Dhulikhel Municipality	23	0	5	28
	Banepa Municipality	22	10	5	37
Total		120	17	10	147
%		82	11.6	6.8	100

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

5.9 Opinion about the Project

Based on the interview survey, different acceptance / impression of the project were observed among PAPs as described in Table 5.9-1. PAPs has not given specific amount of compensation and assistance, therefore, the interview just provided simple alternative, such as good and bad. As a result, around 18 % showed "Bad" impression while more than 75% selected "Good" or "Good and Bad". People who selected "Good and Bad" had intention that they have to consider conditions, such as compensation for land within ROW.

Table 5.9-1 AP's Acceptance / Impression of the Project

District	Municipality	Don't Know	Bad	Good	Good and Bad	Very good	Total
Bhaktapur	Bhaktapur	1	2	1	10	0	14
	Suryabinayak	1	8	11	79	0	99
Kavre	Banepa	12	16	6	44	0	78
	Dhulikhel	0	15	0	27	1	43
Total		14	41	18	160	1	234
%		6.0	18.0	7.7	68.3	0.4	100

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

5.10 Opinion towards Physical Relocation

Major number of PAPs have agreed to physical relocation or set back their affected properties if they get proper compensation amount. However, some PAPs showed their opinion that compensation for land within ROW is needed for their relocation. ROW has been declared and court decision also support that the land within ROW is not eligible for compensation. Structures

within ROW should be compensated, and if the PAP becomes landless due to the loss of land within ROW, assistance is provided cash or assistance in kind.

5.11 Opinion on Compensation Mode

Around 73.5 % of PAPs put first priority on cash compensation, while nearly 5.6 % of them have perceived structure for structure and land for land compensation in kind. Some people didn't have clear idea or opinion regarding the compensation mode.

According to the Land Acquisition Act 1977, the modality of compensation payment will be determined by the project proponent and the authoritative Compensation Determination Committee (CDC) in district level. The results of opinion from the affected households are shown in Table 5.11-1.

Table 5.11-1 Perception about Compensation Modes

District	Municipality	Not Answer	Cash	Land for Land	House for house	Land for land & house for house	Total
Bhaktapur	Bhaktapur	2	12	0	0	0	14
	Suryabinayak	5	82	5	6	1	99
Kavrepalanchok	Banepa	6	41	11	8	12	78
	Dhulikhel	6	37	0	0	0	43
Total		13	172	16	14	13	234
%		5.6	73.5	6.8	5.9	5.6	100

Source: Cadastral Survey, Jan-Feb 2015 and January and May 2018

6. Stakeholder Meeting and Information Disclosure

During the survey, stakeholder meeting (SHM) has been conducted with aim to collect information and opinion from the residents nearby planned project sites based on the JICA's Environmental Guidelines and Nepali legal framework of EIA. The process may reduce or eliminate potential negative impacts of the project for the local residents and prepare in advance to deal with the remaining impact caused by the project preparation, implementation and operation. Main objectives of the SHM are:

- (1) Dissemination of information on the Project plan to project-affected-people and local communities.
- (2) Collection of opinions and comments of project-affected-people and local communities on the Project plan, particularly on the proposed impact mitigation measures.
- (3) Promotion of the active participation of project-affected-people and local communities into the Project implementation from the early stage of the Project planning.
- (4) In particular, promoting the participation of project-affected-people and local communities into the tasks relating to compensation, resettlement, and land clearance for the Project.
- (5) Ensuring the accountability of the tasks relating to land acquisition, compensation, resettlement, and livelihood restoration.

According to the JICA's Environmental Guidelines, it is required to organize 2 times of SHMs for a Category A project as this project. The first SHM, which is conducted at the time of discussing draft scoping document according to EIA preparation, should include the following items:

- (i) Dissemination of information on the Project (background, development needs, etc.);
- (ii) Explanation on anticipated impacts;
- (iii) Collection of participants' opinions/comments on the Project.

The second SHM, which is conducted at the time of draft survey report with the results of scoping, should have the following items:

- (i) Explanation on mitigation measure;
- (ii) Promotion of public participation into the Project implementation.

In parallel with the stakeholder meetings, the following public involvement activities have been done to understand people's opinion and situation deeper.

- Government - Representative of PAPs Meeting
- Focus Group Discussion

6.1 Types of Consulted Persons

Each representative of the governmental organizations and the community groups such as the following organizations and groups were participated in the stakeholder meeting and other public

participation opportunities.

- (Municipalities Representatives: though there are no elected representatives at present, but the Executive Officer has deputed as VDC/ Municipalities chief or office-in-charge by law, so the VDC secretary/ Executive Officer was included as a responsible source of information and major stakeholders in the area

VDC is transformed to Rural Municipality after administrative restructuring in 2017

- Political party representatives from different political bodies
- Facilitator of the discussion

6.2 The First Stakeholder Meeting

6.2.1 Outline

The first SHM were organized at 2 districts in November 2014. In a SHM, firstly the project outlines including purposes, benefit, planned affected area, expected negative impacts are explained to the participants and followed by questions and answer session. At the same time, participants were informed that the timing of the census survey, socio-economic survey and IOL following the SHM is considered cut-off-date to determine eligible persons and properties.

The attendance of participants in SHMs is attached in **Annex 5**. The schedule and outline of each SHM is shown in Table 6.2-1.

Table 6.2-1 Overview of the 1st Stakeholder Meeting

Date	Interaction Location	Number of Participants		
		Male	Female	Total
9 Nov 2014	Chitpol-Palanse Bhaktapur	73	2	75
9 Nov 2014	Banepa, Kavrepalanchok	71	5	76

6.2.2 Issues Raised in the SHMs

The major queries raised by the participants and response during the 1st SHM are summarized in Table 6.2-2. In addition to the issues in the table, some people consider the project is acceptable if the government pay compensation properties including land existing within ROW, and some comment during the SHMs were also related to such thoughts.

Table 6.2-2 Summary of the 1st Stakeholder Meeting

Date	Location	Main Issues from Participants	Explanation to Participants
9 Nov 2014	Chittapol	Should be cleared about legal provision	The concerning authority will study the all legal provision
		Pay compensation of all affected land and structures within 25 meter ROW each side from center line of the road	The government has published 25 meter ROW each side from center line of the road. Therefore, the government will pay no compensation for land within the area of ROW.
		Some people are still paying land levy and cultivating /utilizing of the land where the government declared ROW	-The concerning local government authorities in charge of the land use and land levy will provide provisions to the situation

6.3 The First Stakeholder Meeting (2017) for the tunnel section

The public consultation meeting at Sanga was organized in Ward Office-14 hall of Naisikasthan of Sanga on 14/Oct/2017 A.D (28/06/2074 B.S). The meeting was conducted in the presence of three ward chairpersons (9, 10 and 14) who were remarked as respective guiding person (Upendra Raj KC, Shivaram Raut and Gauri Rout respectively). Other participants were from the DoR/GESU, FBC cons Ward Members, representative from political parties and the local. Altogether 49 people have been participated. The list of the participants is presented in the attendant sheet. The participation of the women was also seen in good numbers.

The main purpose of the consultation meeting was to aware the local people of Palanse and Sanga about the proposed tunnel project, to disseminate the project related information and to help to identify the possible environmental and social impacts, information and opinions of the local public and stakeholders regarding the project.

Table 6.2-3 Summary of the 1st Stakeholder Meeting at Tunnel Section

Date	Location	Major issues	Explanation
14 Oct, 2017 9:00am	Ward No.14 Office Nasikasthan, Sanga - Banepa Municipality	Why the project is not implementing the previously designed open road section through Sanga pass?	It is perceived to avoid various social and cultural impacts at the Sanga Pass area.
		If the Tunnel road option comes into implementation, what will be the status of the existing road and its improvement?	If the existing road will remains there then the improvement and maintaining of the road will be done through local road division office. And the Status of the existing road will be decided by the DoR.
		Is there any adverse impact upon the only available source of water resource inside the Sanga Hill and the building structures of the portal areas and others?	In such case, mitigation measures will be apply considering the geology of the ground over there. Advance knowledge that practice to avoid adverse impact in Tunnel construction should also be apply as much as possible.
		There is the high possibility of Sanga to falls behind in its development and economic activities with the tunnel option.	With the tunnel option and diversion, the present economic hub with various ongoing economic activates will not be hamper as this area is one section of long road route from eastern side of the country.
		The new land should be acquired for the access road which shall be acquired with good some of compensation cost.	Only a small section of new land should be needed, which can require to advance the design speed.

6.4 The Second Stakeholder Meeting

The second stakeholder meeting will be held in February or March in 2018. DOR shall organize the second stakeholder meetings to explain the result of scoping and surveys related to resettlement following ESMF procedures.

6.5 Focus Group Meeting (FGM)

6.5.1 Outline

Besides the SHMs, there were held several rounds of informal meetings with representatives of Arniko Highway Struggle Committee (AHSC), political party representatives as well as PAPs. During the meeting with local people and representatives, they raised their concerning issues regarding ROW and compensation payment for the land within ROW. Intensive FGM with AHSC in two districts of Kavrepalanchok and Bhaktapur were organized in March 2015 and 14 October 2017 at Nasikasthan, Sanga.

The main purpose of Sanga consultation meeting was to aware the local people of Palanse and Sanga about the proposed tunnel project, to disseminate the project related information and to help to identify the possible environmental and social impacts, information and opinions of the local public and stakeholders regarding the project. The schedule and outline of FGM is shown in Table 6.5-1.

Table 6.5-1 Overview of the Focus Group Meeting

Date	Interaction Location	Number of Participants		
		Male	Female	Total
24 March 2015	Bhaisepati, Kavrepalanchok	7	5	12
24 March 2015	Jagati, Bhaktapur	9	7	16

6.5.2 Issues Raised in the FGMs

The major queries raised by the participants and response during the FGMs are summarized in Table 6.5-2

Table 6.5-2 Summary of Public Consultation/meetings

Date	Location	Main Issues Raised in Public Meeting	Project Team Explanation
24 March 2015	Sanga	<ul style="list-style-type: none"> - Appropriate and reasonable compensation should be provided to the affected people - Consultation with local people should be done at the time of construction - Employment opportunity will be generated in construction period - The Project should be rehabilitated all historical and cultural monuments such as temple, resting road side rest house (Chautara) etc. in an appropriate place 	<ul style="list-style-type: none"> - CDC will determine and distribute compensation without bias - Opportunity will be given to the local labor in construction activities - Recovery of historical and cultural assets will be discussed
24 March 2015	Jagati	<ul style="list-style-type: none"> - The people who will be landless should be addressed - Business disturbance allowance should be paid to affected people - Government has issued double Land Holding Certificate without consensus of related road side people - The Project should consider SAPs while providing compensation 	<ul style="list-style-type: none"> - RAP and concerning government agencies will make clear about the issues raised. - It is general to pay attention to SAPs during discussing a RAP and the Project also consider it.
October 14, 2017	Nasikasthan, Sanga	If the Tunnel road option comes into implementation, what will be the status of the existing road and its improvement?	If the existing road will remain there then the improvement and maintaining of the road will be done through local road division office. And the Status of the existing road will be decided by the DoR.
		Please provide the final design of the Tunnel section so that the possible discussion can be done on the Tunnel option.	It is just like feasibility level of tentative tunnel alignment and discussion. It may be possible to manage deliver designs of Tunnel in the next phase discussion once the detail information and design is viable.
		Is there any adverse impact upon the only available source of water resource inside the Sanga Hill and the building structures of the portal areas and others?	In such case, mitigation measures will be applied considering the geology of the ground over there. Advance knowledge that practice to avoid adverse impact in Tunnel construction should also be apply as much as possible.
		Restaurants and the other existing business of Sanga thought the existing road alignment will deteriorate and shifted towards the	The New Tunnel road gives access to long route vehicles and the directly valley entrance non-passengers

Date	Location	Main Issues Raised in Public Meeting	Project Team Explanation
		Tunnel Portal side.	vehicles. Local vehicle movement will not stop, the existing congestion will reduce that helps to promote local business in this historic Sanga pass Area.
		The new land should be acquired for the access road which shall be acquired with good some of compensation cost.	Only a small section of new land should be needed, which can require to advance the design speed.
		Most of the business structures that located at the Sanga roadside are within the ROW area therefore these should be sifted as per the Road Act.	However, beyond the existing RoW area, it may require further new are to maintain design speed in sharp bends area.
		There is the high possibility of Sanga to falls behind in its development and economic activities with the tunnel option.	With the tunnel option and diversion, the present economic hub with various ongoing economic activates will not be hamper as this area is one section of long road route from eastern side of the country.
		Will there be any impact on the structure and housed located above the Tunnel section and will there be compensation for the effected land and structure around and above the tunnel section.	There will not be any adverse impact on the structure and housed located above the Tunnel section. Compensation will be paid for the access road area to the tunnel section and on the portal area of the tunnel.

6.6 Information Disclosure and Public Information

Information disclosure regarding the project is an important part of the project preparation and implementation to ensure that the PAPs are timely and fully informed of land acquisition, compensation and resettlement. This will also enable the PAPs to participate in and express their desires on resettlement policy and programs. Representatives of each district and Municipalities (Bhaktapur, Suryabinayak, Banepa and Dhulikhel) in the project area, and leaders of the communities shall co-ordinate with DOR to implement information disclosure and public information appropriately.

The drafted RAP should be disclosed on the website of related Municipalities as well as JICA's website. Following documents in implementation stage related to land acquisition and resettlement also have to be disclosed at district offices and Municipalities for public interests.

The agencies and individuals affected by land acquisition and resettlement, the representative of

local government including districts and Municipalities in the Project site as well as the project owner shall participate in the public information meeting during the land acquisition processes such as property measurement survey, negotiation and compensation, and resettlement in the implementation stage.

The PAPs may ask for information about compensation policy anytime without having to wait for the public information campaign. PAPs may take part in the planning process and assist the project owner and local authorities in conducting public consultation, inform them of issues relating to compensation, assistance and resettlement that are under concern of PAPs through communication channels.

7. Legal Framework for Private Property Acquisition

Land acquisition and involuntary resettlement caused by the Project shall be planned, implemented, and monitored properly based on the JICA's Environmental Guidelines with World Bank's Operational Policy and Nepalese domestic laws and regulations represented by Environmental and Social Management Framework (ESMF) of DOR. DOR had developed a common tool of the safeguard policy, ESMF and its contents may fulfill major safeguard policies/guidelines of international organizations, such as JICA, the World Bank (WB), and the Asian Development Bank (ADB).

Land policy in Nepal has been changed intricately during past historical regimes. As an epoch-making event, after Land Act (1964) was enacted, it is said that agricultural land reformation to individuals from royal owned land was promoted. However, prior to 1990, there was no official constitutional obligation for the State to pay compensation for the acquisition of personal property². For the first time, Constitution (1970) expressed private property right clearly as "No person shall be deprived of his property save in accordance with the law", and following tentative Constitution (2007) elaborated more about expropriation of private property by the state for public purposes.

In addition to above mentioned policies, DOR had been done a feasibility study for the SD Road including Initial Environmental Examination (IEE) which includes rough survey on land acquisition and resettlement. The IEE report is also one of the resources to discuss the RAP.

This chapter provides summary of major legal document regarding land acquisition and resettlement as following, based on IEE³ report and other relevant documents. Any policy gaps between above mentioned international policies/standards and Nepalese country system would be coordinated and solved by project specific measures in the RAP.

7.1 Domestic Law and Regulations

7.1.1 Land Acquisition Act (1977)

The Land Acquisition Act, 1977 (2034 BS), has been enacted to integrate the laws for Acquisition of Land, 1962, and partially updated in 1993 by its subsequent amendment. The section 3 of the Act empowers the government to acquire land at any place, for the purpose of public works by providing the required compensation to its owners. The Act obliges the government to consider the compensation for acquisition of land for the benefit of the local people. Article 12 established Compensation Fixed (Determination) Committee as a leading

² Profile on Environmental and Social considerations in Nepal, 6-1, JICA

³ Initial Environmental Examination, Upgrading/Widening of Arniko Highway to Six Lane Standard, DOR, 2011

organization for fixing compensation unit price. Steps of Land Acquisition plan as per Land Acquisition Act 1977 are presented in Figure 6.1-1.



Figure 7.1-1 Land Acquisition Process (Based on Land Acquisition Act 1977)

7.1.2 Land Acquisition Guidelines (1989)

The Land Acquisition Guidelines and guidelines pursuant to section 16 and 17 of the Land Acquisition Act 1977 specify two categories of affected families, namely Project Affected Families (PAF) and Seriously Project Affected Family (SPAF). A PAF consists of the members of a household including elderly dependents and minor children (under 18 years) residing under one roof and operating as a single economic unit, who are adversely affected by the project. SPAF is defined as a family who loses over 25% of its total land holdings or whose land is reduced to an uneconomic holding (less than 5.0 katha) or who is being displaced.

Under these guidelines the concerned officials, with the assistance of the project team, are to carry out assessments of project affected families to identify their standard of living and types of assets. Valuation of land and asset lost were to be based on comparative market values of similar assets in the vicinity. The guidelines also included arrangements for rehabilitation of project-affected families. For PAF's, the compensation package includes cash for assets acquired or damaged by the project and a rehabilitation grant (assistance allowance) to cover any suffering and hardship. For

SPAF's, the compensation additionally include employment for one family member and provision of skill training.

The Guidelines specify the establishment of an Acquisition and Rehabilitation Committee (also known as Compensation Fixation Committee, “CFC”) consisting of the concerned Chief District Officer (Chair), Land Revenue Officer, representative of the District Development Committee (DDC) and the Project Manager and others as deemed necessary. The Committee is responsible for acquiring land and paying compensation. In 1993, a second set of guidelines reduced the Acquisition and Rehabilitation Committee to a four-member Compensation Fixation and Rehabilitation Management Committee by dropping the Land Revenue Officer and other governmental appointees. The functions and powers of the committee were clarified, as were methods of payment and means of ensuring fair valuation of land quality.

7.1.3 Public Road Act (1974)

The Public Road Act, 1974 has been enacted to ensure the construction and operation of the road projects smoothly. Section 3 of the Act empowers GON to prohibit the construction of permanent structures (buildings) in the prescribed distance from the road, i.e. the Department of Roads (DOR) has the authority over everything within the boundaries of the road. The DOR may acquire temporarily the land and other property adopting compensatory measures during the construction, rehabilitation and maintenance of the public road (Sections 14 and 15). The Act obliges the DOR to plant trees on both sides of the road and handover it to the local bodies (VDC or municipality) for their management (Section 16). The Act also empowers the DOR to operate quarries and borrow pits and other facilities during the road construction (Section 17). In sum, the Act facilitates the construction of this road by even acquiring land and property including for the execution of construction materials and development of other facilities during road construction through compensation as negotiated and as well as to maintain greenery along the roadside.

7.1.4 Public Road Management and Land Acquisition Directives, DOR, (2002)

The DOR has published a directive for Public Road Management and Land Acquisition in 2002 for the use in road management and land acquisition in DOR's Sector Wide use. This Directive specifies two categories of affected families, Project Affected Families (PAF) and Seriously Project Affected Family (SPAF). A PAF consists of the members of a household including elderly dependents and minor children (under 18 years) residing under one roof and operating as a single economic unit, who are adversely affected by the project. SPAF is defined as a family who loses over 25% of its total land holdings or whose land is reduced to an uneconomic holding (less than 5.0 katha) or who is being displaced.

Under this Directive the concerned officials, with the assistance of the project team, are to carry out assessments of project affected families to identify their standard of living and types of assets. Valuation of land and asset lost were to be based on comparative market values of similar assets in the vicinity. The Directive also included arrangements for rehabilitation of project-affected families. For PAF's, the compensation package includes cash for assets acquired or damaged by the project and a rehabilitation grant (assistance allowance) to cover any suffering and hardship. For SPAF's, the compensation additionally include employment for one family member and provision of skill training.

7.1.5 Environmental and Social Management Framework, DOR, (2007)

This Environmental and Social Management Framework report (ESMF) is prepared for the Department of Roads (DOR) to compile in an overview and guidance manner, various safeguard and compliance aspects of environmental and social issues related with the Sector Wide Road Program and the Priority Investment Plan Study for Nepal's Strategic Road Network (SRN) planning for 2007 to 2016. The Study commenced in September 2005 and was completed in December 2006. The ESMF intends to provide technical and managerial inputs and guidance into the design of the strategic roads (both designated for rehabilitation and, to lesser extent, to new construction), through identification of key environmental and social issues related to the foreseen projects (hereunder referred as "SRN sub-projects"), mitigate potential impacts and concerns and, devise opportunities to enhance the benefits. The framework integrates in a step-wise approach the most important environmental and social considerations into all stages of project preparation, implementation, monitoring and operation and is applicable to all future sub-projects funded under the SRN program. The ESMF is applicable to all proposed subproject activities and through all stages of the subproject cycle, i.e. from pre-planning, planning and design, implementation to post-implementation. The design flow of ESMF activities will be coordinated and integrated into the project cycle.

7.1.6 Land Acquisition, Resettlement and Rehabilitation Policy (not yet enforced as of 2015)

The government, Ministry of Land Reform, has prepared Land Acquisition, Resettlement, and Rehabilitation Policy under technical assistance with ADB, however, the policy has not yet been enacted in Nepalese Gazette. The drafted policy emphasizes scientific standards for land valuation and extension of compensation equivalent to minimum market value of land. A provision in the policy allows the government to take action against those who try to disrupt land acquisition process or create hurdles for the project. In this regard, the policy has stressed on the need to first assessment of socio-economic impacts of a project. All expenses related to land acquisition, compensation and implementation of resettlement and rehabilitation plans should be considered as a project cost.

7.2 JICA's Policy on Involuntary Resettlement

The policy provisions on involuntary resettlement of JICA is shown in the JICA's Environmental Guidelines. And item 3 of Article 2.6 in this guideline describes that “JICA confirms that projects do not deviate significantly from the World Bank’s Safeguard Policies”. Therefore, the main documents relevant to the land acquisition and resettlement of the Project are:

- JICA Guidelines for Environmental and Social Considerations (2010)
- The World Bank's Safeguard Policies (Operational Policy / Bank Policy 4.12 and its Annex in particular)
- Involuntary Resettlement Sourcebook (the World Bank)

Item 2 of Article 1.6, "Requirement of project proponents" of the JICA's Environmental Guidelines describes that involuntary resettlement in case of Category A project must be fulfill Article 7, "Involuntary Resettlement" of Annex 1 "Environmental and social consideration required for intended project": "it is desirable that the resettlement action plan include elements laid out in the World Bank Safeguard Policy, OP. 4.12, Annex A".

JICA's fundamental policy on involuntary resettlement is shown in Table 7.1-2

Table 7.1-2 JICA's Policy on Involuntary Resettlement

<p>I. The Government of recipient country will use the Project Resettlement Policy (the Project Policy) for a JICA's project specifically because existing national laws and regulations have not been designed to address involuntary resettlement according to international practice, including JICA's policy. The Project Policy is aimed at filling-in any gaps in what local laws and regulations cannot provide in order to help ensure that PAPs are able to rehabilitate themselves to at least their pre-project condition. This section discusses the principles of the Project Policy and the entitlements of the PAPs based on the type and degree of their losses. Where there are gaps between the recipient country legal framework for resettlement and JICA's Policy on Involuntary Resettlement, practicable mutually agreeable approaches will be designed consistent with Government practices and JICA's Policy.</p> <p>II. Land acquisition and involuntary resettlement will be avoided where feasible, or minimized, by identifying possible alternative project designs that have the least adverse impact on the communities in the project area.</p> <p>III. Where displacement of households is unavoidable, all PAPs (including communities) losing assets, livelihoods or resources will be fully compensated and assisted so that they can improve, or at least restore, their former economic and social conditions.</p> <p>IV. Compensation and rehabilitation support will be provided to any PAPs, that is, any person or household or business which on account of project implementation would have his, her or their: Standard of living adversely affected; Right, title or interest in any house, 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; Income earning opportunities, business, occupation, work or place of residence or habitat adversely affected temporarily or permanently; or Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning.</p> <p>V. All affected people will be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing and any such factors that may discriminate against achievement of the objectives outlined above. Lack of legal rights to the assets lost or adversely</p>

- affected tenure status and social or economic status will not bar the PAPs from entitlements to such compensation and rehabilitation measures or resettlement objectives. All PAPs residing, working, doing business and/or cultivating land within the project impacted areas as of the date of the latest census and inventory of lost assets (IOL), are entitled to compensation for their lost assets (land and/or non-land assets), at replacement cost, if available and restoration of incomes and businesses, and will be provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income-earning capacity and production levels.
- VI. PAPs that lose only part of their physical assets will not be left with a portion that will be inadequate to sustain their current standard of living. The minimum size of remaining land and structures will be agreed during the resettlement planning process.
- VII. People temporarily affected are to be considered PAPs and resettlement plans address the issue of temporary acquisition.
- VIII. Where a host community is affected by the development of a resettlement site in that community, the host community shall be involved in any resettlement planning and decision-making. All attempts shall be made to minimize the adverse impacts of resettlement upon host communities.
- IX. The resettlement plans will be designed in accordance with recipient country's Involuntary Resettlement Policy and JICA's Policy on Involuntary Resettlement.
- X. The Resettlement Plan will be translated into local languages and disclosed for the reference of PAPs as well as other interested groups.
- XI. Payment for land and/or non-land assets will be based on the principle of replacement cost.
- XII. Compensation for PAPs dependent on agricultural activities will be land-based wherever possible. Land-based strategies may include provision of replacement land, ensuring greater security of tenure, and upgrading livelihoods of people without legal land titles. If replacement land is not available, other strategies may be built around opportunities for re-training, skill development, wage employment, or self-employment, including access to credit. Solely cash compensation will be avoided as an option if possible, as this may not address losses that are not easily quantified, such as access to services and traditional rights, and may eventually lead to those populations being worse off than without the project.
- XIII. Replacement lands, if the preferred option of PAPs, should be within the immediate vicinity of the affected lands wherever possible and be of comparable productive capacity and potential⁴. As a second option, sites should be identified that minimize the social disruption of those affected; such lands should also have access to services and facilities similar to those available in the lands affected.
- XIV. Resettlement assistance will be provided not only for immediate loss, but also for a transition period needed to restore livelihood and standards of living of PAPs. Such support could take the form of short-term jobs, subsistence support, salary maintenance, or similar arrangements.
- XV. The resettlement plan must consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poor, those without legal title to land, ethnic minorities, women, children, elderly and disabled) and ensure they are considered in resettlement planning and mitigation measures identified. Assistance should be provided to help them improve their socio-economic status.
- XVI. PAPs will be involved in the process of developing and implementing resettlement plans.
- XVII. PAPs and their communities will be consulted about the project, the rights and options available to them, and proposed mitigation measures for adverse effects, and to the extent possible be involved in the decisions that are made concerning their resettlement.
- XVIII. Adequate budgetary support will be fully committed and made available to cover the costs of land acquisition (including compensation and income restoration measures) within the agreed implementation period. The funds for all resettlement activities will come from the Government.
- XIX. Displacement does not occur before provision of compensation and of other assistance required for relocation. Sufficient civic infrastructure must be provided in resettlement site prior to relocation. Acquisition of assets, payment of compensation, and the resettlement and start of the livelihood rehabilitation activities of PAPs, will be completed prior to any construction activities, except when a court of law orders so in expropriation cases. (Livelihood restoration measures must

⁴ Agricultural land for land of equal productive capacity means that the land provided as compensation should be able to produce the same or better yield the AP was producing on his/her land prior to the project. The production should be in the planting season immediately following the land acquisition. It can be for a future period if transitional allowance equal to the household's previous yield is provided to the AP household while waiting for the land to get back to the same productivity as the previous land.

also be in place but not necessarily completed prior to construction activities, as these may be ongoing activities.)

XX. Organization and administrative arrangements for the effective preparation and implementation of the resettlement plan will be identified and in place prior to the commencement of the process; this will include the provision of adequate human resources for supervision, consultation, and monitoring of land acquisition and rehabilitation activities.

XXI. Appropriate reporting (including auditing and redress functions), monitoring and evaluation mechanisms, will be identified and set in place as part of the resettlement management system. An external monitoring group will be hired by the project and will evaluate the resettlement process and final outcome. Such groups may include qualified NGOs, research institutions or universities.

Cut-off-date of Eligibility

The cut-off-date of eligibility refers to the date prior to which the occupation or use of the project area makes residents/users of the same eligible to be categorized as PAPs and be eligible to Project entitlements. In the Project, (e.g.: Cut-off dates for titleholders will be the date of notification under the Land Acquisition Act and for non-titled holders will be the beginning date of the population census; 04 October, 2010). This date has been disclosed to each affected village by the relevant local governments and the villages have disclosed to their populations. The establishment of the eligibility cut-off date is intended to prevent the influx of ineligible non-residents who might take advantage of Project entitlements

Principle of Replacement Cost

All compensation for land and non-land assets owned by households/shop owners who meet the cut-off-date will be based on the principle of replacement cost. Replacement cost is the amount calculated before displacement which is needed to replace an affected asset without depreciation and without deduction for taxes and/or costs of transaction as follows:

For example:

- a. Productive Land (agricultural, aquaculture, garden and forest) based on actual current market prices that reflect recent land sales in the area, and in the absence of such recent sales, based on recent sales in comparable locations with comparable attributes, fees and taxes or in the absence of such sales, based on productive value;
- b. Residential land based on actual current market prices that reflect recent land sales, and in the absence of such recent land sales, based on prices of recent sales in comparable locations with comparable attributes; fees and taxes.
- c. Existing local government regulations* for compensation calculations for building, crops and trees will be used where ever available.
- d. Houses and other related structures based on actual current market prices of affected materials;
- e. Annual crops equivalent to current market value of crops at the time of compensation;
- f. For perennial crops, cash compensation at replacement cost that should be in line with local government regulations, if available, is equivalent to current market value given the type and age at the time of compensation.
- g. For timber trees, cash compensation at replacement cost that should be in line with local government regulations, if available, will be equivalent to current market value for each type, age and relevant productive value at the time of compensation based on the diameter at breast height of each tree.

7.3 Policy Gap Analysis

Policy gaps related to land acquisition and resettlement were analyzed by comparing the JICA's Environmental Guidelines and the Nepali legal system. The Project shall consider both Nepali country system and JICA's requirements as follows;

- (1) Compliance to Nepali country system, such as Land Acquisition Act, Public Road Act, Road Standard, and etc.

- (2) Application of Environmental and Social Management Framework (ESMF) with a standard of World Bank's Safeguard Policy (Operational Policy, OP)
- (3) Following to JICA Guidelines for Environmental and Social Considerations as well as relevant World Bank's Safeguard Policy, Resettlement Sourcebook, and etc.

Stopgap measures will be discussed in the RAP among above mentioned three pillars of resettlement policies (Figure 7.3-1).

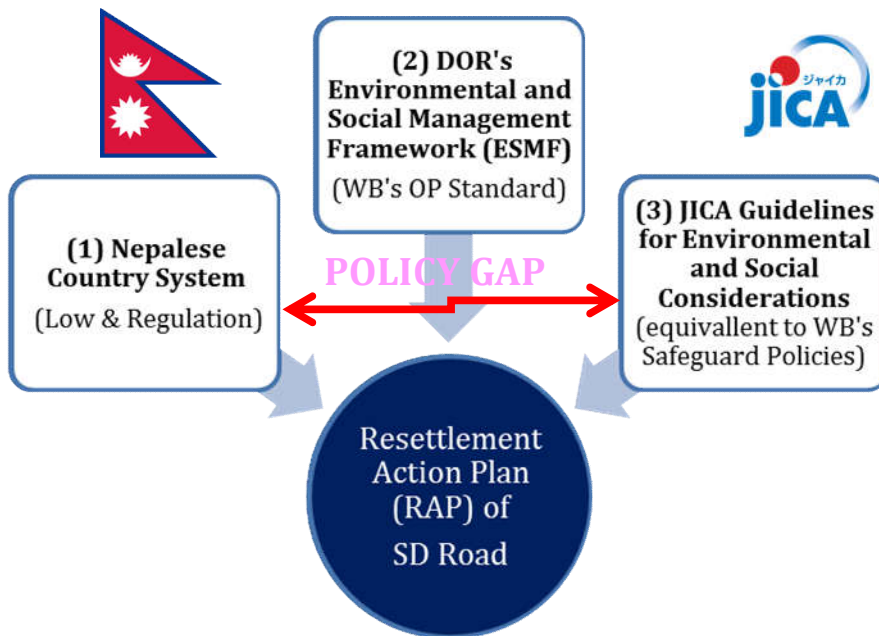


Figure 7.3-1 Image of Policy Gap and RAP

Table 7.3-1 shows the result of the gap analysis concerning land acquisition and resettlement.

Table 7.3-1 Policy Gap Analysis between JICA Guidelines and Nepali Country System

No.	(A) JICA Guidelines for Environmental and Social Considerations with World Bank Safeguard Policy	(B) Nepali Law & Regulations	Gaps between (A) and (B)	Countermeasures for filling gaps
1.	Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives.	The adverse impacts can be minimized or avoided or dealt with positive and constructive ways (1.1.1, ESMF)	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	Based on ESMF, Land Acquisition Act, and the JICA's Environmental Guidelines, land acquisition and resettlement shall be avoided and/or minimized during alignment
2.	When population displacement is unavoidable, effective measures to minimize impact and to compensate for losses should be taken.	<p>- The adverse impacts can be minimized or avoided or dealt with positive and constructive ways (1.1.1, ESMF)</p> <p>- Government of Nepal may, if it so deems necessary, acquire any land at anyplace for any public purpose, subject to compensation under this Act (Article 3, Land Acquisition Act)</p>	No significant gaps are observed.	decision process, structure planning, and any other discussion related to resettlement impact in the Project.
3.	People who must be resettled 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.	Thus, the affected persons in the project will be entitled to various types of compensation and resettlement assistance that will help in the restoration of their livelihoods, at least, to the pre-project standards (7.3.1, ESMF)	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	Based on ESMF and the JICA's Environmental Guidelines, RAP secures "improve or at least restore their standard of living, income opportunities and production levels to pre-project levels" by using appropriate entitlement matrix.

No.	(A) JICA Guidelines for Environmental and Social Considerations with World Bank Safeguard Policy	(B) Nepali Law & Regulations	Gaps between (A) and (B)	Countermeasures for filling gaps
4.	Compensation must be based on the full replacement cost as much as possible.	When GON requires assets, national law does not specify about the provision of mandatory replacement cost. Therefore, ESMF strongly recommended that: Practical provisions must be made for the compensation for all lost assets to be made at replacement cost without depreciation or reductions for salvage materials. Efforts must be made to assess the real replacement costs of land to the extent possible. A procedure should be established for determining compensation rates accurately plus rigorous efforts to assess the replacement costs and market rates for all assets, including labour costs for construction.	There might be gaps on determination of compensation rate between Nepali side and the JICA Environment Guidelines. In the past cases, deduction and/or using government fixed rate lower than market price are common.	Replacement Cost Survey (RCS) was conducted based on the standard of the JICA's Environmental Guidelines (the World Bank's definition and level of standards). The result is compared with the government's official unit price for determining validity. The result shall be respected for future determination process by CDC. Additional monitoring to support bridging from RAP to CDC's determination is required.
5.	Compensation and other kinds of assistance must be provided prior to displacement.	ESMF referred OP 4.12: The measures (i.e. the RP) include provision of compensation and of other assistance required for relocation, prior to displacement, and preparation and provision of resettlement sites with adequate facilities, where required.	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	Based on the JICA's Environmental Guidelines, compensation, assistance, and relocation site have to be done and prepared prior to displacement.
6.	For projects that entail large-scale involuntary resettlement, resettlement action plans must be prepared and made available to the public.	ESMF regulated RAP preparation.	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	The RAP is developed with sufficient adherence to the JICA's Environmental Guidelines.

No.	(A) JICA Guidelines for Environmental and Social Considerations with World Bank Safeguard Policy	(B) Nepali Law & Regulations	Gaps between (A) and (B)	Countermeasures for filling gaps
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.	- In Chapter 5, the section of 2.2.1: The Procedural Steps in Road IEEs and EIAs of ESMF, and other sections covers all conditions concerning public participation/consultation. - Domestic EIA procedure supported by some conditions in ESMF requires public consultation meeting	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	Based on the JICA's Environmental Guidelines, in case of the Category A projects, stakeholder meetings should be organized at least two times, at the time of the draft scoping and at the time of draft reporting, supplemented by focus group meetings. In addition to above mentioned meetings, the RAP proposed promotion of public participation in monitoring stage as well as implementation stage.
8.	When consultations are held, explanations must be given in a form, manner, and language that are understandable to the affected people			
9.	Appropriate participation of affected people must be promoted in planning, implementation, and monitoring of resettlement action plans.			
10.	Appropriate and accessible grievance mechanisms must be established for the affected people and their communities.	5.1 and 7.5 of ESMF stipulated establishment of grievance redress mechanism (GRM)	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	Based on the JICA's Environmental Guidelines, GRM is planned in the RAP.

No.	(A) JICA Guidelines for Environmental and Social Considerations with World Bank Safeguard Policy	(B) Nepali Law & Regulations	Gaps between (A) and (B)	Countermeasures for filling gaps
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 socioeconomic survey), preferably at the project identification stage, to prevent a subsequent influx of encroachers of others who wish to take advance of such benefits.	N/A *Cut-off date is recommended to set as the date of Census survey (7.2.3, ESMF)	There is no direct regulation of recommendation regarding the item.	Based on the JICA's Environmental Guidelines, the cut-off date is explained at the 1st time stakeholder meetings. In case that certain time, e.g. two years, will have passed since the cut-off-date declaration before land acquisition is commenced, Census and other relevant field surveys shall be updated and revised with the latest situation.
12.	Eligibility of benefits includes, the PAPs who have formal legal rights to land (including customary and traditional land rights recognized under law), the PAPs who don't 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.	In the proposed project, the absence of formal titles will not be able to resettlement assistance and rehabilitation. (7.3.1, ESMF)	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	Based on the JICA's Environmental Guidelines, appropriate entitlements are discussed in the RAP for both formal and informal cases. In principle, both formal and informal settlers are eligible for compensation and other conditions, including assistances, rights to relocate to the resettlement site, etc.
13.	Preference should be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based.	N/A * ESMF just referred OP 4.12	Cash for land is the common way of compensation for both formal and informal land cases in Nepal, and PAPs also prefer to cash compensation generally.	PAPs shall be given compensation options based on the RAP to select "land for land" or "cash for land" as much as possible.

No.	(A) JICA Guidelines for Environmental and Social Considerations with World Bank Safeguard Policy	(B) Nepali Law & Regulations	Gaps between (A) and (B)	Countermeasures for filling gaps
14.	Provide support for the transition period (between displacement and livelihood restoration).	N/A	The item is not clearly mentioned even in ESMF. Some kinds of assistance have a function to support such transition period.	The RAP may cover the non-registered cases and compensation for temporary business disturbance, income restoration at the early stage, or any other allowance are considered.
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.	8.3 of ESMF or the part of Entitlement Matrix stipulated the considerations scheme for such vulnerable groups	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	Based on needs assessment through stakeholder meetings, socio-economic surveys, focus group meetings etc., special considerations for vulnerable groups are discussed and reflected in the RAP.
16.	For projects that entail land acquisition or involuntary resettlement of fewer than 200 people, abbreviated resettlement plan is to be prepared.	7.10 of ESMF stipulated the abbreviated RAP under the condition of fewer than 200 people	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	Based on the JICA's Environmental Guidelines, the abbreviated RAP shall be prepared under the stipulated conditions
17.	Internal and external monitoring system must be established and implemented properly	8.8 of ESMF covers monitoring and evaluation	No significant gaps are observed. This item is not clearly mentioned in domestic laws, however, ESMF covered it.	Based on the JICA's Environmental Guidelines, a monitoring framework composed by internal monitoring, external monitoring, and evaluation is established in the RAP.

8. Compensation Policy, Eligibility, and Entitlement

8.1 Compensation Policy

In principle, PAPs who have assets within or reside within the project affected areas before the cut-off date are entitled to compensation for their losses. Those who have lost their income and/or subsistence will be eligible for livelihood restoration assistance based on the criteria of eligibility defined by the project in consultation with the PAPs. If, by the end of the project, livelihoods have been shown not to be restored to pre-project levels, additional measures will be provided.

Fundamental compensation policies of the Project based on the JICA's Environmental Guidelines are as follows:

- The compensation rates will be determined based on the results of independent appraisal of the land/crops/assets (associated with the land) in a timely and consultative manner based on the replacement cost survey. All fees and taxes on land and/or house transfers will be waived or otherwise included in a compensation package for land and structures/or houses or businesses. The local authorities will ensure that PAPs choosing relocation on their own, obtain, without additional costs, the necessary property titles and official certificates commensurate with similar packages provided to those who choose to move to the project resettlement sites
- Land will be compensated “land for land”, or in cash, according to PAP’s choice whenever possible.
- PAPs who is compensated by “cash for land” will be compensated in cash at the full replacement cost. These PAPs will be assisted in rehabilitating their livelihoods and making their own arrangements for relocation.
- Compensation for all residential, commercial, or other structures will be offered at the replacement cost, without any depreciation of the structure and without deduction for salvageable materials. Structures shall be evaluated individually.
- The PAPs will be provided with full assistance (including a transportation allowance) for transportation of personal belongings and assets, in addition to the compensation at replacement cost of their houses, lands and other properties.
- Financial services (such as loans or credits) will be provided to PAPs if necessary as a measure of livelihood restoration. The installment amounts and the schedule of payments will be within the repayment capacity of PAPs.
- Additional efforts, such as economic rehabilitation assistance, training and other forms of assistance, should be provided to PAPs losing income sources, especially to vulnerable groups, in order to enhance their future prospects toward livelihood restoration and improvement.
- The previous level of community services and resources, encountered prior to displacement,

will be maintained or improved for resettlement areas

8.2 Eligibility Criteria

8.2.1 Project affected persons (PAPs)

People directly affected by the project through the loss of land, residences, other structures, business, assets, or access to resources, specifically are:

- Persons whose agricultural land will be affected (permanently or temporarily) by the Project;
- Persons whose residential land/houses will be affected (permanently or temporarily) by the Project;
- Persons whose leased-houses will be affected (permanently or temporarily) by the Project;
- Persons whose businesses, occupations, or places of work will be affected (permanently or temporarily) by the Project;
- Persons whose crops (annual and perennial)/ trees will be affected in part or in total by the Project;
- Persons whose other assets or access to those assets, will be affected in part or in total by the Project; and
- Persons whose livelihoods will be impacted (permanently or temporarily) due to restriction of access to protected areas by the Project.
- Community owned assets, collective assets, enterprise, any other governmental and private organizations, whose properties, production measures, and livelihoods will be impacted (permanently or temporarily) due to land acquisition, restriction of access, any other direct/indirect impacts by the Project.

8.2.2 Vulnerable groups

Based on the census/socio-economic survey and ESMF, the vulnerable groups will generally include the following:

- Poor and poorest households as identified by pertinent national survey results;
- Poor landholders that have limited productive land (this will be determined by the minimum amount of farm land needed to be a viable farmer in the project area)
- Women headed poor households
- All Dalit and ethnic minorities/ indigenous groups as categorized by GoN being vulnerable
- Community members who are less able to care themselves without family or other support

- Landless, squatters and encroachers.
- Any additional groups identified by the socio-economic surveys and by meaningful public consultation.

8.2.3 Gender

Considerations on gender issues should be paid much attention during the project implementation process as follows:

- During the resettlement implementation stages, income restoration program, resettlement site preparation and any other opportunities of public hearing, women's voices should be carefully listened to know their rights and choices
- The female headed households will be encouraged and supported to fully participate in planning and implementation of income restoration programs as well as assistance.
- Job creation by the project implementation and operation should consider priorities on women.

8.2.4 Government Property

Government infrastructure and facilities affected by the Project will be repaired or replaced in consultation with the relevant department and ministry. There is no provision of compensation of the government land. DOR acquires government land and forest in coordination with other relevant authorities such as Ministry of Forest (MOF). Clearance of trees requires the permission of Department of Forestry (DOF). The legal provision is that the DOR is responsible to plant 25 seedlings in the government land against one tree cutting. The cut logs are the properties of DOF. DOR is responsible to establish nursery in an accessible area of new plantation, supply seedlings, and bear the cost for five years to take care of new plantation to get the plant mature.

8.2.5 Allowances / Assistances

(1) Displacement Allowance

The households who lose their residential houses will be qualified for the displacement allowances. The displacement allowance will be as equal to 180 days minimum wage rate as established at the national or local level. The provision of displacement allowance is that the house owners are free to demolish the affected house and can carry away to reuse the materials for new housing. The displacement allowance is a provisional compensation for financial difficulties of the transitional period.

(2) Business / Cultivation Disruption Allowance

The household who loses own business due to the Project will be qualified for business disruption allowance equal to 180 days, as minimum wage rate as established at national or local level. Similarly, cultivation disruption allowance will be prepared to farmers who lost their productive land.

In addition, vulnerable people will receive special assistance and other income restoration measures, such as livelihood enhancement training and employment opportunities during the project implementation.

8.2.6 Public Health

Health awareness programs for the local people as well construction labors shall be organized by the Project and contractor on a regular basis (prior to construction commencement and in a yearly interval) to provide knowledge to construction workers and local population on health including the dangers and consequences of sexually transmitted disease(STD) and HIV/AIDS. Additional training for awareness rising will be given by the professional health workers in association with social supervision consultant on health aspects of STD and HIV/AIDS and human trafficking.

The awareness program related to public health, HIV/AIDS and human trafficking will be organized inviting public health expert (especially a medical practitioner of the concerned districts and concern district police officer). The role of social mobilizer and resettlement expert will be to neutralize the conflicting relationship between contractors and local stakeholders, outside labors and local labors, in relation to competition over natural and economic resources.

8.3 Entitlement

Based on JICA's principle policy, PAPs who are eligible for compensation/assistance are defined as below;

- PAPs who has legal rights on their land
- PAPs who does not have legal rights on their land, however, their rights will be certified according to legal framework of their country if they claim their rights
- PAPs whose legal rights on their land and their right of claim are not confirmed (e.g. lessee, tenant, worker, employee, illegal occupants, other building owner, etc.)

The entitlement policy of the RAP is based on Land Acquisition Act 1977 and Environment and Social Management Framework (ESMF). The eligibility for entitlement to compensation is determined by asset ownership criteria:

(i) Those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country. In the consideration, it is also useful to document how long they have been using the land or the assets associated with it);

(ii) Those who have no recognizable legal right or claim to the land they are occupying.

Persons covered under (i) are provided compensation for the land they lose, and other assistance. Persons covered under (ii) are provided resettlement assistance in lieu of compensation for the land they occupy, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy the project area prior to a cut-off date and acceptable to JICA. Persons who encroach on the area after the cut-off date are not entitled to compensation or any other form of resettlement assistance. All persons included in (i) or (ii) are provided compensation for loss of owned or used assets other than land.

Based on the resettlement policy gap analysis and field surveys, PAPs' eligibility has been discussed as the entitlement matrix in Table 8.3-1.

Table 8.3-1 Entitlement Matrix

Type of Loss	Entitlement Unit	Description of Entitlements	Implementation Measures
1. House and Other Structure			
1.1 Loss of own house and residential plot	Families, households, structure owners	<p>Cash compensation at full replacement cost, according to house type. For houses and structures the market cost of the materials and labor to build a replacement structure of a similar quality or better than the affected structure.</p> <p>Both the landlord & the tenant will be entitled for 50 percent of land compensation amount each (As per 2058 B.S. amendment in Land Reform Act)*</p>	<ul style="list-style-type: none"> Valuation for structures undertaken by the project authorities on the basis of standard norms of Department of Urban Development and compensation rates determined by Compensation Determination Committee (CDC) should respect the results of replacement cost survey and the RAP supported by JICA's preparatory survey Construction material can be salvaged by PAPs Deduction from the full replacement cost is not allowed Displaced households will receive a housing displacement allowance. Notice of relocation will be given atleast 35 days prior to the land clearance Compensation and relevant assistance must be paid in advance at least before the notification of relocation
1.2 Loss of commercial establishment	Families, households, structure owners	* This measure is described in ESMF and other RAPs in Nepal, however, it may be required further gap analysis at the time of environment review by JICA	In addition to above conditions of the case of 1.1: <ul style="list-style-type: none"> Owner so displaced commercial establishments will receive 180 days business disruption allowance as equal to 180 days minimum wage rate as established at the national or local level.
1.3 Loss of other private structures	Families, households, structure owners		In addition to above conditions of the case of 1.1: <ul style="list-style-type: none"> Other structures include: fence, walls etc. Only the case of loss of structures is not eligible for the displacement allowance.
2. Land			
2.1 Loss of private land	Families, households (Title holder)	<ul style="list-style-type: none"> Provide compensation at full replacement Provide full title to land of equal area and productivity acceptable to owner in the vicinity. Resettlement assistance in lieu of compensation for land occupied (land, other assets, employment) at least restore their livelihood living standard to pre-displacement levels In the case of farm land, the PAPs will be entitled the cultivation disruption allowance equal to one-year production. 	<ul style="list-style-type: none"> Valuation for land undertaken by the project authorities and compensation rates determined by Compensation Determination Committee(CDC) should respect the results of replacement cost survey and the RAP supported by JICA's preparatory survey A list of affected and entitled persons and the area of land loss will be prepared Notice to vacate will be served atleast 35 days prior to acquisition. Compensation and relevant assistance must be paid in advance at least before the notification of relocation

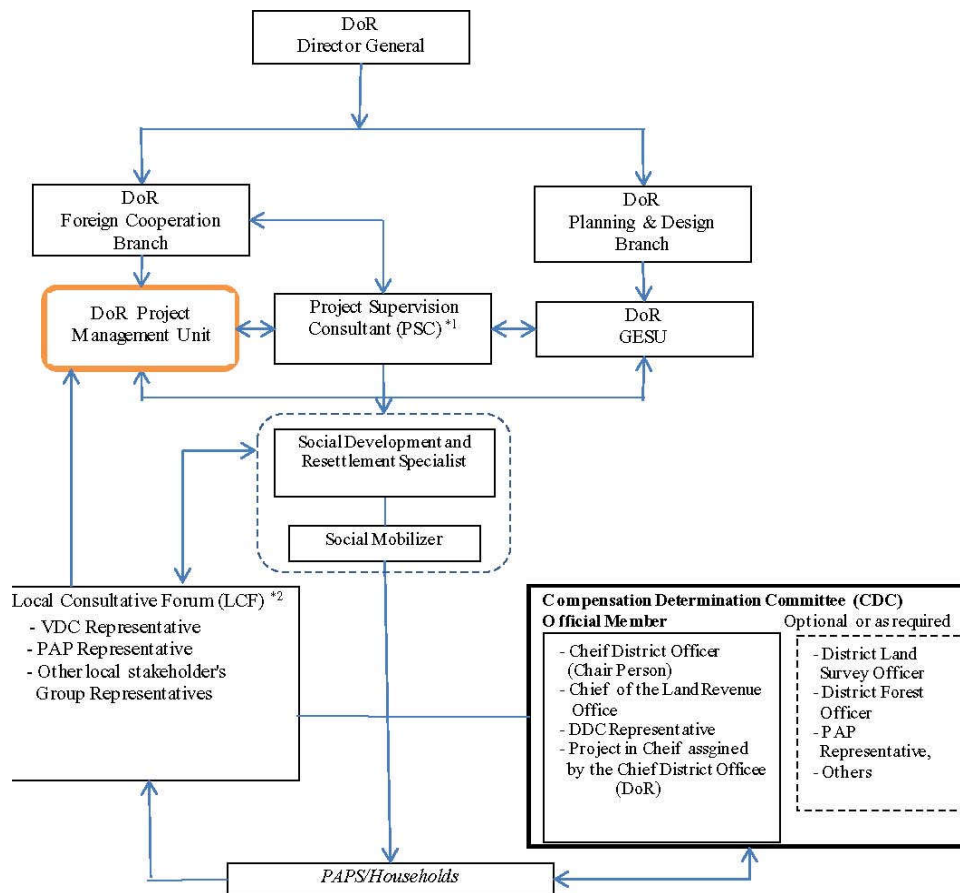
Type of Loss	Entitlement Unit	Description of Entitlements	Implementation Measures
2.2 Loss of untitled land (including the land within ROW)	Families, households (Non-Title holder)	<ul style="list-style-type: none"> • Resettlement assistance to those most vulnerable PAPs to restore pre-displacement level livelihoods. • Vulnerable groups may include but not be limited to ethnic minority groups, women headed households, the poorest (based on poverty line and the local wealth ratings), the disabled, the elderly and landless families. • Encroachers will not be entitled to any compensation for their affected unauthorized/illegal extensions over public land. • Vulnerable encroachers with economic losses may be entitled to assistance as a vulnerable group. 	<ul style="list-style-type: none"> • Properties attached to the land are compensated by full replacement cost with the similar condition as the case of 1.1, 1.2 and 1.3 • A list of affected and entitled persons and the area of land loss will be prepared • Notice to vacate will be served at least 35 days prior to acquisition. • Compensation and relevant assistance must be paid in advance at least before the notification of relocation
2.3 Temporary loss of private land	Families, households	<ul style="list-style-type: none"> • Compensation for crop, land productivity and other property losses for the duration of temporary occupation. • Compensation for other disturbances and damages caused to property. • Land should be returned to the owner at the end of temporary acquisition period, restored to its original condition, or improved as agreed with owner. 	<p>A temporary occupation contract will be signed with the affected land owner, specifying;</p> <ul style="list-style-type: none"> • Period of occupancy; • Formula for the calculation of production losses (the market value of crops normally produced on the land) and annual inflation adjustments; • Frequency of compensation payment; and • Land protection and rehabilitation measures. • The land will be returned to the owner at the end of temporary acquisition, restored to its original condition.
3. Other Privately Owned Resources			
3.1 Loss of non-perennial crops	Owners	Advance notice to harvest crops is required. If there is not enough time to harvest, the crops will be compensated based on the replacement cost.	<ul style="list-style-type: none"> • Crop market values will be determined by the CDCs coordinating with District Agriculture Office
3.2 Loss of privately-owned trees and perennial crops	Owners	Fruit trees belonging to private property are compensated by replacement cost. Advance notice to harvest crops (or fruits) is required. If there is not enough time to harvest, the crops will be compensated based on the replacement cost.	<ul style="list-style-type: none"> • Crop market values and production losses will be determined by the CDCs with assistance from a local resource specialist. • The Departments of Agriculture and Forestry will be requested to assist affected owners and communities with the reestablishment of new trees and other perennial crops.

Type of Loss	Entitlement Unit	Description of Entitlements	Implementation Measures
4. Community Structures and Resources			
4.1 Community buildings and Structures	Local Community	Restoration of affected community's structures to at least previous condition, or replacement in areas identified in consultation with affected communities.	<ul style="list-style-type: none"> Affected community buildings/ structures include: schools, temples, water points, stone spouts, irrigation canals, trails etc. will be rehabilitated by the Project.
5. Rehabilitation Assistance			
5.1 Displacement of household	Households	Housing displacement allowance for loss of own residential accommodation.	<ul style="list-style-type: none"> Displaced households will receive a displacement allowance equal to 180 days minimum wage rate as established at the national or local level. Allowances will be paid at the time of serving the notice to vacate.
5.2 Displacement of commercial enterprise	Company / Households	Business disruption allowance for loss of commercial establishment.	<ul style="list-style-type: none"> The current business which require to be relocated from their residential houses or rented houses, will receive a business disruption allowance equal to 180 days minimum wage rate as established at the national or local level.
5.3 Cultivation disruption to cultivation	Titleholder Tenant	Cultivation disruption allowance for severe disruption to household cultivation levels.	<p>The cultivation disruption allowances will apply to;</p> <ul style="list-style-type: none"> Households with total landholdings of 0.25 ha and smaller who lose more than 10 percent of their landholdings; Households with total landholdings more than 0.25 ha who lose more than 25 percent of their landholdings; Households whose production levels are to be severely affected. The cultivation disruption allowance will be equal to one season's production on the area of land lost, based on the norms of District Agriculture Office for the year of acquisition.
5.4 Vulnerable social categories	Vulnerable Groups	Women headed households, Dalit households and below poverty level.	<ul style="list-style-type: none"> A lump sum amount of NRs 50,000 will be provided as a special assistance Assistance in re-establishment and improvement of livelihood. Preferential employment on road construction and maintenance to the extent possible.
6. Government Property			
6.1 Loss of Infrastructure	Relevant agency	Facilities will be repaired or replaced.	<ul style="list-style-type: none"> To be under taken in consultation with the relevant department or ministry.
6.2 Loss of forest areas	Community Forest/Department of Forest	Mitigation by means of a forestation elaborated in EIA.	<ul style="list-style-type: none"> Cash compensation by DOR payable to the Community Forest/District Forest Offices equivalent to 25 sampling plantation to clearance of 1 tree with 15 cm diameter or larger. To be under taken in consultation with Community Forest Users/Department of Forestry.

Type of Loss	Entitlement Unit	Description of Entitlements	Implementation Measures
7. Income Restoration Program			
7.1 Preference in employment in wage labor in the project activities	All PAPs	PMU and other relevant authorities cooperate with contractor will consider job creation and/or job arrangement regarding construction of the project.	<ul style="list-style-type: none"> Construction contracts include provision that PAPs will have priority in wage labor on project construction during implementation. PAPs shall be given priority after construction for work as maintenance worker, mandated in local body agreement
7.2 Income Restoration Program	One member of each displaced household	Displaced PAPs who want to take income restoration program (IRP) and any cases who will be affected their means of life can apply to IRP.	<ul style="list-style-type: none"> IRP is designed and financed by the Project elaborated in the RAP
8. Damage caused During Construction			
8.1 Public and private building and structures, infrastructure, land crops and trees	Owners of properties	Appropriate countermeasures should be taken by contractor's cooperation with PMU to avoid damage and compensate based on negotiations	<ul style="list-style-type: none"> Where damages do occur to public or private property as a result of construction works, the affected families, groups, communities, or government agency shall be compensated for damages to crops and trees; damage land, structure, and infrastructure shall be restored to their former conditions.

9. Institutional Framework

An organizational setup for RAP implementation is necessary for effective coordination to ensure compliance with policies and procedures, land acquisition and resettlement activities and implementation of mitigation measures. To ensure the achievement of these activities, organization for RAP implementation and management will be established in both central and project level. DOR is the project owner who is also responsible for the environmental and social considerations. DOR will establish the project management unit (PMU) for the project as described in Figure 9.1-1.



Note 1): PSC is the actual implementation body for Social Impact Monitoring.
 2): LCF is also the locally established as a "Grievance Redress" committee, communication link between the PAPS , and the Project as well as the PSC.

Figure 9.1-1 Proposed Organization Framework for RAP Implementation

9.1 Central Level Arrangement

Organizational arrangement in the central government level for land acquisition and resettlement starts from the financial management for land acquisition and compensation from the Ministry of Physical Infrastructure and transport (MOPIT). The required money for compensation will send to the Project

Management Unit (PMU) through the Department of Road (DOR). PMU takes responsible for overall project coordination including management of RAP implementation. The Geo-Environment and Social Unit (GESU) will lead the overall management of social environment issues including review, and approval of RAP and monitoring of timely and successful implementation of RAP.

9.2 Project Level Arrangement

While central level arrangements are necessary for coordination of RAP activities, project level arrangements are required for effective RAP implementation. There will have a PMU headed by a Project In-Charge (PIC). The PIC is responsible to form CDC in association with Chief District Officer (CDO) of concern districts. CDC is chaired by CDO.

The compensation amount for those affected by the Project will be fixed by a five-member compensation committee formed under chief district officer called CDC. The CDC will be formed under CDO of concern district, the other members are: Representative of District Development Committee (DDC), Chief of District Land Revenue Office, May or from respective Municipality and project Chief.

The committee can form a technical team to determine the compensation amount. This team should derive the compensation amount by working closely with members of families that are likely to be displaced. Those not satisfied with land acquisition, resettlement and rehabilitation processes can lodge complaints at a body formed at the project office and complaint hearing offices at district and regional levels.

CDC determines the rate of compensation in consultation with PAPs and local stakeholders, categorizing land, and structures. The PIC will have a road section support team. Other relevant district officials will be deputed during the land and assets acquisition process when required. As the project authority, Project Management Unit (PMU) will resume overall responsibility for RAP implementation.

This will require:

- Implementation of procedures to minimize adverse social impacts throughout the planning, design and implementation phases
- Implementation of procedures for the recording of all project affected persons by means of census and asset verification and quantification exercises;
- Establishment of procedures for the coordination of resettlement and compensation activities;
- Implementation of information dissemination campaigns
- Capacity building initiatives to create a supportive environment for the implementation of RAP activities;
- Coordination with other government line agencies, local stakeholders, NGOs to ensure effective delivery of mitigation and rehabilitation support measures.

10. Resettlement and Rehabilitation

10.1 Resettlement Site

The most significant impacts on affected households are land and structures loss. The census / socio-economic survey's data, and opinion from PAPs at the time of stakeholder meeting provide that all the respondents have preferred cash compensation for all types of losses and PAPs didn't request the group relocation to a resettlement site. Most of the affected land is evaluated comparatively high because such lands are usually adjacent to the exiting SD Road.

In Nepal, "cash for land" compensation is common in the past projects, and it is also expected that compensation for landless PAPs who once encroached ROW will be assisted by cash to find another place to live. PMU and CDC cooperating with local authorities have to be careful with the cash payment to avoid any improper cases that PAPs cannot find the appropriate land nearby by the amount of assistance money. For the public land in the bypass section and some curve improvement points are also compensated by cash in principle. If there is observed strong needs to prepare resettlement site by considerable numbers of PAPs in the following detailed design phases, PMU should consider the feasibility of the resettlement site preparation.

10.2 Income Restoration Program (IRP)

The income restoration program (IRP) plays an important role in implementation of the RAP. When PAPs lose business bases, jobs and other income sources, regardless of whether or not they lose their houses; those who lose both houses and income sources are the Project's highest risks. Providing measures to restore livelihood and quality of the life are the core target of the RAP. The objective of IRP is to restore the livelihoods of PAPs to the same level or higher than before the Project implementation.

10.3 Target of IRP and Assistances

At least one member of each affected households will be provided income restoration measures under IRP according to the ESMF. Target of IRP should be widely open to all project affected households who want to participate in.

10.4 Needs Analysis and Options

In the early stage of resettlement implementation, PMU/District and Municipality shall organize stakeholder meeting to obtain needs on livelihood restoration from targeted PAPs and analyze the needs to form effective package of income restoration program. Expected measures for livelihood restoration program are shown as below;

(1) Vocational Training and Guidance

This measure is job training for the people affected by land acquisition by using vocational training facilities nearby if there are appropriate demands in the target group of PAPs.

Vocational training may provide; leather shoe manufacturing; sewing equipment repair; domestic and industrial electricity; electric and welding; cooking; construction; cutting processing; cooling, milling; motorcycle repair, office informatics, etc. Training fees for each course will be paid by the project budget. The Project is required to coordinate with such possible facilities in different districts to organize vocational training for affected households and/or recruit their children for work in factories.

(2) Job Arrangement

After the job training, according to the list of trainees and demands of each trainee, PMU will coordinate with practical job opportunities. Or, activities of agricultural and forestry promotions will be discussed to provide knowledge of crops, livestock, fertilizers, technology, productivity growth.

(3) Loan Program

During implementation phase, PAPs will be interviewed about their demands for credit loan. If do, they will be assisted to access some sources of credit loan such as revolving fund organized by rural banks.

10.5 Institutional Arrangement for IRP

PMU / District and Municipality will deliver the above-mentioned skills training and other opportunities with cooperation between local resources, such as training institutions/professional.

10.6 Job Creation for the Project Implementation

Furthermore, employment priority will be given to PAPs during the road construction period. As far as possible, the Project will provide job opportunities through contractor for the affected people during the project implementation, in order to enable families to earn supplemental income to restore their livelihood.

11. Grievance Redress Mechanism (GRM)

Agencies in charge of implementing the procedure for handling grievance during compensation and land acquisition in the project affected areas should be established as Grievance Redress Committee (GRC). Detailed procedures on handling grievances will be established for the Project to ensure that PAPs have the opportunity to present their complaints about compensation and resettlement. PAPs have formal option to appeal CDO and Ministry of Home Affairs in case of grievance under regulations specified in Land Acquisition Act 2034 (1997).

This mechanism will be designed to be simple, understandable, quick and fair. Handling complaints at each Project level will facilitate the smooth implantation of the Project. PAPs who do not agree with the decision on compensation, assistance and resettlement are entitled to raise complaints based on the legal regulations. Handling grievances against compensation, assistance, land acquisition and resettlement decisions and with the responsibility for resolving complaints, and validation and settlement procedures shall be implemented based on relevant laws, such as Land Acquisition Act, Road Law, etc.

Since grievances are commonly found in any projects related to land acquisition and resettlement, to ensure the grievances are timely and effectively addressed, following general measures could be used;

- (1) Grievances/Complaints should be recorded and maintained by both local authority/PMU and internal/external monitoring agency with regular update, to timely and satisfactory solve the grievances.
- (2) In case of verbal complaints, Grievance Redress Committee (GRC) should record in written format to follow up the complaints.

There is the potentiality for two main types of grievances: grievances related to land acquisition and resettlement requirements, and grievances related to compensation or entitlement. The PAPs will have access to both locally constructed grievances redress committees specified under ESMF, i.e. Local Consultative Forum (LCF) and formal courts of appeal system. Under the latter system every PAP can appeal to the court if they feel that they are not compensated appropriately. They may appeal to appellate court within 35 days of the public notice given to them.

Proposed mechanism for grievance resolution is given below:

Stage 1:

Complaints of PAPs on any aspect of compensation, relocation, or unaddressed losses shall in first instance be settled verbally or in written form in field-based project office. The complaint can be discussed in an informal meeting with the PAP by the concerned personnel to settle the issues at the

local level. The community consultation, involvement of social/ resettlement experts will be helpful in this regard. It will be the responsibility of Project In-charge to resolve the issue within 15 days from the date of the complaint received.

Stage 2:

If no understanding or amicable solution reached or no response from the project office, the PAP can appeal to CDC. While lodging the complaint, the PAP must produce documents to support his/her claim. CDC will provide the decision within 15 days of registering the appeal.

Stage 3:

If the PAP is not satisfied with the decision of CDC or in absence of any response of its representatives, within 35 days of the complaint, the PAP, in his/her last resort, may submit its case to the court.

12. Organizational Responsibilities

For the RAP implementation, reasonable organization framework must be considered. It also discusses monitoring requirements, before concluding an overview of the major planning, administrative and logistical requirements for the successful implementation of the RAP.

As the project authority, DOR, especially its PMU should be retained overall responsibility for the management procedures of the RAP as well. Key activities to be undertaken to ensure effective implementation of resettlement, compensation and rehabilitation activities are:

- Implementation of procedures to (i) minimize adverse social impacts including acquisition of land and assets throughout the planning, design and implementation phases and (ii) accurate recording of all PAPs, by means of census and asset verification and quantification exercises, and the issuing of identification,
- Establishment of systems and procedure for the coordination of resettlement and compensation activities,
- Establishment of GRC to address the social issues with participation of affected people,
- Capacity-building initiatives to create a supportive environment for the implementation of RAP activities, including training on accepted resettlement and rehabilitation practices, training in the establishment of compensation plans for affected household,
- Coordination with other government line agencies like Department of Forestry and Ministry of Local Development to ensure effective delivery of mitigation and rehabilitation support measures; and
- Disclosure of RAP in both JICA and Nepal side

13. Implementation Schedule and Activities

13.1 Implementation Schedule

The RAP implementation activities mainly consists the task of compensation distribution and associated rehabilitation and resettlement activities. The project authority will ensure that funds are delivered on time to CDC and the Construction Supervision Consultant (CSC) for timely preparation and implementation of RAP, as applicable. Generally, civil works contracts will not be awarded unless required compensation payment has been completed. In the context of the project compensation process as well as income rehabilitation measures may continue and be completed even after civil works has begun. Tentative implementation schedule for RAP is given in Table 13.1-1.

Table 13.1-1 Tentative Implementation Schedule for RAP

S.N.	Tasks	Year I												Year II				Year III				
		1	2	3	4	5	6	7	8	9	10	11	12	1-3	4-6	7-9	10-12	1-3	4-6	7-9	10-12	
1	Obtained Detail Engineering Design from Technical team	◆																				
2	Cadastral Survey	◆	◆																			
3	Census/ Socioeconomic survey for RAP updating			◆	◆																	
4	Submission of Final RAP to DOR and JICA for approval					◆																
5	Submit final report to CDO for compensation determination						◆															
6	Notice publication of affected land							◆														
7	Public Consultation and establishment of GRC								◆													
8.	CDC meeting and Compensation Determination									◆												
9	Inform APs for the compensation claim										◆											
10	Collect application from the PAPs for compensation											◆										
11	Verify the application and prepare final list of PAPs												◆	◆	◆							
12.	Pay compensation for eligible PAPs															◆						
13	Contract agreement with Contractors															◆						
14	Transferring the land ownership																	◆				
15	Internal Monitoring of RAP implementation progress												◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
16	External monitoring of RAP implementation															◆		◆		◆		◆

13.2 Key Implementation Activities in Implementation Phase

13.2.1 Advance Actions

Upon grant processing, DOR will initiate advance action such as; (i) Establishment of the Project Office ii) recruitment of the Project Manager (PM) and information dissemination to affected people and local community (iii) Formation of CDC (iv) Mobilization of Construction Supervision Consultant (v) Establishment of GRC as required.

13.2.2 Mobilization of Construction Supervision Consultant (CSC)

The CSC will be mobilized to monitor the project construction activities and to implement the resettlement action plan (RAP). The Social/ Resettlement Expert to be mobilized by CSC will be responsible for implementing the resettlement activities in close coordination with the Project Implementation Unit, Project Manager, and CDC including local communities and affected persons.

13.2.3 Cadastral Survey and Updating Draft RAP

The cadastral survey will be implemented again with updated design and other information related to the project affected areas. The cadastral survey is one of the very important works which is conducted during detail design phase after getting approval of detail design. The cadastral survey is the method of determining resettlement impact on land, structures, and other assets aligning with the reference of cadastral maps. It has to be carried out by land surveyor with the help of assistant surveyor and other resettlement teams such as enumerator, social mobilizer, resettlement expert etc. It is the main part of the RAP implementation.

Table 13.2-1 Key steps and process of Cadastral Survey

1	CSC hired a Surveyor team (Surveyor, assistant Surveyor, helper etc.) for Cadastral Survey
2	Surveyor with the help of District Survey Office will conduct field survey based on reference of topographical map and final engineering design drawing
3	Survey Team identifies/delineate the reference points in different section of the road alignment and determines the final sheets of relevant cadastral maps applicable for land acquisition.
4	Relevant cadastral sheets will be collected from Survey Office.
5	Survey Team will conduct total station survey to fix the land acquisition line in the cadastral sheets with the help of affected persons, local communities and other stakeholders. Resettlement Team with social Mobilizer will fully support the Survey team.
6	Based on total Station Survey across the road alignment the Survey Team draw lines in the cadastral map delineating the affected portion of land, parcel number and calculate the area to be acquired.
7	The Resettlement Team with the support of Cadastral Survey Team will conduct final inventory survey if left during feasibility study and collect relevant document of affected land parcels such as Type of land parcels Private or government, owners of affected land and other information as applicable.
8	Type of affected land status will be collected from Survey Office and Landowner list from Land Revenue Office then final list of affected persons and their assets will be prepared and finalized the RAP.
9	DOR will send the list of land parcels, area to be acquired and owners name to CDC then compensation determination process will start.

14. Monitoring and Evaluation

Monitoring and Evaluation is the tools for ensuring effective RAP implementation. The RAP implementation activities need to be monitored in different stages of the project cycle. The frequency and nature of monitoring and evaluation may vary in different phases.

Regular monitoring is essential and only an instrument to understand the socio-economic condition of the affected household. Two types of monitoring, internal, and external will be administered in three levels: (i) process level (ii) output level and (iii) impact level of: (a) record and assess the project inputs and the number of persons affected and compensated and (b) confirm that former subsistence levels and living standards are being reestablished.

14.1 Internal Monitoring (IM)

The internal monitoring (IM) of the project implementation is done by DOR, Program Coordination Unit (PCU), and Project Management Unit (PMU) in regular basis with the help of Social Officer in GESU and resettlement specialists from the Project consultant. A quarterly report of IM will be prepared by Social Officer of GESU in consultation with consultants and submitted to PMU and JICA. The PMU will maintain a record of all transaction in their resettlement database, followed by entitlement records signed by PAPs, and survey-based monitoring of resettlement and land acquisition progress.

The local civil society / group will play an important role in monitoring providing feedback on community concerns, grievances, and requests. Internal monitoring focuses and ensures the followings:

- Verification that there are not outstanding or unresolved land acquisition issues with respect to the project and that property valuation and economic rehabilitation in accordance with the provision of plan
- Information campaign, discrimination and consultation with affected persons
- Status of land acquisition and timely payments on land compensation
- Value of entitlement received equal to that of actual land and structure acquired
- Use of entitlement and check its misuse
- Compensation for affected structures and other assets
- Payments for loss of income
- Relocation of affected persons and supports provided
- Implementation of economic rehabilitation and income restoration measures
- Effective operation of the Grievance Redress Committees
- Funds for implementing land acquisition and economic rehabilitation activities as timely manner and sufficient for the purposes and spent in accordance with the plan

Project field offices will be responsible for monitoring the day-to-day resettlement activities. The local social mobilizers under resettlement experts will play an important role to assist the project field office in course of regular monitoring. The field-level monitoring will be carried out through:

- Review of census information for PAPs
- Consultation and informal interview with PAPs
- Informal sample survey of PAPs
- Key informants interview
- Public consultation meeting

A performance data sheet / monitoring sheet will be developed to monitor the project at the field level. Monitoring framework including monitoring elements is presented in table 14.1-1

Table 14.1-1 Proposed Monitoring Items for the Internal Monitoring

Indicators	Issue	Procedure	Timing	Responsibility
Process level monitoring				
RAP implementation in the project works	Employment of local labor including women and children	Site observation, attendance record, interaction with Laborer and contractors	Monthly	Project/ social mobilizer/ SDRS
	Campsite Management including lodging arrangement and camp site facilities	Site observation, interaction with laborers, contractors	Monthly	Project/ social mobilize/ SDRS
	Use of health and safety measures	Site observation, interaction with laborers, contractors	Quarterly	Project/ SDRS
	Temporary leasing of private land and house	Site observation, contractors ,check Contract agreement	Monthly	Project/ social mobilizer/ SDRS
	Discrimination of wage rate between male and female workers	Interaction with laborers ,labor survey, record of wage payment	Monthly	Project/ social mobilizer/ SDRS
Output level				
Land Acquisition	Encroachment into public land like grazing land, temples etc	Visit the identified public land interact With local people, take photographs	Biannually	Project/ social mobilizer/ SDRS
	Development of new settlements/slum Along the roadside	Observation, recording of sites, photograph	Quarterly	Project/ social mobilizers/ SDRS
	Migration to road side/displacement of Local people	Review of land holding records, discussion With local people	Quarterly	Project/ social mobilizer/ SDRS
	Incidence of road accidents	Discuss with local people, health institutions 'records	Biannually	Project/ SDRS

Indicators	Issue	Procedure	Timing	Responsibility
	Incidence of communicable diseases like respiratory, STD, HIV/AIDS etc.	Discuss with local people, health workers/health post/ center such as National Referral Center of Nepal, records	Annually	Project/ social mobilizer/ SDRS
Input level				
Change in household level income and economic activities	Changes in the land price, land use and agricultural practices, productivity and crop export	Discuss with farmers and extension workers, agricultural statistics of District Agriculture Office	Annually	Project/ social mobilizer/ SDRS
Social safety	State of social harmony and social Security like alcoholism, narcotics, etc.	Police records, discussion with local residents	Annually	Project/ SDRS
	Changes in the living standard of people	Interview with families, Municipality records, discussion with local leaders, CBOs	Annually	Project/ SDRS
Cultural impact	Condition of cultural and historical areas and aesthetic qualities	Visit the area ,discuss with people, observation and photographs	Annually	Project/ SDRS

Social mobilizer: Field Level staff hired by the Project Supervision Consultant.

SDRS: Social Development and Resettlement Specialist hired by the Project Supervision Consultant.

14.2 External Monitoring

The external monitoring (EM) will be carried out by independent agencies contracted by the DOR. The external monitoring agency (EMA) will conduct activities as below:

- Review of internal monitoring Reports
- Review of compensation status
- Monitor Rehabilitation support program
- Information disclosure system
- Process and mechanism of compliance redress
- Employment status of the PAPs
- Effectiveness of Livelihood restoration program
- Effectiveness of Awareness in HIV/AIDS and human trafficking

Based on the above-mentioned activities the external monitor will focus on:

- Evaluation of social and economic impact of land acquisition and economic rehabilitation of the PAPs.
- Verify the objectives of enhancement of economic condition PAPs, or at least restoration of income levels and standard of living of the affected persons.
- Furnishing creative suggestions and modifications in land acquisition and economic rehabilitation, if necessary.
- Making to ensure all resettlement and land acquisition activities are properly conducted.

External monitoring agency will require the following activities to be performed:

- Verification of internal monitoring to ensure the appropriateness of activities carried out by program implementation unit in the field.
- Conduct household survey of PAPs to monitor progress comparing with pre project, pre-resettlement standard.
- Evaluation of delivery system to the PAPs and assess impacts of entitlements to determine the approved RAP.
- Evaluation of consultation and grievance redress procedures to identify the levels of public awareness of grievance-redressed procedures, accessed by PAPs and households for information and rapid conflict resolution.
- Evaluation of actual operations of grievance committee to assist PAPs as required and to act as observers.
- Declaration of successful implementation for summing up of activities related to entitlements, distribution, and resettlement.
- Recommend follow up action relating to outstanding actions required to complete achievement of objectives of the RAP and resettlement policies, additional mitigation measures for PAPs.

Table 14.2 Proposed Monitoring Form for the External Monitoring

Indicators	Procedure	Timing
Employment of local labor including women and children	Site observation, attendance record, interaction with laborers and contractors	Annually
Camp site management including lodging arrangement and camp site facilities	Site observation ,interaction with laborers, contractors	Annually
Use of health and safety measures	Site observation ,interaction with laborers ,contractors	Annually
Temporary leasing of private land and house	Site observation, contractors, check contract agreement	Annually
Discrimination of wage rate between male and female workers	Interaction with laborers, labor survey, record of wage payment	Annually
Encroachment into public land like grazing land, temples etc.	Visit the identified public land interact with local people, take photographs	Annually
Development of new settlements/slum along the roadside	Observation, recording of sites, photograph	Annually
Migration to the road side/displacement of local people	Review of landholding records ,discussion with local people	Annually

14.3 Associated Social Issues and Action during Construction

Following items are proposed for any related organizations, companies, and local people.

- The child below 16 years of age have to be strictly prohibited to use as child labor
- Wage should be same amount for men and female workers for same types of work

- The contractor(s) have to be safety fast in any situations and works to avoid accidents
- Trainings will be provided to all construction workers about health and safety measures
- Fencing will be done to restrict public movement around the construction sites;
- Protective gear such as helmets, boots, gloves and masks will be provided to construction workers, supervisors and visitors
- Warning signs/posts will be installed for informing the local people about the potentially dangerous areas
- Only authorized persons will be given responsibility to operate machinery and other heavy equipment
- Temporary support structures will be constructed to avoid rock falls, erosion and landslides during construction. Soil excavation during monsoon in unstable areas will be minimized, if not totally avoided
- Adequate lighting and ventilation facilities will be maintained at all construction sites
- Emergency equipment like first-aid kits, flashlights, fire extinguishers, siren, emergency vehicles and phones will be made available at construction sites
- Qualified medical personnel will be appointed at the construction sites to oversee emergencies related to occupational health and safety
- An Emergency Response
- Urgency Plan will be prepared to appropriately deal with emergencies. The workers will be trained to follow the plan in case of accidents
- The contractor(s) or the client will obtain insurance against any possible injury to all project staff/workers including client's personnel. Furthermore, the responsible party will also obtain third party insurance against any possible injury to visitors and possible victims
- A health center will be established in the project area for attending health matters of workers and local population during construction phase
- The construction contractor is responsible for all preparatory works and ensuring drinking water and sanitation facilities required for construction workers before the commencement of work
- A solid waste collection and storage system will be established in all the construction related camps and construction sites. The collected waste will be segregated as to the property of the waste such as degradable, glass, metals, plastics, cloths and leather etc. and will be stored in separate bonded areas. These materials will be disposed as to the recommendations and approval of the project environmental officer. The contractor will be made responsible for the measure
- Garbage containers of adequate size will be placed at critical places in the construction related camps and construction sites. The garbage will be collected daily and segregated while storing. The contractor will be made responsible for the measure

ANNEXES

Annex 1: List of Surveyed Households

Annex 2: Replacement Cost Survey Report

Annex 3: Affected Structures with Estimated Cost Amount

**Annex 4: Estimated comparative Cost (Market & Govt.) for Land
Acquisition**

Annex 5: Attendance of Public meetings/discussion

Annex 6: Census/Socio-economic Household Survey Questionnaire

Annex 1: List of Surveyed Households

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	HHs Population			Yearly Income	Women Headed	Below Poverty Level	Disable Headed	
				Total	Male	Female					
BHAKTAPUR NEW CURVE IMPROVEMENT											
1	Bhaktapur	Bhaktapur-7	Mira Shrestha	8	4	4	50,000				
2		Bhaktapur-7	Mira Shrestha	-	-	-	-				
BHAKTAPUR RoW (OLD)											
3	Bhaktapur	Bhaktapur-7	Baburam Machamasi	10	6	4	130,000				
4		Bhaktapur-7	Baburam Machamasi	-	-	-	-		1		
5		Bhaktapur-7	Ganga Sarukarmi	3	2	1	180,000	1			
6		Bhaktapur-7	Gopikrishna Manikarmi	13	8	5	200,000				
7		Bhaktapur-7	Indra Raj Shrestha	3	2	1	150,000		1		
8		Bhaktapur-7	Jagat Bahadur Lawaju	2	1	1	210,000				
9		Bhaktapur-7	Kedar Bhakta Faiju	11	5	6	200,000				
10		Bhaktapur-7	Krishna Maya Nyichai	8	4	4	120,000				
11		Bhaktapur-7	Purna Bhakta Joshi	5	3	2	180,000				
12		Bhaktapur-7	Shivalal Bahadur Shrestha	9	4	5	220,000				
13		Bhaktapur-7	Sitaram Khayitu	5	2	3	200,000				
14		Bhaktapur-7	Sushil Manikarmi	7	4	3	180,000				
SURYABINAYAK NEW IMPROVEMENT											
15			Suryabinayak-7	Madhav Khayitu	6	3	3	200,000			
16	Suryabinayak-7		Sitaram Khayitu	7	3	4	40,000		1		
17	Suryabinayak-7		Hari Khayitu	6	4	2	380,000				
18	Suryabinayak-4		Shree Prasad Gosard	7	3	4	190,000				
19	Suryabinayak-4		Chakana Beti Gosard	3	1	2	280,000				
20	Suryabinayak		Shiva Bhakta Sakupaya	6	3	3	160,000				
21	Suryabinayak- 8		Krishna Bhakta Kusma	11	6	5	250,000				
22	Suryabinayak- 8		Ramesh Bhaju	4	2	2	250,000				
23	Suryabinayak- 8		Ramesh Bhaju	-	-	-	200,000				
24	Suryabinayak- 8		Ram Gopal Kawang	7	4	3	230,000				
25	Suryabinayak- 8		Bhimsen Joshi	6	3	3	210,000				
26	Suryabinayak- 8		Laxmi Prasad Toinbasu	8	5	3	220,000				

Annex 1: List of Surveyed Households

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	HHs Population			Yearly Income	Women Headed	Below Poverty Level	Disable Headed
				Total	Male	Female				
27	Suryabinayak	Suryabinayak- 8	Kedar Toinabasu	6	4	2	220,000			
28		Suryabinayak- 8	Ash Bahadur Machamasi	7	4	3	250,000			
29		Suryabinayak- 8	Mithu Thapa/ Maiya KC	7	5	2	250,000			
30		Suryabinayak-4	Kanchha Bharat Pati	8	3	5	170,000			
31		Suryabinayak-4	Kalpna Kawa	6	4	2	190,000			
32		Suryabinayak-4	Ram Chandra Totabasu	10	4	6	180,000			
33		Suryabinayak-4	Prakash Tajal	9	4	5	180,000			
34		Suryabinayak-4	Priti Kawad	7	4	3	190,000			
35		Suryabinayak	Narayan Bhakta Hangju	14	8	6	190,000			
36		Suryabinayak-9	Kham Prasad Ghimire	-	-	-	150,000		1	
37		Suryabinayak-9	Pralhad Khatri	7	4	3	150,000		1	
38		Suryabinayak-9	Gokul Khatri	15	9	6	200,000			
39		Suryabinayak-9	Sabin Khatri	4	3	1	180,000			
40		Suryabinayak	Pradeep Jung KC	5	3	2	250,000			
41		Suryabinayak	Dwarika karki	-	-	-	400,000			
42		Suryabinayak	Shyam Bahadur Khatri	11	6	5	220,000			
43		Suryabinayak	Pralhad Khatri	2	1	1	200,000			
44		Suryabinayak	Pashupati Khatri-Toilet	-	-	-	190,000			
45		Suryabinayak	Pashupati Khatri	7	2	5	170,000			
46		Suryabinayak	Ram Bahadur Pariyar	5	3	2	150,000		1	
47		Suryabinayak	Sudarshan Khatri	6	4	2	170,000			
48		Suryabinayak	Ramesh Bista	8	5	3	190,000			
49		Suryabinayak	Sadhuram Rana Magar	-	-	-	500,000			
50		Suryabinayak	Rajkumar Khatri(Hachery)	-	-	-	300,000			
51		Suryabinayak	Shree Ram Mahat	5	3	2	250,000			
52		Suryabinayak	Sarita Thapa Magar	4	2	2	180,000	1		
53		Suryabinayak	Kumar Rana Magar	7	4	3	190,000			
54		Suryabinayak	Sadhuram Rana Magar	9	5	4	400,000			
55	Suryabinayak	Sadhuram Rana Magar	-	-	-	-				

Annex 1: List of Surveyed Households

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	HHs Population			Yearly Income	Women Headed	Below Poverty Level	Disable Headed
				Total	Male	Female				
56		Suryabinayak	Krishna Maya Thapa Magar	8	1	7	170,000			
SURYABINAYAK RoW (OLD)										
57		Suryabinayak-7	Ajaya Kawang	8	5	3	180,000			
58		Suryabinayak-7	Santumaya Chachatu	5	3	2	190,000	1		
59		Suryabinayak-7	Santumaya Chachatu	-	-	-	-			
60		Suryabinayak-7	Ashash Bd. Chikambanjar	8	5	3	190,000			
61		Suryabinayak-7	Ashash Bd. Chikambanjar	-	-	-	300,000			
62		Suryabinayak-4	Vishwanath Awal	7	4	3	180,000			
63		Suryabinayak-4	vishwa Gothe	4	2	2	210,000			
64		Suryabinayak-5	Ravi Shahi	4	2	2	190,000			
65		Suryabinayak-9	Chitra Kumari Khagi	10	4	6	170,000			
66		Suryabinayak-9	Chitra Kumari Khagi	-	-	-	-		1	
67		Suryabinayak-9	Kedar Bhakta Faiju	7	2	5	170,000			
68		Suryabinayak-9	Sanu Bhai Faiju	6	1	5	300,000			
69		Suryabinayak-9	Unknown	5	2	3	-			
70		Suryabinayak-4	Satya Bahadur Ranjitkar	9	5	4	170,000			
71		Suryabinayak-9	Bhaju	4	3	1	190,000			
72		Suryabinayak-9	Nuchu Kapali	5	2	3	180,000			
73		Suryabinayak-9	(Empty)	-	-	-	-			
74		Suryabinayak-9	(STORE)	6	4	2	150,000		1	
75		Suryabinayak-9	Ram Saran Bhujel	6	3	3	300,000			
76		Suryabinayak	Shrestha	8	4	4	28,000		1	
77		Suryabinayak	Goma Khatri	9	5	4	29,000	1		
78		Suryabinayak	putali Khatri	9	4	5	260,000	1		
79		Suryabinayak	Sanu Raja Faiju	6	3	3	180,000			
80		Suryabinayak	Janak Khatri	5	2	3	170,000			
81		Suryabinayak	Dilip Khatri	5	3	2	190,000			
82		Suryabinayak	Saraswati Budhathoki	4	2	2	180,000	1		
83		Suryabinayak	Rajesh Budhathoki	4	2	2	190,000			

Annex 1: List of Surveyed Households

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	HHs Population			Yearly Income	Women Headed	Below Poverty Level	Disable Headed
				Total	Male	Female				
84	Suryabinayak	Suryabinayak	Keshav Karki	5	2	3	180,000			
85		Suryabinayak	Bal Kumari Bhujel	3	2	1	190,000			
86		Suryabinayak	Bal Krishna Bhujel	6	3	3	20,000			
87		Suryabinayak	Madhushudhan Bhujel	8	3	5	180,000			
88		Suryabinayak	Chandra Bhakta Chulyaju	8	3	5	190,000			
89		Suryabinayak	Unknown	4	2	2	-			
90		Suryabinayak	Dor Bahadur Khatri	5	3	2	210,000			
91		Suryabinayak	Moti Thapa	6	3	3	180,000			
92		Suryabinayak	Uddhav Raj KC	6	3	3	190,000			
93		Suryabinayak	Keshar Kumari Khatri	6	3	3	180,000			
94		Suryabinayak	Dhan Bahadur Khatri	5	2	3	180,000			
95		Suryabinayak	Rabindra khatri KC	6	2	4	170,000			
96		Suryabinayak	Bachhu Karki	6	3	3	190,000			
97		Suryabinayak	Ambika Khatri	6	2	4	170,000			
98		Suryabinayak	Dwarika Karki	6	3	3	180,000			
99		Suryabinayak	Bhaikaji Khatri	4	3	1	190,000			
100		Suryabinayak	Gagan Bahadur Khatri	8	5	3	210,000			
101		Suryabinayak	Bhawani Khatri	12	7	5	180,000			
102		Suryabinayak	Nawaraj Khatri	-	-	-	160,000			
103		Suryabinayak	Binod Thapa Magar	5	3	2	180,000			
104		Suryabinayak	Mahahari Pariyar	-	-	-	150,000		1	
105		Suryabinayak	Nirmala Pariyar	5	3	2	140,000	1		
106		Suryabinayak	Rupendra Khatri	4	2	2	150,000		1	
107		Suryabinayak-9	Keshar Lal B.K	8	4	4	270,000			
108	Suryabinayak-9	Mala Gahatraj	3	2	1	190,000	1			
109	Suryabinayak	Unknown	5	2	3	-				
110	Suryabinayak	Ganesh Khatri	9	4	5	190,000				
111	Suryabinayak	Bhawani Khatri	5	2	3	100,000	1			
112	Suryabinayak	Amrit Pariyar	7	4	3	140,000		1		

Annex 1: List of Surveyed Households

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	HHs Population			Yearly Income	Women Headed	Below Poverty Level	Disable Headed
				Total	Male	Female				
113		Suryabinayak	Hari Khatri	5	3	2	180,000			
BANEPA NEW CURVE										
114	Banepa	Banepa-14	Angad Khadka	-	-	-	150,000			
115		Banepa-14	Tamang)	3	2	1	300,000			
116		Banepa-14	Manandhar)	5	2	3	100,000		1	
117		Banepa	Surya Bhakta Shrestha	13	6	7	290,000			
118		Banepa	Sher Bahadur Thapa	8	5	3	120,000		1	
119		Banepa-11	Urmila Thapa	7	3	4	150,000	1		
120		Banepa- 6	Pradip Shrestha	6	3	3	180,000			
121		Banepa- 6	Pradip Shrestha	-	-	-	150,000			
BANEPA RoW(OLD)										
122		Banepa-14	Ramhari Dhakal	7	4	3	500,000			
123		Banepa-14	Ramhari Dhakal	-	-	-	-			
124		Banepa-14	Dil Kumari Shrestha	7	4	3	100,000		1	
125		Banepa-14	Dhan Chandi	9	4	5	150,000		1	
126		Banepa-14	Krishna Khatri	6	4	2	180,000			
127		Banepa	Jyoti Bista	4	2	2	120,000		1	
128		Banepa-14	Unknown	4	2	2	-			
129		Banepa	Krishna Mudkarmi	4	2	2	180,000			
130		Banepa-13	Krisna Gopal Manikarmi	-	-	-	200,000			
131		Banepa	Bhakta Lal Shrestha	10	4	6	150,000		1	
132		Banepa	Champa Manikarmi	7	4	3	150,000		1	
133		Banepa	Champa Manikarmi	-	-	-	-			
134		Banepa	Ishwor Dhagauda	5	2	3	140,000		1	
135		Banepa	Krishna Maya Dhagauda	3	1	2	10,000		1	
136		Banepa	Lahar Maya Dhagauda	6	4	2	150,000		1	
137		Banepa	Krishna Gopal Manikarmi	6	3	3	140,000		1	
138		Banepa	Laxmi Raj Bhandari	9	4	5	120,000		1	
139		Banepa	RajBhandari	12	6	6	160,000			

Annex 1: List of Surveyed Households

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	HHs Population			Yearly Income	Women Headed	Below Poverty Level	Disable Headed
				Total	Male	Female				
140	Banepa	Banepa	Satya Narayan Shrestha	6	3	3	160,000			
141		Banepa	Bhakta Lal Shrestha	6	4	2	120,000		1	
142		Banepa	Bhakta Lal Shrestha	-	-	-	140,000		1	
143		Banepa	Jagat Bahadur Shrestha	2	1	1	120,000		1	
144		Banepa	Rup Bahadur Bista	7	4	3	100,000		1	
145		Banepa	Shiva Lal Shrestha	3	2	1	120,000		1	
146		Banepa	Anil Shrestha	6	4	2	120,000		1	
147		Banepa	Sanu Bhai Bista	4	2	2	120,000		1	
148		Banepa	Rakesh Shah	5	3	2	150,000		1	
149		Banepa	Bijula Shrestha	5	2	3	108,000	1		
150		Banepa	Bharat KC	6	4	2	100,000		1	
151		Banepa	Atma Ram Acharya	6	3	3	120,000		1	
152		Banepa	Krishna Shrestha	3	2	1	90,000		1	
153		Banepa	UNKNOWN	2	1	1	90,000		1	
154		Banepa	Gobardhan Shrestha	6	3	3	120,000		1	
155		Banepa	Ran Bahadur Bista	1	1	-	120,000		1	
156		Banepa	Ran Bahadur Bista	-	-		120,000		1	
157		Banepa	Surya Shrestha	5	2	3	130,000		1	
158		Banepa	Raj Kumar Yonjan	3	1	2	150,000		1	
159		Banepa	Punima Shrestha	1	-	1	120,000		1	
160		Banepa-11	Ravi Thapa	6	4	2	120,000		1	
161		Banepa	Amul Petrol Pump Toilet	-	-	-	-			
162		Banepa-11	Shyam Sundar Kunwar	5	2	3	150,000		1	
163		Banepa-11	Kumak Lal Ranjit	6	3	3	120,000		1	
164		Banepa-11	Nati Babu Kunwar	6	3	3	150,000		1	
165		Banepa-11	Mo. Faruk	6	4	2	150,000		1	
166		Banepa-11	Gurung Electronic Workshop	-	-	-	150,000		1	
167		Banepa-11	Maila Kasai	6	3	3	120,000		1	
168		Banepa-9	Sanumaya Shrestha	5	4	1	130,000		1	

Annex 1: List of Surveyed Households

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	HHs Population			Yearly Income	Women Headed	Below Poverty Level	Disable Headed
				Total	Male	Female				
169		Banepa- 9	Rajendra Shrestha	6	2	4	130,000		1	
170		Banepa- 9	Narayan Bhakta Shrestha	5	2	3	26,000		1	
171		Banepa- 9	Raju Ratna Shakya	3	1	2	28,000		1	
172		Banepa- 9	Arvind Chaudhary	6	2	4	280,000			
173		Banepa-11	Bislal Manandhar	5	4	1	120,000		1	
174		Banepa-8	Daya Laxmi Shrestha	6	3	3	260,000			
175		Banepa-8	Nyuchhe Bahadur Suwal	6	4	2	250,000			
176		Banepa-8	Rahar Man Kapali	5	3	2	270,000			
177		Banepa-8	Mohomad Kadir	6	3	3	170,000			
178		Banepa-8	Hari Shrestha	8	5	3	140,000		1	
179		Banepa-8	Sabin Shakya	7	2	5	240,000			
180		Banepa-8	Ganga Lal Shahi	5	3	2	240,000			
181		Banepa-8	Ganga Lal Shahi	-	-	-	-			
182		Banepa-8	Kedar Man Yochhiwaya	4	2	2	220,000			
183		Banepa-8	Juju Bhai Shrestha	10	4	6	230,000			
184		Banepa-8	Sundari Maya Bade	7	2	5	230,000	1		
185		Banepa-8	Laxmi Raj Bhandari	6	3	3	220,000			
186		Banepa-8	Rajendra Bade	7	4	3	240,000			
187		Banepa-8	Bhakti Maya Joshi	10	5	5	210,000			
188		Banepa-7	Rajesh Bhail	3	2	1	200,000			
189		Banepa-6	Nimtempa Sherpa	7	3	4	280,000			
190		Banepa-6	Sandesh Shrestha	8	5	3	210,000			
191		Banepa-6	Sudarshan Napit	7	3	4	190,000			
DHULIKHEL NEW CURVE										
192		Dhulikhel -4	Phanindra Adhikari	5	3	2	200,000			
193		Dhulikhel -4	Rajkumar Bista	9	5	4	160,000			
194		Dhulikhel -4	...UnKnown..	5	3	2	-			
195		Dhulikhel -4	Hari Adhikari	7	4	3	300,000			
196		Dhulikhel -4	Phanindra Adhikari	7	4	3	150,000		1	

Annex 1: List of Surveyed Households

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	HHs Population			Yearly Income	Women Headed	Below Poverty Level	Disable Headed
				Total	Male	Female				
197	Dhulikhel	Dhulikhel -4	Prem Bahadur Karki	10	4	6	200,000			
198		Dhulikhel -3	Hom Bahadur Thapa Magar	5	3	2	330,000			
199		Dhulikhel -4	Ramila Tamang	3	2	1	150,000		1	
200		Dhulikhel -4	Hom Nath Acharya	5	3	2	180,000			
201		Dhulikhel -4	Nirmala Chandi Shrestha	5	3	2	260,000			
202		Dhulikhel -4	UNKNOWN	5	2	3	2			
203		Dhulikhel -4	Prem Shrestha	6	4	2	240,000			
204		Dhulikhel -4	Prem Shrestha	-	-		400,000			
205		Dhulikhel -4	Prem Shrestha	-	-		-			
206		Dhulikhel -4	Shree Krishna Pasachhe	8	4	4	260,000			
207		Dhulikhel -4	Man Kaji Shrestha	7	4	3	190,000			
208		Dhulikhel -4	Ram Mani Kuikel	6	3	3	200,000			
209		Dhulikhel -3	Kot Bahadur Thapa Magar	4	2	2	270,000			
210		Dhulikhel -4	Raj Kumar Shrestha	6	3	3	300,000			
211	Dhulikhel -4	Baldev Thapa	7	3	4	180,000				
212	Dhulikhel -4	Phanindra Adhikari	8	3	5	140,000				
DHULIKHEL RoW(OLD)										
213	Dhulikhel	Dhulikhel -4	Bishnu Prasad Kuikel	5	3	2	160,000			
214		Dhulikhel -4	Bidur Karki	4	2	2	250,000			
215		Dhulikhel -4	Mohan Ghishing	3	2	1	140,000		1	
216		Dhulikhel -4	Uddhav Kuikel	5	4	1	120,000		1	
217		Dhulikhel -4	Bashanta Khanal	6	2	4	260,000			
218		Dhulikhel -4	Hom Bahadur Thapa Magar	6	4	2	-			
219		Dhulikhel -4	Hom Bahadur Thapa Magar	-	-	-	700,000			
220		Dhulikhel -4	Hom Bahadur Thapa Magar	-	-	-	-			
221		Dhulikhel -4	Hom Bahadur Thapa Magar	-	-	-	-			
222		Dhulikhel -4	Chandra Dahal	4	2	2	200,000			
223		Dhulikhel -4	Padam Kumari Adhikari	6	4	2	190,000			1
224		Dhulikhel -4	Shiva prasad Parajuli	5	2	3	170,000			

Annex 1: List of Surveyed Households

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	HHs Population			Yearly Income	Women Headed	Below Poverty Level	Disable Headed
				Total	Male	Female				
225		Dhulikhel -4	Bed Prasad Benju	6	2	4	170,000			
226		Dhulikhel -4	Jivnatha Sainju	7	3	4	190,000			
227		Dhulikhel -4	Bindayal Makaju	14	4	10	140,000		1	
228		Dhulikhel -4	Indra Dahal	8	5	3	500,000			
229		Dhulikhel -4	Khamaya BK	11	4	7	130,000		1	
230		Dhulikhel -4	Punya Rijal	6	3	3	190,000			
231		Dhulikhel -3	Mamu Shrestha	6	2	4	130,000		1	
232		Dhulikhel -3	Kot Bahadur Thapa Magar	5	3	2	300,000			
233		Dhulikhel -4	Bhetal Shrestha	6	3	3	210,000			
234		Dhulikhel -3	Shree Om Shrestha	12	7	5	160,000			
Sub Total			234	1,280	658	622		12	62	1

Annex-2: Replacement Cost Survey Report

Replacement Cost Survey Report for the Suryabinayak- Dhulikhel Road Construction Project

1. Overview of the Project

The Araniko Highway is an important link to the hills in the Central and Eastern Regions of Nepal that links capital city Kathmandu and Chinese Border Kodari with 114 km black top road. This is one of the parts of Nepal's Strategic Road Network. It is the only motorable link in operation with China. The Highway was constructed under Nepal-China Cooperation which was started in 1969, completed on 1971 and came into service from January 1972. In the national level, Araniko Highway has political and economical significance to develop the trade and commerce. This Highway has played vital role in serving the populations of Kavrepalanchok, Sindhupalchowk and Dolakha districts via Lamosangu- Jiri Road, Dolalghat- Chautara and others respectively. Besides this, now the Highway has connected with Terai through the Dhulikhel to Bardibas as BP Highway.

The traffic volume of Araniko Highway is very high while connecting with the BP Highway it becomes further busiest route. Traffic volume of Dhulikhel to Kathmandu section is also increasing day by day because Banepa and Dhulikhel are developing as bigger market centers that linked with Kathmandu, middle-east Tarai region and the Chinese boarder. Therefore, widening of this road from Dhulikhel to Suryabinayak is required to accommodate future traffic of this section as well. Suryabinayak to Koteswor (Kathmandu) section road upgrading works has already completed in the grant assistance of the government of Japan. In this context, the Government of Nepal has requested the Government of Japan to extend and widening of Araniko Highway from Suryabinayak to Dhulikhel section. The proposed Suryabinayak–Dhulikhel Road project falls under Bhaktapur and Karvepalanchowk Districts. The road alignment passes through Suryabinayak (Starting Point), Jagati, Bhatedhikuro, Nalinchowk, Palase, Sanga Chowk, Bhaisepati, Pul Bazar, Banepa and Dhulikhel as an end point. The total length of this road section for the upgrading works consists approximately 15.5 km.

2. Objectives

During the RAP preparation, market cost survey was also carried out to know the current market price along the proposed road alignment. The Objectives of the survey were as follows:

- To find out current price of project affected property
- To address the affected people's demand who wants to get compensation at market price

3. Survey Methods

The market cost survey has been carried out based on following information:

- Interviewed with 16 direct project affected persons and 16 indirect project affected persons in difference location of the two districts

- Discussion with local people during walkover survey
- Consulted with local level real state planner/land brokers

4. Brief Findings of Survey

Land price is mainly determined on the basis of access with different roads such as blacktop, gravel, and earthen type and land with no road access.

Land price of Bhaktapur section (Suryabinayak to Sanga Chowk) is slightly higher than the Kavre section (Sanga chowk to Dhulikhel). Similarly, the adjoining area with Araniko Highway along the whole road section recorded as high land price. However remaining category of land or the back side of the Black Top roads is comparatively low land price.

The RCC type structures price in Bhaktapur municipality area is also found slightly high due to high labour cost and high rental charge of business. Other type of structures cost was found almost same in the whole project alignment section.

During the interview, public meeting, and other meeting and discussion with affected people and other stakeholders, the project affected people expressed that they would not accept the government rate which is low than current market rate. The compensation amount for project affected property should be paid in current market price. During this report preparation there was also consulted with real state planners, who were selling the planning land at Kavrepalanchok area.

During the market price collection in difference section along the project alignment, there was made effort to participate more female participants but most of participants expressed their ignorance about the current market price of land and structures. Based on above mentioned survey method, the findings of the average price of land and structures along the road alignment area are presented below:

5. Land Price Estimation

5.1 Land Price at Government Rate

Table 1: Government Price for Land per Anna Around Project Area Unit: NRs/Anna

VDC/Municipality		Government Rate/ Anna 2018 (2074/2075 B.S) (2017-2018 A.D)
Formal	Now	
Bhaktapur	Bhaktapur	1,600,000.00
Sipadol	Suryabinayak	1,600,000.00
Nanghkel		1,200,000.00
Chitapol		700,000.00
Nashika	Banepa	500,000.00
Banepa		700,000.00
Dhulikhel	Dhulikhel	600,000.00

Source of Government Rate: Published Land Rates from District Land Revenue Office for FY 2074/75 (2017/18)

5.2 Estimation of Land Price at Market Rate as per Market Survey

1 USD = 109 NRs

1 Anna = 31.79 m²

Table 2: Market Price for Land per Anna Around Project Area Unit: NRs/Anna

Municipality/ Location	Land Adjacent to					Remarks
	Araniko Highway	Paved road	Graveled Road	Earthen Road	Land Without Road	
Bhaktapur Municipality	2,800,000	2,250,000	1,550,000	1,150,000	900,000	Along Existing HW
Suryabinayak (Formal Sipadol)	2,800,000	2,250,000	1,550,000	1,150,000	900,000	Along Existing HW
Suryabinayak (Formal Nangkhel)	2,400,000	2,000,000	1,450,000	1,000,000	800,000	Along Existing HW
Suryabinayak (Formal Chitapol)	1,260,000	1,800,000	1,350,000	1,000,000	675,000	Palanse (Fun park) to West Tunnel Portal
Banepa (Formal Nashika)	1,900,000	1,450,000	1,150,000	800,000	675,000	Tunnel East Portal to Existing HW
Bbanepa (Formal Ugratara)	2,100,000	1,700,000	1,150,000	800,000	675,000	Along Existing HW
Banepa Municipality (Exisitng HW)	2,300,000	1,900,000	1,550,000	1,000,000	675,000	Along Existing HW
Dhulikhel Municipality	2,100,000	1,800,000	1,450,000	900,000	550,000	Banepa- KU mode area

Table 3: Per Sq. m. land price in USD

Unit: USD/m²

Municipality/ Location	Land Adjacent to				
	Arniko Highway	Paved road	Graveled Road	Earthen Road	Land Without Road
Bhaktapur Municipality	808.1	649.3	447.3	331.9	259.7
Suryabinayak (Formal Sipadol)	808.1	649.3	447.3	331.9	259.7
Suryabinayak (Formal Nangkhel)	692.6	577.2	418.5	288.6	230.9
Suryabinayak (Formal Chitapol)	363.6	519.5	389.6	288.6	194.8
Banepa (Formal Nashika)	259.7	418.5	331.9	230.9	194.8
Bbanepa (Formal Ugratara)	606.0	490.6	331.9	230.9	194.8
Banepa Municipality (Exisitng HW)	663.8	548.3	447.3	288.6	194.8
Dhulikhel Municipality	606.0	519.5	418.5	259.7	158.7

6. Estimation of Existing Building Structure Price at Project Area

1 Sq. m = 3.28 Ft

Table 4: Per Square Feet Structure Price in Nepalese Currency Unit: NRs./Ft²

Location	Type of Structures **					
	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6
Bhaktapur Municipality/Sipadol	575	875	1650	2310	3300	1265
Nakhel VDC	575	875	1650	2090	2860	1150
Chitapol VDC	575	875	1650	2090	2860	1150
Nasikasthan Sanga (Kavre district)	575	875	1650	2090	2860	1035
Ugratara Janagal	575	875	1650	2200	2870	1035
Banepa Municipality	575	875	1650	2200	3080	1150
Dhulikhel Municipality	575	875	1650	2200	3080	1150
Average Price	575	875	1650	2169	2987	1134

Table 5: Per Sq m Structure Price in USD

Unit:
USD/m²

Location	Type of Structures **					
	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6
Bhaktapur Municipality/Sipadol	17	26	50	70	99	38
Nakhel VDC	17	26	50	63	86	35
Chitapol VDC	17	26	50	63	86	35
Nasikasthan Sanga (Kavre district)	17	26	50	63	86	31
Ugratara Janagal	17	26	50	66	86	31
Banepa Municipality	17	26	50	66	93	35
Dhulikhel Municipality	17	26	50	66	93	35
Average Price	17	26	50	65	90	34

**Type of Structures

Type 1: Simple hut/Shed

Type 2: Thatched roof, walls constructed with bamboo and mud/stone

Type 3: Tile/iron roof, walls constructed with brick/ mud/stone

Type 4: Iron sheet/roofing with stone/ brick wall/cemented plaster

Type 5: RCC building

Type 6: Movable kiosk

1 Consulted Persons During Survey (Jan-April 2018)

1. Consulted persons for Land Cost Evaluation (Bhaktapur District)

1	Sher Kaji Suwal	Suryabinayak Municipality
2	Gyanendra Khatri	Suryabinayak Municipality
3	Bal Chandra Ale Magar	Suryabinayak Municipality
4	Ram Bahadur Khatri	Suryabinayak Municipality
5	Shailendra Khatri	Suryabinayak Municipality
6	Amrit Pariyar	Suryabinayak Municipality
7	Shadhuram Ranamagar	Suryabinayak Municipality
8	Vishwonath Awal	Suryabinayak Municipality
9	Balkrishna Bhujel	Suryabinayak Municipality
10	Dwarika Karki	Suryabinayak Municipality
11	Sarita Thapamagar	Suryabinayak Municipality
12	Shivlal Bala Shrestha	Bhaktapur Municipality
13	Rajendra Khaitu	Bhaktapur Municipality
14	Binod Khatri	Bhaktapur Municipality
15	Shiv Narayan Gyocha	Bhaktapur Municipality

2. Consulted persons for Land Cost Evaluation (Kavrepalanchok District)

1	Bhai Kaji Shrestha	Banepa Municipality
2	Kishor Manandhar	Banepa Municipality
3	Jeevan Shrestha	Banepa Municipality
4	Surya Bhakta Shrestha	Banepa Municipality
5	Krishna Maya Dangauda	Banepa Municipality
6	Bhakta Lal Shrestha	Banepa Municipality
7	Raj Kumar Yonjan	Banepa Municipality
8	Ravi Thapa	Banepa Municipality
9	Gopal Khadka	Banepa Municipality
10	Kot Bahadur Thapamagar	Dhulikhel Municipality
11	Prem Bahadur Karki	Dhulikhel Municipality
12	Hari Adhikari	Dhulikhel Municipality
13	Bed Prasad Benjo	Dhulikhel Municipality
14	Gauri Khatri	Dhulikhel Municipality
15	Mohan Ghising	Dhulikhel Municipality

Annex 3: Affected Structures with Estimated Cost Amount

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	Structure Type						Floors	Plinth area (sq.ft)	Rate/Sq ft NRs	Amount NRs
				1	2	3	4	5	6				
BHAKTAPUR NEW CURVE IMPROVEMENT													
1		Bhaktapur-7	Mira Shrestha			1				1	220	1,650	363,000
2		Bhaktapur-7	Mira Shrestha			1				3	850	1,650	1,402,500
BHAKTAPUR RoW (OLD)													
3	Bhaktapur	Bhaktapur-7	Baburam Machamasi			1				2	560	1,650	924,000
4		Bhaktapur-7	Baburam Machamasi			1				2	500	1,650	825,000
5		Bhaktapur-7	Ganga Sarukarmi			1				2	490	1,650	808,500
6		Bhaktapur-7	Gopikrishna Manikarmi				1			2	470	2,169	1,019,430
7		Bhaktapur-7	Indra Raj Shrestha			1				3	650	1,650	1,072,500
8		Bhaktapur-7	Jagat Bahadur Lawaju			1				2	600	1,650	990,000
9		Bhaktapur-7	Kedar Bhakta Faiju				1			2	360	2,169	780,840
10		Bhaktapur-7	Krishna Maya Nyichai			1				2	430	1,650	709,500
11		Bhaktapur-7	Purna Bhakta Joshi			1				2	490	1,650	808,500
12		Bhaktapur-7	Shivalal Bahadur Shrestha			1				2	580	1,650	957,000
13		Bhaktapur-7	Sitaram Khayitu			1				2	630	1,650	1,039,500
14		Bhaktapur-7	Sushil Manikarmi			1				2	660	1,650	1,089,000
SURYABINAYAK NEW IMPROVEMENT													
15		Suryabinayak	Suryabinayak-7	Madhav Khayitu				1			2	380	2,169
16	Suryabinayak-7		Sitaram Khayitu				1			4	760	2,169	1,648,440
17	Suryabinayak-7		Hari Khayitu				1			4	680	2,169	1,474,920
18	Suryabinayak-4		Shree Prasad Gosard			1				2	460	1,650	759,000
19	Suryabinayak-4		Chakana Beti Gosard				1			3	630	2,169	1,366,470
20	Suryabinayak		Shiva Bhakta Sakupaya			1				2	480	1,650	792,000
21	Suryabinayak- 8		Krishna Bhakta Kusma			1				1	200	1,650	330,000
22	Suryabinayak- 8		Ramesh Bhaju			1				1	210	1,650	346,500
23	Suryabinayak- 8		Ramesh Bhaju			1				1	230	1,650	379,500
24	Suryabinayak- 8		Ram Gopal Kawang				1			3.5	490	2,169	1,062,810
25	Suryabinayak- 8		Bhimsen Joshi			1				1	160	1,650	264,000
26	Suryabinayak- 8		Laxmi Prasad Toinbasu				1			3	390	2,169	845,910
27	Suryabinayak- 8		Kedar Toinbasu				1			4	400	2,169	867,600

Annex 3: Affected Structures with Estimated Cost Amount

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	Structure Type						Floors	Plinth area (sq.ft)	Rate/Sq ft NRs	Amount NRs
				1	2	3	4	5	6				
28		Suryabinayak- 8	Ash Bahadur Machamasi				1			4	440	2,169	954,360
29		Suryabinayak- 8	Mithu Thapa/ Maiya KC				1			3	360	2,169	780,840
30		Suryabinayak-4	Kanchha Bharat Pati			1				1	230	1,650	379,500
31		Suryabinayak-4	Kalpna Kawa				1			2	280	2,169	607,320
32		Suryabinayak-4	Ram Chandra Totabasu		1					2	250	875	218,750
33		Suryabinayak-4	Prakash Tajal		1					2	240	875	210,000
34		Suryabinayak-4	Priti Kawad		1					2	310	875	271,250
35		Suryabinayak	Narayan Bhakta Hangju			1				2	500	1,650	825,000
36		Suryabinayak-9	Kham Prasad Ghimire				1			2	270	2,169	585,630
37		Suryabinayak-9	Pralhad Khatri		1					2	170	875	148,750
38		Suryabinayak-9	Gokul Khatri			1				1	250	1,650	412,500
39		Suryabinayak-9	Sabin Khatri			1				2	570	1,650	940,500
40		Suryabinayak	Pradeep Jung KC			1				1	230	1,650	379,500
41		Suryabinayak	Dwarika karki					1		2	2100	2,987	6,272,700
42		Suryabinayak	Shyam Bahadur Khatri					1		2	1650	2,987	4,928,550
43		Suryabinayak	Pralhad Khatri					1		3	2250	2,987	6,720,750
44		Suryabinayak	Pashupati Khatri-Toilet			1				1	160	1,650	264,000
45		Suryabinayak	Pashupati Khatri			1				2	510	1,650	841,500
46		Suryabinayak	Ram Bahadur Pariyar	1						1	260	575	149,500
47		Suryabinayak	Sudarshan Khatri		1					1	188	875	164,500
48		Suryabinayak	Ramesh Bista		1					1	190	875	166,250
49		Suryabinayak	Sadhuram Rana Magar				1			3	450	2,169	976,050
50		Suryabinayak	Rajkumar Khatri(Hachery)		1					2	380	875	332,500
51		Suryabinayak	Shree Ram Mahat				1			3	420	2,169	910,980
52		Suryabinayak	Sarita Thapa Magar			1				1	210	1,650	346,500
53		Suryabinayak	Kumar Rana Magar				1			1	110	2,169	238,590
54		Suryabinayak	Sadhuram Rana Magar				1			3	430	2,169	932,670
55		Suryabinayak	Sadhuram Rana Magar			1				1	150	1,650	247,500
56		Suryabinayak	Krishna Maya Thapa Magar				1			2	340	2,169	737,460
SURYABINAYAK RoW (OLD)													

Annex 3: Affected Structures with Estimated Cost Amount

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	Structure Type						Floors	Plinth area (sq.ft)	Rate/Sq ft NRs	Amount NRs
				1	2	3	4	5	6				
57	Suryabinayak	Suryabinayak-7	Ajaya Kawang			1				1	290	1,650	478,500
58		Suryabinayak-7	Santumaya Chachatu			1				1	280	1,650	462,000
59		Suryabinayak-7	Santumaya Chachatu			1				1	270	1,650	445,500
60		Suryabinayak-7	Ashash Bd. Chikambanjar			1				1	300	1,650	495,000
61		Suryabinayak-7	Ashash Bd. Chikambanjar			1				1	320	1,650	528,000
62		Suryabinayak-4	Vishwanath Awal					1		2	250	2,169	542,250
63		Suryabinayak-4	vishwa Gothe			1				1	220	1,650	363,000
64		Suryabinayak-5	Ravi Shahi		1					1	200	875	175,000
65		Suryabinayak-9	Chitra Kumari Khagi			1				1	240	1,650	396,000
66		Suryabinayak-9	Chitra Kumari Khagi			1				1	200	1,650	330,000
67		Suryabinayak-9	Kedar Bhakta Faiju					1		3	315	2,169	683,235
68		Suryabinayak-9	Sanu Bhai Faiju					1		2	210	2,169	455,490
69		Suryabinayak-9	Unknown			1				1	180	1,650	297,000
70		Suryabinayak-4	Satya Bahadur Ranjitkar			1				1	190	1,650	313,500
71		Suryabinayak-9	Krishna Bhakta/Govinda Bhaju			1				1	160	1,650	264,000
72		Suryabinayak-9	Nuchu Kapali			1				2	240	1,650	396,000
73		Suryabinayak-9	DAMAGE BRICK HOUSE			1				1	200	1,650	330,000
74		Suryabinayak-9	Krishna Bhakta Dhoj (STORE)					1		2	350	2,169	759,150
75		Suryabinayak-9	Ram Saran Bhujel					1		2	380	2,169	824,220
76		Suryabinayak	Shiva Bhakta Gateju Shrestha					1		2	340	2,169	737,460
77		Suryabinayak	Goma Khatri			1				2	280	1,650	462,000
78		Suryabinayak	putali Khatri			1				1	425	1,650	701,250
79		Suryabinayak	Sanu Raja Faiju			1				2	500	1,650	825,000
80		Suryabinayak	Janak Khatri			1				2	440	1,650	726,000
81		Suryabinayak	Dilip Khatri			1				2	490	1,650	808,500
82		Suryabinayak	Saraswati Budhathoki			1				1	210	1,650	346,500
83		Suryabinayak	Rajesh Budhathoki			1				1	180	1,650	297,000
84		Suryabinayak	Keshav Karki			1				2	400	1,650	660,000
85		Suryabinayak	Bal Kumari Bhujel			1				1	190	1,650	313,500
86		Suryabinayak	Bal Krishna Bhujel			1				1	210	1,650	346,500

Annex 3: Affected Structures with Estimated Cost Amount

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	Structure Type						Floors	Plinth area (sq.ft)	Rate/Sq ft NRs	Amount NRs
				1	2	3	4	5	6				
87		Suryabinayak	Madhushudhan Bhujel		1					1	240	875	210,000
88		Suryabinayak	Chandra Bhakta Chulyaju			1				2	480	1,650	792,000
89		Suryabinayak	Unknown			1				1	230	1,650	379,500
90		Suryabinayak	Dor Bahadur Khatri			1				1	260	1,650	429,000
91		Suryabinayak	Moti Thapa			1				2	510	1,650	841,500
92		Suryabinayak	Uddhav Raj KC						1	2	1500	2,987	4,480,500
93		Suryabinayak	Keshar Kumari Khatri						1	2	1350	2,987	4,032,450
94		Suryabinayak	Dhan Bahadur Khatri						1	2	1450	2,987	4,331,150
95		Suryabinayak	Rabindra khatri KC						1	2	900	2,987	2,688,300
96		Suryabinayak	Bachhu Karki						1	5	3250	2,987	9,707,750
97		Suryabinayak	Ambika Khatri						1	3	2250	2,987	6,720,750
98		Suryabinayak	Dwarika Karki						1	3	2150	2,987	6,422,050
99		Suryabinayak	Bhaikaji Khatri				1			2	440	2,169	954,360
100		Suryabinayak	Gagan Bahadur Khatri			1				2	490	1,650	808,500
101		Suryabinayak	Bhawani Khatri			1				2	460	1,650	759,000
102		Suryabinayak	Nawaraj Khatri			1				2	440	1,650	726,000
103		Suryabinayak	Binod Thapa Magar				1			1	160	2,169	347,040
104		Suryabinayak	Mahahari Pariyar			1				1	250	1,650	412,500
105		Suryabinayak	Nirmala Pariyar				1			1	160	2,169	347,040
106		Suryabinayak	Rupendra Khatri			1				2	510	1,650	841,500
107		Suryabinayak-9	Keshar Lal B.K			1				1	206	1,650	339,900
108		Suryabinayak0-9	Mala Gahatraj			1				1	200	1,650	330,000
109		Suryabinayak	Unknown			1				2	150	1,650	247,500
110		Suryabinayak	Ganesh Khatri						1	2	1150	2,987	3,435,050
111		Suryabinayak	Bhawani Khatri			1				2	520	1,650	858,000
112		Suryabinayak	Amrit Pariyar				1			1	340	2,169	737,460
113		Suryabinayak	Hari Khatri						1	2	1280	2,987	3,823,360
BANEPANew CURVE													
114	Banepa	Banepa-14	Angad Khadka	1						1	325	575	186,875
115		Banepa-14	Tulimaya Tamang (Iman Tamang)			1				1	160	1,650	264,000

Annex 3: Affected Structures with Estimated Cost Amount

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	Structure Type						Floors	Plinth area (sq.ft)	Rate/Sq ft NRs	Amount NRs
				1	2	3	4	5	6				
116		Banepa-14	Prakash Joshi (Ganesh Manandhar)			1				1	180	1,650	297,000
117		Banepa	Surya Bhakta Shrestha					1		4	2840	2,987	8,483,080
118		Banepa	Sher Bahadur Thapa		1					1	200	875	175,000
119		Banepa-11	Urmila Thapa			1				2	480	1,650	792,000
120		Banepa-6	Pradip Shrestha			1				2	510	1,650	841,500
121		Banepa-6	Pradip Shrestha						1	3	2280	2,987	6,810,360
BANEPa RoW (OLD)													
122	Banepa	Banepa-14	Ramhari Dhakal			1				1	210	1,650	346,500
123		Banepa-14	Ramhari Dhakal			1				1	200	1,650	330,000
124		Banepa-14	Dil Kumari Shrestha			1				2	490	1,650	808,500
125		Banepa-14	Dhan Chandi			1				1	260	1,650	429,000
126		Banepa-14	Krishna Khatri			1				2	510	1,650	841,500
127		Banepa	Jyoti Bista			1				1	190	1,650	313,500
128		Banepa-14	Unknown			1				1	160	1,650	264,000
129		Banepa	Krishna Mudkarmi			1				3	660	1,650	1,089,000
130		Banepa-13	Krisna Gopal Manikarmi			1				1	220	1,650	363,000
131		Banepa	Bhakta Lal Shrestha			1				1	240	1,650	396,000
132		Banepa	Champa Manikarmi			1				1	230	1,650	379,500
133		Banepa	Champa Manikarmi			1				1	190	1,650	313,500
134		Banepa	Ishwor Dhagauda			1				1	230	1,650	379,500
135		Banepa	Krishna Maya Dhagauda			1				1	180	1,650	297,000
136		Banepa	Lahar Maya Dhagauda			1				1	220	1,650	363,000
137		Banepa	Krishna Gopal Manikarmi			1				1	250	1,650	412,500
138		Banepa	Laxmi Raj Bhandari			1				1	210	1,650	346,500
139		Banepa	Vishwor Nath RajBhandari			1				2	510	1,650	841,500
140		Banepa	Satya Narayan Shrestha			1				2	580	1,650	957,000
141		Banepa	Bhakta Lal Shrestha					1		2	440	2,169	954,360
142	Banepa	Bhakta Lal Shrestha	1						1	362	575	208,150	
143	Banepa	Jagat Bahadur Shrestha			1				1	260	1,650	429,000	
144	Banepa	Rup Bahadur Bista			1				1	190	1,650	313,500	

Annex 3: Affected Structures with Estimated Cost Amount

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	Structure Type						Floors	Plinth area (sq.ft)	Rate/Sq ft NRs	Amount NRs
				1	2	3	4	5	6				
145		Banepa	Shiva Lal Shrestha				1			2	480	2,169	1,041,120
146		Banepa	Anil Shrestha				1			1	230	2,169	498,870
147		Banepa	Sanu Bhai Bista			1				1	200	1,650	330,000
148		Banepa	Rakesh Shah			1				1	210	1,650	346,500
149		Banepa	Bijula Shrestha			1				1	190	1,650	313,500
150		Banepa	Bharat KC			1				1	250	1,650	412,500
151		Banepa	Atma Ram Acharya			1				1	230	1,650	379,500
152		Banepa	Krishna Shrestha				1			1	240	2,169	520,560
153		Banepa	UNKNOWN			1				1	160	1,650	264,000
154		Banepa	Gobardhan Shrestha			1				1	260	1,650	429,000
155		Banepa	Ran Bahadur Bista			1				1	210	1,650	346,500
156		Banepa	Ran Bahadur Bista				1			1	230	2,169	498,870
157		Banepa	Surya Shrestha				1			1	190	2,169	412,110
158		Banepa	Raj Kumar Yonjan			1				1	210	1,650	346,500
159		Banepa	Punima Shrestha			1				1	200	1,650	330,000
160		Banepa-11	Ravi Thapa			1				2	260	1,650	429,000
161		Banepa	Amul Petrol Pump Toilet			1				1	180	1,650	297,000
162		Banepa-11	Shyam Sundar Kunwar			1				1	260	1,650	429,000
163		Banepa-11	Kumak Lal Ranjit			1				1	310	1,650	511,500
164		Banepa-11	Nati Babu Kunwar			1				2	540	1,650	891,000
165		Banepa-11	Mo. Faruk			1				1	330	1,650	544,500
166		Banepa-11	Gurung Electronic Workshop			1				1	265	1,650	437,250
167		Banepa-11	Maila Kasai			1				1	110	1,650	181,500
168		Banepa-9	Sanumaya Shrestha				1			1	220	2,169	477,180
169		Banepa-9	Rajendra Shrestha			1				2	285	1,650	470,250
170		Banepa-9	Narayan Bhakta Shrestha					1		3	1550	2,987	4,629,850
171		Banepa-9	Raju Ratna Shakya					1		4	1600	2,987	4,779,200
172		Banepa-9	Arvind Chaudhary					1		4	2200	2,987	6,571,400
173		Banepa-11	Bislal Manandhar			1				2	295	1,650	486,750
174		Banepa-8	Daya Laxmi Shrestha					1		3	2050	2,987	6,123,350

Annex 3: Affected Structures with Estimated Cost Amount

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	Structure Type						Floors	Plinth area (sq.ft)	Rate/Sq ft NRs	Amount NRs
				1	2	3	4	5	6				
175		Banepa-8	Nyuchhe Bahadur Suwal					1		3	1560	2,987	4,659,720
176		Banepa-8	Rahar Man Kapali					1		1	580	2,987	1,732,460
177		Banepa-8	Mohomad Kadir			1				1	250	1,650	412,500
178		Banepa-8	Hari Shrestha			1				1	210	1,650	346,500
179		Banepa-8	Sabin Shakya					1		3	1740	2,987	5,197,380
180		Banepa-8	Ganga Lal Shahi			1				1	230	1,650	379,500
181		Banepa-8	Ganga Lal Shahi					1		3	1860	2,987	5,555,820
182		Banepa-8	Kedar Man Yochhiwaya					1		2	1280	2,987	3,823,360
183		Banepa-8	Juju Bhai Shrestha					1		4	2400	2,987	7,168,800
184		Banepa-8	Sundari Maya Bade					1		4.5	2590	2,987	7,736,330
185		Banepa-8	Laxmi Raj Bhandari					1		4	2440	2,987	7,288,280
186		Banepa-8	Rajendra Bade					1		2	1500	2,987	4,480,500
187		Banepa-8	Bhakti Maya Joshi					1		3	1950	2,987	5,824,650
188		Banepa-7	Rajesh Bhail			1				2	520	1,650	858,000
189		Banepa-6	Nimtempa Sherpa				1			2	440	2,169	954,360
190		Banepa-6	Sandesh Shrestha			1				1	230	1,650	379,500
191		Banepa-6	Sudarshan Napit			1				1	225	1,650	371,250
DHULIKHEL NEW CURVE													
192	Dhulikhel	Dhulikhel -4	Phanindra Adhikari			1				2	560	1,650	924,000
193		Dhulikhel -4	Rajkumar Bista					1		4.5	2600	2,987	7,766,200
194		Dhulikhel -4	...UnKnown..			1				2	520	1,650	858,000
195		Dhulikhel -4	Hari Adhikari					1		3	1920	2,987	5,735,040
196		Dhulikhel -4	Phanindra Adhikari					1		1	750	2,987	2,240,250
197		Dhulikhel -4	Prem Bahadur Karki					1		3	1950	2,987	5,824,650
198		Dhulikhel -3	Hom Bahadur Thapa Magar					1		1	630	2,987	1,881,810
199		Dhulikhel -4	Ramila Tamang			1				1	203	1,650	334,950
200		Dhulikhel -4	Hom Nath Acharya					1		3	1725	2,987	5,152,575
201		Dhulikhel -4	Nirmala Chandi Shrestha					1		4	2300	2,987	6,870,100
202		Dhulikhel -4	UNKNOWN					1		2	620	2,987	1,851,940
203		Dhulikhel -4	Prem Shrestha					1		4	2500	2,987	7,467,500

Annex 3: Affected Structures with Estimated Cost Amount

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	Structure Type						Floors	Plinth area (sq.ft)	Rate/Sq ft NRs	Amount NRs
				1	2	3	4	5	6				
204		Dhulikhel -4	Prem Shrestha					1		2	800	2,987	2,389,600
205		Dhulikhel -4	Prem Shrestha					1		2	740	2,987	2,210,380
206		Dhulikhel -4	Shree Krishna Pasachhe					1		4	2400	2,987	7,168,800
207		Dhulikhel -4	Man Kaji Shrestha					1		4	3200	2,987	9,558,400
208		Dhulikhel -4	Ram Mani Kuikel					1		3.5	2440	2,987	7,288,280
209		Dhulikhel -3	Kot Bahadur Thapa Magar					1		3	1710	2,987	5,107,770
210		Dhulikhel -4	Raj Kumar Shrestha					1		2	1160	2,987	3,464,920
211		Dhulikhel -4	Baldev Thapa				1			4	880	2,169	1,908,720
212		Dhulikhel -4	Dwarika Nath Yo*** Shrestha				1			2	520	2,169	1,127,880
DHULIKHEL RoW(OLD)													
213	Dhulikhel	Dhulikhel -4	Bishnu Prasad Kuikel			1				1	250	1,650	412,500
214		Dhulikhel -4	Bidur Karki					1		4	2520	2,987	7,527,240
215		Dhulikhel -4	Mohan Ghishing			1				1	260	1,650	429,000
216		Dhulikhel -4	Uddhav Kuikel			1				2	520	1,650	858,000
217		Dhulikhel -4	Bashanta Khanal			1				3	750	1,650	1,237,500
218		Dhulikhel -4	Hom Bahadur Thapa Magar				1			1	220	2,169	477,180
219		Dhulikhel -4	Hom Bahadur Thapa Magar				1			3	570	2,169	1,236,330
220		Dhulikhel -4	Hom Bahadur Thapa Magar				1			2	480	2,169	1,041,120
221		Dhulikhel -4	Hom Bahadur Thapa Magar				1			2	450	2,169	976,050
222		Dhulikhel -4	Chandra Dahal			1				1	260	1,650	429,000
223		Dhulikhel -4	Padam Kumari Adhikari			1				1	280	1,650	462,000
224		Dhulikhel -4	Shiva prasad Parajuli					1		2	1050	2,987	3,136,350
225		Dhulikhel -4	Bed Prasad Benju					1		3	900	2,987	2,688,300
226		Dhulikhel -4	Jivnatha Sainju				1			3	580	2,169	1,258,020
227		Dhulikhel -4	Bindayal Makaju			1				2	510	1,650	841,500
228		Dhulikhel -4	Indra Dahal				1			1	216	2,169	468,504
229		Dhulikhel -4	Khamaya BK				1			1	210	2,169	455,490
230		Dhulikhel -4	Punya Rijal				1			2	480	2,169	1,041,120
231		Dhulikhel -3	Mamu Shrestha					1		2	1000	2,987	2,987,000
232		Dhulikhel -3	Kot Bahadur Thapa Magar				1			1	230	2,169	498,870

Annex 3: Affected Structures with Estimated Cost Amount

S.N.	District	Municipality (Ward)	Name of Owner (HHs)	Structure Type						Floors	Plinth area (sq.ft)	Rate/Sq ft NRs	Amount NRs
				1	2	3	4	5	6				
233		Dhulikhel -4	Bhetal Shrestha			1				2	560	1,650	924,000
234		Dhulikhel -3	Shree Om Shrestha			1				2	620	1,650	1,023,000
Sub Total			22	3	10	126	47	48	0		147607		363,121,089

Table1: Estimated cost of Affected House Structure in at Rate on Sq.Ft. and Sq. M.

S.N.	Type of Structure	No. of Structures	Plinth Area in Sq.Ft	Rate/ Sq.Ft.	Total Estimate	Plinth Area in sq.m.	Rate/ sq.m.	Total Estimate
				(Rs)	(Rs.)		(Rs)	(Rs.)
1	Simple Hut / Shed	3	947	575	544,525	88.0	6,189	544,525
2	Thatched roof, walls constructed with bamboo and mud / stone	10	2368	875	2,072,000	220	9,419	2,072,000
3	Tile / iron roof, walls constructed with brick / mud /stone	126	41764	1,650	68,910,600	3880.0	17,761	68,910,600
4	Iron sheet / roofing with stone/ brick wall/cemented plaster	47	17911	2,169	38,848,959	1664.0	23,347	38,848,959
5	RCC framed building	48	84615	2,987	252,745,005	7860.9	32,152	252,745,005
Total		234	147,605		363,121,089	13712.8		363,121,089
In US Dollar						3,331,386		

Annex 4: Cost of Land for Land Acquisition as per Government and Market Rate for the additional land area for Tunnel Approach Road and Curved Improvement Sites

1. New Area with Rate of Each Section as per Government Rate

VDC/Municipality		Area (sq.m.)		Land Area (in Annas)	Government Rate per Anna (Year 2017/18 rate)	Total Price (Rs.)
Former VDC	Present Municipality	Existing HW (for Curve Improvement)	New for Approach to Tunnel			
Bhaktapur	Bhaktapur	663.69		20.88	1,600,000	33,403,712
Sipadol	Suryabinayak	21,161.67		665.67	1,600,000	1,065,073,042
Nanghkel		6,796.75		213.80	1,200,000	256,561,812
Chitapol			44,000.00	1,384.08	700,000	968,858,131
Nashika	Banepa		18,648.00	586.60	500,000	293,299,780
Banepa		16,681.16		524.73	700,000	367,310,852
Dhulikhel	Dhulikhel	25,438.14		800.19	600,000	480,115,885
Sub Total		70,741.41	62,648.00	4,195.96		3,464,623,215

2. Estimated Land Compensation Costs As Per Government and Market Rate

1 USD = NRs. 109.00

Location (Municipality)	Land Area (in Anna)	Government Land Price				Market Land Price			
		Land Rate		Land Cost as per Government Price (NRs.)	Land Cost as per Government Price (USD)	Land Rate		Land Cost as per Market Price (NRs.)	Land Cost as per Market Price (USD)
		Unit: per Anna (31.79 m2) (NRs.)	Unit: per Anna (USD)			Unit: per Anna (31.79 m2) (NRs.)	Unit: per Anna (USD)		
Bhaktapur	20.88	1,600,000	14,679	33,403,712	306,456	2,800,000	25,688	58,456,496	536,298
Suryabinayak (Formal Sipadol)	665.67	1,600,000	14,679	1,065,073,042	9,771,312	2,800,000	25,688	1,863,877,823	17,099,797
Suryabinayak (Formal Nangkhel)	213.80	1,200,000	11,009	256,561,812	2,353,778	2,400,000	22,018	513,123,624	4,707,556
Suryabinayak (Formal Chitapol)	1,384.08	700,000	6,422	968,858,131	8,888,607	1,000,000	9,174	1,384,083,045	12,698,010
Banepa (Formal Nashika)	586.60	500,000	4,587	293,299,780	2,690,824	800,000	7,339	469,279,648	4,305,318
Banepa (Exisitng HW)	524.73	700,000	6,422	367,310,852	3,369,824	1,000,000	9,174	524,729,789	4,814,035
Dhulikhel	800.19	600,000	5,505	480,115,885	4,404,733	900,000	8,257	720,173,828	6,607,099
Total	4,195.96			3,464,623,215	31,785,534			5,533,724,253	50,768,112

Annex 5: Attendance of Stakeholders and Public Meeting and Discussion

Date: October 14, 2017

Time: 9:00am – 11:00am

Venue: Ward No.14 Office Nasikaisthan, Sanga - Banepa Municipality

First Public Consultation for upgrading of Suryabinayak - Dhulikhel Road with Tunnel option with participation of Ward no.9,10 and 14 Community People and Ward Members

Attendance Sheet

Date: October 14, 2017

Time: 9:00am – 11:00am

Venue: Ward No.14 Office Nasikaisthan, Sanga - Banepa Municipality

First Public Consultation for upgrading of Suryabinayak - Dhulikhel Road with Tunnel option with participation of Ward no.9,10 and 14 Community People and Ward Members

Attendance Sheet

No	Name	Designation	Organization	Email address	Mobile Number	Signature
1	गौरी शर्मा	असि. अहमद-१४	बनेपा नगरपालिका		९८४९२२२९६	[Signature]
2	रामहरी शर्मा		१३		९८२९९६४६६४	[Signature]
3	राम बहादुर शर्मा		सु.न.पा.१०		९८४९२२२९६	[Signature]
4	शैलेन्द्र खत्री		सु.न.पा.०१८-९		९८४९-४४२०००	[Signature]
5	उपेन्द्र खत्री	असि. अहमद - ०३	सु.न.पा. - ६		९८२९९६४६६४	[Signature]
6	रमा सुब्बा शर्मा	सडक विभाग	DORILESU	rama.sureshtha@gmail.com	९८१२९३१४३	[Signature]
7	गीराशोरी	मातावरण विभाग	सडक विभाग		९७४१०५५०५७	[Signature]
8	विनाय शर्मा	सडक विभाग	सु.न.पा. ९	mahatbinayak@gmail.com	९८४१३८२५६०	[Signature]
9	शिवशर्मा शर्मा	असि. अहमद-१०	१०		९८६९३२३६६६	[Signature]
10	माई काजी शर्मा	असि. अहमद	सौगा १४		९८४९४३२८२९	[Signature]
11	अञ्जली सुब्बा शर्मा		सौगा - १३	anjaneesharma@gmail.com	९८१०५१०५४	[Signature]
12	जयन्ती सुब्बा शर्मा	सु.न.पा. ९	सु.न.पा. ९		९८४९३२२८०	[Signature]
13	सुब्बा शर्मा	असि. अहमद (१४)	सौगा - ६		९८५१०९१०२९	[Signature]
14	जिन्दल शर्मा		बनेपा - १४		९८४१४३०२३२	[Signature]
15	विशाल शर्मा		बनेपा - १३		९८४१६१५६६६	[Signature]
16	सुब्बा शर्मा	इन्जिनियर	बनेपा - १३, सौगा	shresthasubba@gmail.com	९८४१५८०९९०	[Signature]
17	सुब्बा शर्मा		बनेपा - १३, सौगा		९८४१६१५६६६	[Signature]

Date: October 14, 2017

Time: 9:00am - 11:00am

Venue: Ward No.14 Office Nasikaisthan, Sanga - Banepa Municipality

No	Name	Designation	Organization	Email address	Mobile Number	Signature
18	Janak Rai Karki	Residan 10/10	-		6540125	
19	शुभेन्द्र लाल प्रधान				505982260	
20	जानक शर्मा				9841488424	
21	राम लाल दुवाल	Sanga				
22	बसन्त लाल शर्मा	सांगा			3159899883	
23	अनन्दा शर्मा	सांगा			4259863030	
24	राम बहादुर कार्की	सांगा - 98	-	-	9849316001	
25	पुरुषोत्तम कार्की	सांगा - 98	-	-	505982024	
26	श्याम श. कार्की	सांगा - 98			5059006052	
27	विष्णु शर्मा	सांगा - 98	-		9843867836	
28	शिवहर शर्मा	सांगा - 98	-		9841302178	
29	जयदेव श. शर्मा	सांगा 98	-		9841477393	
30	राम शर्मा	98			0681810	
31	विष्णु दुवाल	सांगा 98	-	-	9741051339	
32	राजा राम दुवाल	बनेपा 98			9841446736	
33						
34	सानुजा लाल दुवाल	98				
35	राजेश शर्मा	सांगा			9789283890	
36	राम कुमार शर्मा	बनेपा 90			5050910660	

Date: October 14, 2017

Time: 9:00am - 11:00am

Venue: Ward No.14 Office Nasikaisthan, Sanga - Banepa Municipality

No	Name	Designation	Organization	Email address	Mobile Number	Signature
37	सुरेन्द्र भुजेल	संज्ञा १३			९८४६६६६६६	१२/१०
38	बन्धुमतीराव ढुङ्गे प्रधान	" "			९८४३४३६३३३	३८/१०
39	दो. प्र. तिमिल्सिना	" १४			९८४८०१२४८	३८/१०
40	आम्बिका कार्की	" १४			९८४३०२०६	३८/१०

४१	शाला डाडी	" १४ (महिला समूह)			९८४१०७२२२	साहा
४२	मनोप्र शीठ	" १३			९८४३१८००४०	३८/१०
४३	धुर्व कार्की	" १४ - धुर्व			९८४१४३०००४	३८/१०
४४	राजु महत	मु.न.प. - ५, पनाई			९८४१२४२४०५	३८/१०
४५	प्राण श्रेष्ठ	काठमाडौं - १४			९८४३२६२६३३	३८/१०
४६	गंगाधर पन्ना	मु. सिर्दिवा - १०			९८४१२९८२४२	३८/१०
४७	देवी प्रसाद डोटेल	सामाजिक विश्व	फुलवाइडर कार्वलेडी	devidotel@gmail.com	९८४१३४८३५६	३८/१०
४८	शकुल भाष्यार्थ	कार्वलेडी	"		९८४१२३५४०५	३८/१०
४९	सुमत परिचार	Environment Officer	"		९८४३६८६२२८	३८/१०

Date: October 14, 2017

Time: 9:00am – 11:00am

Venue: Ward No.14 Office Nasikaisthan, Sanga - Banepa Municipality

First Public Consultation for upgrading of Suryabinayak - Dhulikhel Road with Tunnel option with participation of Ward no.9,10 and 14 Community People and Ward Members

Attendance Sheet

S.N	Name	Designation	Organization	Phone number	National government	Local government	JICA/Local Consultant	Other
1.	Gauri Raut	Ward Chairperson-14	Banepa Municipality-14	9841525297		×		
2.	Ramhari Shrestha		Banepa Municipality-13	9851164464				×
3.	Ram Bahadur Karki		Suryabinayak Municipality-9	9841585005				×
4.	Shailendra Khatri		Suryabinayak Municipality-9	9841452888				×
5.	Upendra KC	Ward Chairperson-09	Suryabinayak Municipality-9	9851149050		×		
6.	Rama Kumari Shrestha	Sociologist	DoR/GESU	9841293143	×			
7.	Meera Joshi	Environmentalist	DoR/GESU	9741059057	×			
8.	Binaya Mahat	Ward Member	Suryabinayak Municipality-9	9841382560		×		
9.	Shivaram Raut	Ward Chairperson-10	Suryabinayak Municipality-10	9841339746		×		
10.	Bhaikaji Shrestha		Banepa Municipality-14	9841432853				×
11.	Anjani Kumar Joshi		Banepa Municipality-13	9851051064				×
12.	Jayanti Budhathoki	Community forest Chairperson	Suryabinayak Municipality-9	9841435240		×		
13.	Satyajeet Bhaila	Ward Secretary-14	Banepa-7	9851091029		×		
14.	Jeevan Shrestha		Banepa Municipality-14	9841430232				×
15.	Kishor Manandhar		Banepa Municipality-13	9841615666				×
16.	Suban Shrestha	Engineer	Banepa Municipality-13,Sanga	9841580090				×
17.	Manoj Shrestha		Banepa Municipality-14,Sanga	9841615662				×
18.	Janakraj Karki		Residence-10	6540125				×
19.	Hari Gopal Pradhan			9841432760				×
20.	Jayandra Shrestha		Banepa Municipality-14,Sanga	9841488424				×

Stakeholders Consultation for upgrading of Suryabinayak - Dhulikhel Road with Tunnel option with Community People and Ward Members

Date: 2/22/2018 A.D (09/11/2074 B.S)

Venue: City Gaon Resort, Bhaktapur

Time: 9:00 am

Participation Attendance Sheet

S.N	Name	Designation/Organization/Occupation	Phone number	Government		Roadside Residents		Female	Remarks
				National	Local	Yes	No		
1	Mahesh Basnet	Member of Parliament, Bhaktapur-2	9851147987	√					
2	Sanjay Kumar Shrestha	DoR- Deputy General Director	9851234146	√					
3	Basudev Thapa	Mayor- Suryabinayak Municipality	9851095646		√				
4	Kiran Thapa Magar	Ward Chairperson-8, Suryabinayak	9851081876		√				
5	Upendra KC	Ward Chairperson-9, Suryabinayak	9851149050		√				
6	Shivaram Raut	Ward Chairperson-10, Suryabinayak	9841339746		√				
7	Kumar Chawal	Ward Chairperson-4, Bhaktapur	9841430535		√				
8	Prem Gopal Karmacharya	Ward Chairperson-5, Bhaktapur	9851197992		√				
9	Ukesh Kawaa	Ward Chairperson-7, Bhaktapur	9841431141		√				
10	Gyanendra Khatri	C.P.N Ward Committee Chairperson-9 Bhaktapur	9843212358			√			
11	Binaya Mahat	Ward Member-9, Suryabinayak Municipality	9841382560		√	√			
12	Shreeram Bhyanju	Member of District Coordination Committee- Bhaktapur	9841637395		√				
13	Mahendra Giri	Chairperson of Deepnagar reform Society- Suryabinayak-9	9840280079			√			
14	Pushkar Raj Budhathoki	Chairperson of Journalist Federation	9841582983						
15	Dinesh Thapa	Secretary of Honorable Mahesh Basnet	9841119599						
16	Birun Chaulagain	Editor of everestmission.com	9851221496			√			
17	Shyam Bahadur Khatri	Suryabinayak Municipality-9	9841536664						
18	Ramkaji Khatri	Suryabinayak Municipality-9	9841358345			√			
19	Achut Khatri	Suryabinayak Municipality-9	9851220506			√			

20	Santosh Khatri	Suryabinayak Municipality-9	9851121286			√			
21	Lalri Tamang	Suryabinayak Municipality-8	9843351663						
22	Bir Bahadur Tamang	Suryabinayak Municipality-8							
23	Tulku Lama	Aashapuri Mahadev	9851002808						
24	Sonam Lama	Aashapuri Mahadev	9843531996						
25	Ajay Tamang	Suryabinayak Municipality-8	9843351272						
26	Kamal Bahadur Tamang	Suryabinayak Municipality-8	9860245231						
27	Dhulo kancha Tamang	Suryabinayak Municipality-8	9843559075						
28	Shivalal Bahal Shrestha	Bhaktapur Municipality-7	9840228666						
29	Pashupati Khatri	Local Resident, Jagati	9841222120						
30	Narayan Prasad Kawaa	Local Resident, Jagati	984137324						
31	Kumar Bhandari	Local Resident, Jagati	9851069176						
32	Krishna Bhakta Kawaa	Local Resident, Jagati	9841495078						
33	Krishna Prasad Sapkota	Suryabinayak Municipality-8							
34	Ajay Kumar Mul	S.D.E, Foreign Co-operation Branch DoR	9841284479						
35	Madan Kumar Shrestha	CTI, Project Coordinator	9841294104						
36	Shila Shrestha	DoR-SDDSB	9841537837						
37	Rama Shrestha	DoR/GESU-Sociologist	9841293143						
38	Manoj Aryal	DoR- Environment Inspector	9851177117						
39	Chhabi Lal Poudel	DoR/FCB- Engineer	9851141181						
40	Meera Joshi	DoR/GESU-Environment Expert	9841059057						
41	Manjul Krishna Manandhar	FBC- Environment Specialist	9841410364						
42	Arun Acharya	FBC- Environmentalist	9841235404						
43	Devi Prasad Dotel	FBC- Sociologist	9841348356						
44	Suman Pariyar	FBC- Environment Officer	9813686228						

Participant List during Public Hearing Meeting for Suryabinayak - Dhulikhel Road Improvement Project

Date: 30/05/2018 A.D (16/02/2075 B.S)

Venue: Araniko Highway Party Palace Suryabinayak-10,Bhaktapur

Time: 8:00 am

Participation Attendance Sheet

SN	Name	Designation/Organization/Occupation	Contact Nos.
1.	Mahesh Basnet	Member of Parliament, Bhaktapur-2	9851147987
2.	Sanjay Kumar Shrestha	Deputy General Director, DoR	9851234146
3.	Ajay Kumar Mul	S.D.E, Foreign Co-operation Branch, DoR	9841284479
4.	Laxmi Narsingh Bade	Mayor- Banepa Municipality	9851056975
5.	Basudev Thapa	Mayor- Suryabinayak Municipality	9851095646
6.	Juna Basnet	Deputy Mayor- Suryabinayak Municipality	9841553979
7.	Bimala Sharma	Deputy Mayor- Dhulikhel Municipality	
8.	Kiran Thapa Magar	Ward Chairperson-8, Suryabinayak Municipality	9851081876
9.	Upendra KC	Ward Chairperson-9, Suryabinayak Municipality	9851149050
10.	Shivaram Raut	Ward Chairperson-10, Suryabinayak Municipality	9841339746
11.	Tara Basnet	Executive Member - Suryabinayak Municipality	9860678554
12.	Santa B.K	Ward Member - Suryabinayak Municipality	9849042362
13.	Dharma Raj Basnet	Ward Member 8- Suryabinayak Municipality	9841579361
14.	Dinesh Thapa	Suryabinayak Municipality-7	9841119599
15.	Binaya Mahat	Ward Member 9 - Suryabinayak Municipality	9841382560
16.	Sher Kaji Suwal	Suryabinayak Municipality-9	9851092432
17.	Indra Prasad Bhyanju	Suryabinayak Municipality-9	9851092432
18.	Nakul Rana Magar	Suryabinayak Municipality-9	9849424558
19.	Nabin Khadki	Suryabinayak Municipality-9	9841426646
20.	Govinda Bhujju	Suryabinayak Municipality-9	9841623798
21.	Gyanendra Khatri	Suryabinayak Municipality-9	984321358
22.	Sanjev Khatri	Suryabinayak Municipality-9	9851121286
23.	Manak ram Thapa	Suryabinayak Municipality-7	
24.	Binesh Manandhar	Suryabinayak Municipality-7	9841475118
25.	Hari B.K	Suryabinayak Municipality-7	9851194976
26.	Kapil Khadka	Business - Suryabinayak Municipality-9	9801013581
27.	Bharat Khatri	Suryabinayak Municipality-9	9841469321
28.	Dipak Khadka	Suryabinayak Municipality-9	9851052640
29.	Usha Khadka	Suryabinayak Municipality-9	9841394019
30.	Mandira Khadka	Suryabinayak Municipality-9	9841848897
31.	Pashupati Khatri	Suryabinayak Municipality-10, Jorpati	9841222120
32.	Rohan Khatri	Suryabinayak Municipality-9, Nalinchowk	9843453684
33.	Bigayan Rai	Suryabinayak Municipality-2	9851085585
34.	Sidhid ram Tyata	Suryabinayak Municipality-8, Jagati	9841245133
35.	Roll Kisari Karmacharya	Suryabinayak Municipality-8, Jagati	9841654499
36.	Kabita Dhachu	Suryabinayak Municipality-8, Jagati	9841112134
37.	Kumar Bhandari	Suryabinayak Municipality-9	9851069176
38.	Bal Chandra Ale Magar	Suryabinayak Municipality-10	9851180882
39.	Kishor Basnet	Suryabinayak Municipality-10, Basghari	9861796293
40.	Bikram Tamang	Suryabinayak Municipality	9843509322

SN	Name	Designation/Organization/Occupation	Contact Nos.
41.	Jagdis Chandra Karki	Engineer-Suryabinayak Municipality-9	9851146819
42.	Ukesh Kawaa	Ward Chairperson-7, Bhaktapur Municipality	9841431141
43.	Shiva lal bahala Shrestha	Bhaktapur Municipality-7	9840228666
44.	Maheshwor Banepali	Bhaktapur Municipality-9	9851011995
45.	Shiva Narayan Gyocha	Bhaktapur	9841975164
46.	Nabin Prajapati	Bhaktapur	9851039057
47.	Tulsi Narayan Lakhemaru	Bhaktapur	9841403050
48.	Hari Krishna Khayabu	Bhaktapur	9841692411
49.	Keshav Thapa	Farmer	01663973
50.	Rajendra khaitu	Bhaktapur Municipality-4	
51.	Rajesh Bhaju	Bhaktapur Municipality-1	9841394267
52.	Narayan Sundar Silwal	Bhaktapur Municipality-1	9841884838
53.	Shreeram Byanju	Ji.Sa.Sa Member Bhaktapur	9841637395
54.	Pushkar Basnet	Bhaktapur	9851194875
55.	Dilli Ram Bhattarai	Bhaktapur	9862209553
56.	Prabin Kushma	Bhaktapur Municipality-6	9851034951
57.	Raman Silakar	Bhaktapur Municipality-3	9800697769
58.	Binod Khatri	Bhaktapur Municipality-3	985107849
59.	Gokul Regmi	Thimi Municipality	9851091774
60.	Laxmi Narsingh Bada Shrestha	Mayor, Banepa Municipality	9851056975
61.	Chandra bahadur Khadka	Ward Chairperson-10, Banepa Municipality	9841795722
62.	Surya Narayan Napit	Ward Chairperson-13, Banepa Municipality	9841285523
63.	Gauri Raut	Ward Chairperson-14, Banepa Municipality	9841525297
64.	Gunaram Bhujel	Ward Member-10, Banepa Municipality	9841604049
65.	Sukadev Joshi	Ward Member-13, Banepa Municipality	9851031912
66.	Mukti Bista	Banepa Municipality-10	9841353601
67.	Ishwor Bista	Banepa Municipality-11	9841754973
68.	Sagar Chaugoda	Banepa Municipality-13	9869720644
69.	Ramlal Duwal	Banepa Municipality 13, Sanga	9841488424
70.	Birochan Shrestha	Banepa Municipality 13, Sanga	9851192170
71.	Kailash Kuwar	Business - Banepa Municipality-10	9801051753
72.	Surendra Kumar Shrestha	Banepa Municipality-9	9860658800
73.	Ram Narayan Mahat	Banepa Municipality-9	9841443627
74.	Keshar Bahadur Mahat	Banepa Municipality-9	9841308001
75.	Shiva hari Timalisina	Banepa Municipality-10	9841791940
76.	Shrawan Kumar Acharya	Banepa Municipality-10	9851143148
77.	Gangaram Karmacharya	Banepa Municipality-10	9851054330
78.	Hari Shrestha	Banepa Municipality-10	9841297714
79.	Bikram Khadka	Banepa Municipality-10	9841642380
80.	Udhab Thapa	Banepa Municipality-10	9841442798
81.	Kiran Shrestha	Banepa Municipality-10	9851214660
82.	Rajaram Duwal	Banepa Municipality-13 Sanga	9851090963
83.	Nil Narayan Khoju	Road Upgrading Victim	9851043254
84.	Ram kaji Khatri	Road Upgrading Victim	9841358345

SN	Name	Designation/Organization/Occupation	Contact Nos.
85.	Yadav Thapa	REAL, Kavre	9841495896
86.	Ramesh Maharajan	Service	9851080388
87.	Sajal Shrestha	Engineer	9866893042
88.	Jivan Bikram Adhikari	Consultant	9841281972
89.	Rajendra Man Shrestha	KVDA Consultant, Urban Planner	9841236480
90.	Hari om Saukhadbe	Valley Development Authorization	9851277996
91.	Suman Thapa Magar	Community Reconciliation Center, Sanga	9813121911
92.	Nawaraj Pyakurel	Deputy Commissioner, K.V.D.C	9841449987
93.	Bimala Sharma	Deputy Mayor- Dhulikhel Municipality	9842578064
94.	Rabinrda Karmacharya	Ward Chairperson-4, Dhulikhel Municipality	9843343106
95.	Surya Lal Suwal	Dhulikhel Municipality	9860856236
96.	Hareram Humagai	Engineer-Dhulikhel Municipality	9851119718
97.	Shiva Raj Adhikari	DoR	9841466494
98.	Chhabi Lal Poudel	DoR/FCB- Engineer	9851141181
99.	Meera Joshi	DoR/GESU-Environment Expert	9841059057
100.	Shila Shrestha	DoR-SDDSB	9841537837
101.	Rama Shrestha	DoR/GESU-Sociologist	9841293143
102.	Madan Kumar Shrestha	CTI, Project Coordinator	9841294104
103.	Guru Prasad Adhikari	Chief of Division, Bhaktapur Division Office (DoR)	9851212274
104.	Manjul Krishna Manandhar	FBC- Environment Specialist	9841410364
105.	Arun Acharya	FBC- Environmentalist	9841235404
106.	Devi Prasad Dotel	FBC- Sociologist	9841348356
107.	Suman Pariyar	FBC- Environment Officer	9813686228

Public Hearing Meeting for upgrading of Suryabinayak - Dhulikhel Road with Tunnel option

Date: 30/05/2018 A.D (16/02/2074 B.S)

Venue: Araniko Highway Party Palace Suryabinayak-10, Bhaktapur

Time: 8:00 am

Participation Attendance Sheet

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आज मिति २०७५।१।१६ गते सुर्यबिनायक-धुलिखेल सडक सुधार आयोजना अन्तर्गत वातावरणिय प्रभाव मुल्याङ्कन (EIA) सम्बन्धी सार्वजनिक सुनुवाई (Public Hearing) कार्यक्रम यस सत्र बिनायक उपरपालिका कार्ड नं-१० स्थित अरनिको हाइवे पारी एग्लेसमा आयोजना गरियो। उक्त कार्यक्रममा स्थानिय जनप्रतिनिधिहरू सडक विभाग तथा सार्वजनिक सञ्चालिका प्रतिनिधिहरू रिपोर्ट तयारी तथा प्रत्येक फलवाइर कन्सल्टेन्सी का प्रतिनिधिहरू तथा संयोजक सैध सैल्योङ्कर आयोजना-सत्रका प्रमोक्त जनसमुहहरूको उपस्थिति भएको थियो।

उपस्थिति:

क्र.सं.	नाम	संस्थाको नाम	सम्पर्क नं.	हस्ताक्षर
१	डा.साँ. महेश बस्नेत	प्रतिनिधि सभा	९८५११५७९८७	साँ.साँ.
२	ड.म.नि. सत्यकुमार शीवा	सडक विभाग	९८५११२८५१५६	सत्यकुमार
३	ना.वि.आ. नवराज प्याकुरेल	का.उ.वि.प्रा.	९८५१५५९९८७	नवराज
४	प्रमुख लक्ष्मी पुरासीदेवादे	व.न.पा.०	९८५९०५६५६५	लक्ष्मी
५	प्रमुख बासुदेव थापा	सु.न.पा.	९८५९०५६६६६	बासुदेव
६	उपप्रमुख सुना बस्नेत	" "	९८५९५६६६६६	सुना
७	उप-प्रमुख विमलाशर्मा	धुलिखेल न.पा.	९८५५५७८०६५	विमला
८	उप-प्रमुख सुना बस्नेत	ध.न.पा. ७	९८५१५३११५	सुना
९	शिवाजी राउत वडा अध्यक्ष	सु.न.पा. १०	९८५९३३३६६६	शिवाजी
१०	वि.स. वि.स. अरनिको	न.स.पा. २	९८५९२६९६६६	वि.स.
११	उप-प्रमुख सुना बस्नेत	KVDA	९८५१२३६६६६	सुना
१२	उप-प्रमुख सुना बस्नेत	सु.न.पा. - ९	९८५११५९०५०	सुना
१३	विमला थापा	सु.न.पा. - ९	९८५९०५६६६६	विमला
१४	दिनेश थापा	माननीय सेवि	९८५११९५९९	दिनेश
१५	हरिभाष झा	सु.न.पा.	९८५१२३३३३३	हरिभाष
१६	सुजिता जोशी	KVDA	९८५११७८२५१	सुजिता
१७	सुजिता जोशी	सु.न.पा. ९	९८५११५४८७५	सुजिता
१८	सुजिता जोशी	राष्ट्रिय प्रमोक्त	९८५१०-११९९५	सुजिता

	नाम	संस्थाको नाम	संपर्क नम्बर	हस्ताक्षर
१९	नकुलमान शर्मा	सु. नं. पा. २	९८४२४५५	नकुल
२०	इ. नं. उनाद वधाथ	सु. व. पा. ३	९८४१६३२४३२	गणेश
२१	श्री. व. पा. ५	सु. न. पा. ५	९८४११२५१०६	श्री. व. पा. ५
२२	नील नारायण शर्मा	अरि रा. पिडिलसिती	९८४१००३५४	श्री. व. पा. ५
२३	गणेशजी शर्मा	गणेशजी पिडिल	९८४१-३८८३४२	श्री. व. पा. ५
२४	सूर्य नारायण शर्मा	व. नं. पा. १३	९८४१२८२२३	सूर्य
२५	राधिका उर्मि शर्मा	व. नं. पा. ४	९८४३३५९०९	राधिका
२६	नकुल व. शर्मा	न. नं. पा. १०	९८४१५५५५२	नकुल
२७	श्री. व. लाल शर्मा	न. नं. पा. ६	९८४०२५६६६	श्री. व. लाल
२८	गुणशम शर्मा	व. नं. पा. १०	९८४१५६०००६	गुणशम
२९	यादव थापा	REAN, Kavre	९८४१५९५८९६	यादव
३०	ताडा बनेत	सु. नं. पा. ८	९८४०६७८५५५	ताडा
३१	शारदा शर्मा	सु. नं. पा. २	९८४१५५२३६२	शारदा
३२	शुक्रदेव शर्मा	व. नं. पा. ९	९८५१०३१९१२	शुक्रदेव
३३	शमशेर शर्मा	व. नं. पा. १३	९८४१५५८४२४	शमशेर
३४	गौरी शर्मा	व. नं. पा. १३	९८४१५५२५२६	गौरी
३५	विश्वम्भर शर्मा	व. नं. पा. १३	९८५११३२१७०	विश्वम्भर
३६	सागर शर्मा	व. नं. पा. १३	९८६९७२०६९५	सागर
३७	गौरी शर्मा	व. नं. पा. १३	९८४१६२३६६५	गौरी
३८	श्री. व. पा. ५	सु. नं. पा. ५	९८४१५९९५०३	श्री. व. पा. ५
३९	इश्वर शर्मा	व. नं. पा. १०	९८४१६२५६६३	इश्वर
४०	शुक्र शर्मा	व. नं. पा. १०	९८४१३२३६०७	शुक्र
४१	राजेश शर्मा	स. नं. पा. १	९८४१३५४२६६	राजेश
४२	श्री. व. पा. ५	स. नं. पा. १	९८४१२८४२३८	श्री. व. पा. ५
४३	राजेश शर्मा	स. नं. पा. १		राजेश
४४	श्री. व. पा. ५	व. नं. पा. १०	९८४१६६६६	श्री. व. पा. ५
४५	कपिल शर्मा	सु. नं. पा. ५	९८०१०९२५८९	कपिल
४६	श्री. व. पा. ५	सु. नं. पा. ५	९८४१६०५३३९	श्री. व. पा. ५
४७	श्री. व. पा. ५	सु. नं. पा. ५	९८४१६६२४०९	श्री. व. पा. ५
४८	श्री. व. पा. ५	सु. नं. पा. ५	९८४१६०३१५०	श्री. व. पा. ५

	नाम	कार्यालय/अवधि	संघर्ष नम्बर	हस्ताक्षर
१९	नवित प्रजापति	अकपुर	३८२१०३३०५६	
२०	शिवनाथ प्रजापति	अकपुर	५८४१५७५३३६	
२१	गंगाधर आर्य	कनेपा-१०	८८४१०६४३३०	
२२	विष्णु खड्का	"	५८३१६४२३८०	
२३	हरि खड्का	"	५८४१२५७०१४	
२४	सिद्धि राम खड्का	गेलपुर (अकपुर)	५८४१२४२१३३	
२५	मोहन केशरी कामाथी	" "	५८४१६४५५५	
२६	जगदीश देवा खड्का	" "	५८४१११२१३४	
२७	दीपक खड्का	गेलपुर (पूर्व विभाग)	१८५१०५२६४०	
२८	राजेश खड्का	" "	१८५१०११०१६	
२९	राजेश खड्का	" "	१८५१०३११८५	
३०	सुभाष खड्का	" "	१८५१०६११७६	
३१	सुभाष खड्का	" "	" "	
३२	सुभाष खड्का	" "	१८५११४०८८२	
३३	सुभाष खड्का	गेलपुर (अकपुर)	५८४१६४२७५८	
३४	जय राम खड्का	अ.वि.पा. ५	८८४१६४५५५	
३५	जय राम खड्का	अ.वि.पा. ५	५८४१०६५३३१	
३६	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
३७	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
३८	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
३९	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४०	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४१	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४२	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४३	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४४	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४५	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४६	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४७	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४८	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
४९	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५०	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५१	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५२	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५३	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५४	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५५	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५६	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५७	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५८	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
५९	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	
६०	विष्णु खड्का	अ.वि.पा. ५	५८४१०६५३३१	

नाम	अभिलेख व्यंग्य	संघर्ष नं.	हस्ताक्षर
८१ अग्रज कुमार कुल	बच्च विभाग, वें १०	९८४१२८४६९	अग्रज
८२ नर्मिशा महर्जन.	सं. दु. ९०. १६. न. काशीका	९८९ १०८६३४४	
८३ शिला मोहन	सं. दु. दु. १३. ६. आशोक	९८११५३७४३७	
८४ हनी प्रसाद डेटिल	पुन कास्टिंग कं. १०२०२०११	९८४१३४८३५६	
८५ अना कुमारी शर्मा	२४५६ विभागा/१०-१०-१०-१०	९८५१२९३१५३	Ramesh
८६ श्री अर्जुन	२४५६ विभागा/१०-१०-१०-१०	९८६१०९९०९७	Mph
८७ दामिनी लाल पौडेल	२५५५ विभाग, वें. १-१-१	९८५११४११८१	पौडेल
८८ सत्य मोहन	Liana Construction	९८६६९३३०१२	
८९ अदन कुमाल शर्मा	CTI Engineering (Pvt)	९८५१२९५००५	
९० अरुण भाय्या	FBC, Env. Sp.	९८५१२३५०५	
९१ नारायण कुमारी शर्मा	FBC, Env. Sp.	९८५१५१०३६५	
९२ सुमन पारमार	FBC, Env. Office	९८१३६८६२२९	
९३			

Annex 6: Census/Socio-economic Household Survey Questionnaire

**THE PROJECT FOR THE IMPROVEMENT OF SURYABINAYAK-DHULIKHEL ROAD
Questionnaire for Socio-Economic Census and Inventory of Loss**

(To be asked with household heads or knowledgeable persons in the family)

1. LOCATION

- 101 Km Post:.....km+.....m 102 Right orLeft *Toward Kathmandu
- 103 District: 104VDC/Municipality:
- 105 Ward No.:106 Village/ Tole:
- 107 Plot No:.....
- 108 Distance from C.L. of existing road to people's land boundary:m
- 109 Distance from C.L of existing road to people's house: m

2. DETAILS OF AFFECTED HOUSEHOLD

- 201 Name of owner: (Mr. / Ms.).....
- 202 Name of father:
- 203 Name of household head(Mr. / Ms.).....
- 204 Name of respondent(Mr. / Ms.).....
- 205 Name of spouse:(Mr. / Ms.).....
- 206 Caste/Ethnicity:..... 207. Religion:.....
208. Status of project affected property

S.N.	Assets	Partially affected	Fully affected
1	House		
2	Business/shop		
3	House and business		
4	Shed		
5	Other structures		
5	Cultivated land		
6	Other private land		
7	Others(mention)		

code

Partially Affected Area:

Affected Area Size: a) less than30sqm, b) 30-100sqm, c) 100-300sqm, d) >300sqm

209. Status of affected household:

1. Legal title	2. Tenant	3. Squatter	4. Lessee in rented

210. Family members (Start from the Head of the Household):

S. N.	Relationship with household head	Sex ¹	Age	Education ³ (6 years and above only)	Skill/Training ⁴ (10 years and above only)	Main Occupation ⁵	Average monthly income (NRs)
1	Household head						
2							
3							
4							
5							
6							
7							
8							
9							
Total							

code

- 1) **Sex:** 1. Male, 2. Female
- 3) **Education:** 1) Schooling not started 2) Illiterate 3) Literate but no schooling, 4) Grade I-V 5) Grade VI-X 6) Certificate completed 7) Bachelor completed 8) Masters completed and above
- 4) **Skill Training:** 1) no skill 2) Mason worker, 3) Carpenter, 4) Tailor, 5) Blacksmith, 6) Shoemaker, 7) Weaver, 8) Driver, 9) Technical work, 10) Computer work, 11) Others (specify) .
...
- 5) **Main Occupation:** 1) Agriculture, 2) Animal husbandry, 3) Trade/ industry, 4) Service, 5) Student, 6) Housewife, 7) Dependent (child, aged), 8) Labor 9) Pension, 10) Others (specify) . . .
.....

211. When did you start to live here? (Already Past year(s))

212. Have you setback / acquired land within 25 yards after 1960s? If Yes, when did you setback?

213. Have you compensated for your setback / acquisition? Did you have any record of compensation? How much it was?NRs.

214. Did you have any taxation trouble regarding past setback resettlement?

3. INCOME AND EXPENDITURE

301. Please provide details of your family income by sources during last year.

<i>S. N.</i>	<i>Description</i>	<i>Annual Income (NRs.)</i>
1	Service	
2	Trade/ Business	
3	Agricultural products	
4	Labour	
5	Pension	
6	Small grocery/tea shop	
7	House / Land renting	
8	Remittance from outside	
9	Others (specify)	
Total Income		

302. Please provide details of cereal and cash crops grown on your total land holding during last year including production and sales

<i>S.N.</i>	<i>Crops</i>	<i>Production (kg)</i>	<i>Quantity Sold (last year)</i>	
			<i>Qty (kg.)</i>	<i>Total income Rs.</i>
1	Paddy			
2	Maize			
3	Wheat			
4	Potato			
5	Other vegetables			
6	Oilseed			
7	Others			

303 From above production, how many months would your family be food sufficiency?

1) Less than 3 months 2) 3 to < 6 months 3) 6 to 12 months 4) > 12 months

304 If not sufficient, how do you fulfill your food deficiency?

1) Other sector income (business, Salary) 2) Labour 3) Sals of cattle or other commodities

4) Debt 5) Foreign Employment (remit.) 6) others (Specify).....

305. Please provide details of your expenditure during last year.

S.N.	Description	Annual Expenditure(NRs.)
1	Food / lentil items etc	
2	Vegetables/spices etc.	
3	Meat item and fruits	
4	Milk items	
5	Fuel(firewood, kerosene, gas etc)	
6	Electricity, drinking water	
7	Communication	
8	Medicine	
9	Education	
10	Festival, Ceremony	
11	Clothes	
12	Others	
Total		

4. DETAILS OF AFFECTED ASSETS

401. Please provide following details about your land (homestead, agricultural/ forestry) and production to be affected by Project.

S.N.	Owner's Name	Plot No	Area in Ropani*				Type of Land (see code)	Occupancy Status (see code)	Use of Land (see code)	Current Price (NRs./Ropani)
			R	A	P	D				
1										
2										
3										
4										
5										
6										

* Area: R= ropani A Ana P= Paisa, D=Dam

Codes:

Type of Land

1) Homestead

2) Irrigated Agricultural land

3) Non-irrigated Agricultural land

Occupancy Status

1) Owner-cultivator

2) Tenant (Fix rented)

3) Tenant (Share cropped) 3) others.....

4) Others.....

Use of Land

1) Traditional farming

2) Business Farming

