

Resettlement Action Plan (RAP) for Japanese Economic Zone



Bangladesh Economic Zone Authority



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Table of Contents

| | |
|---|-----------|
| Table of Contents | 2 |
| List of Tables | 6 |
| List of Figures | 7 |
| Abbreviations | 8 |
| Glossary | 10 |
| Unit Conversion | 13 |
| Executive Summary | 14 |
| 1. Background | 20 |
| 1.1. <i>Introduction</i> | 20 |
| 1.2. <i>Project Background</i> | 20 |
| 1.3. <i>Project Objective</i> | 21 |
| 1.4. <i>Location of the Project</i> | 21 |
| 1.5. <i>Measures to Minimize Impact</i> | 22 |
| 1.6. <i>Rationale for Preparation of Resettlement Action Plan (RAP)</i> | 23 |
| 1.7. <i>Methodology for Preparation of RAP</i> | 23 |
| 1.8. <i>Eligibility and Cut-Off-Dates</i> | 24 |
| 1.9. <i>Resettlement Experience in Bangladesh</i> | 25 |
| 2. Scope of Land Acquisition and Resettlement | 26 |
| 2.1. <i>Introduction</i> | 26 |
| 2.2. <i>Impact on structures</i> | 26 |
| 2.3. <i>Impact on land</i> | 26 |
| 2.4. <i>Number of Affected Households and Populations Losing Land</i> | 27 |
| 2.5. <i>Impact on Trees</i> | 28 |
| 2.6. <i>Impact on Vulnerable Households</i> | 28 |
| 2.7. <i>Impact on Sharecroppers</i> | 29 |

| | | |
|-----------|---|-----------|
| 2.8. | <i>Impact on Secondary/Associated Structures</i> | 29 |
| 2.9. | <i>Impact on Indigenous and Ethnicity</i> | 30 |
| 3. | Socioeconomic Profile of Displaced Households | 31 |
| 3.1. | <i>Population and Demography</i> | 31 |
| 3.2. | <i>Age and Sex Distribution of Affected Populations</i> | 31 |
| 3.3. | <i>Marital Status of Affected Population</i> | 32 |
| 3.4. | <i>Education</i> | 33 |
| 3.5. | <i>Occupation of Affected Household Head</i> | 33 |
| 3.6. | <i>Annual Income of Affected Household Head</i> | 34 |
| 3.7. | <i>Land Holding by Affected Household Outside of the Project Area</i> | 35 |
| 3.8. | <i>Involvement with NGO and Financial Institutions</i> | 35 |
| 3.9. | <i>Accessibilities</i> | 36 |
| 3.9.1. | <i>Access to Water</i> | 36 |
| 3.9.2. | <i>Access to Sanitation</i> | 36 |
| 3.9.3. | <i>Fuel and Energy Source</i> | 37 |
| 3.9.4. | <i>Accessibility to Other Social Services</i> | 37 |
| 3.10. | <i>Gender Impact</i> | 38 |
| 3.10.1. | <i>Gender Segregated Education Status and Sex Ratio of Affected Populations</i> | 38 |
| 4. | Legal and Policy Framework | 39 |
| 4.1. | <i>Legal and Policy Instruments</i> | 39 |
| 4.2. | <i>JICA's Resettlement Policy Commitment for the Project</i> | 39 |
| 4.3. | <i>GOB Laws on Land Acquisition</i> | 40 |
| 4.4. | <i>Gap Analysis between JICA Guidelines and Bangladesh Policy</i> | 41 |
| 4.5. | <i>Eligibility Criteria for Compensation and Resettlement Assistance</i> | 43 |
| 4.6. | <i>Valuation of Assets</i> | 43 |
| 5. | Consultations, Participation and Disclosure | 45 |
| 5.1. | <i>Objective of Consultation</i> | 45 |
| 5.2. | <i>Classification of Project Stakeholders</i> | 45 |
| 5.3. | <i>Consultation Process</i> | 46 |
| 5.3.1. | <i>Focus Group Discussion</i> | 46 |

| | | |
|-----------|--|-----------|
| 5.3.2. | Public Consultation Meeting (PCM)..... | 48 |
| 5.4. | Summary of Consultation..... | 50 |
| 5.5. | RAP Disclosure Plan..... | 50 |
| 6. | Grievance Redress Mechanism | 52 |
| 6.1. | Objective | 52 |
| 6.2. | Grievance Redress Committee..... | 52 |
| 6.3. | Legitimacy of GRC..... | 52 |
| 6.4. | Scope and Jurisdiction of GRC..... | 53 |
| 6.5. | Disclosure and Procedures..... | 55 |
| 6.6. | Documentation and Record Keeping | 57 |
| 7. | Eligibility and Entitlements..... | 58 |
| 7.1. | Introduction | 58 |
| 7.2. | Eligibility for Compensation and Entitlement Matrix | 58 |
| 7.3. | Compensation and Benefits Payment Mechanism..... | 65 |
| 7.3.1. | Compensation Payment Procedures to the Titled EP..... | 65 |
| 7.3.2. | Steps to be followed in paying due compensation and other benefits for titled AHs: | 67 |
| 7.4. | Compensation and Resettlement Assistance Payment Mechanism | 67 |
| 8. | Relocation of Housing and Settlement..... | 69 |
| 8.1. | Relocation Requirement and Strategy | 69 |
| 9. | Income and Livelihood Restoration..... | 70 |
| 9.1. | Objective | 70 |
| 9.2. | Livelihood Impact and Risk..... | 70 |
| 9.3. | ILR Rehabilitation Measures | 71 |
| 9.4. | Analysis of Livelihood Capital | 72 |
| 9.5. | Livelihood and Skill Improvement Choice Survey | 73 |
| 9.6. | Strategies for Implementing ILR Program | 73 |
| 9.6.1. | Involve NGO/Firm for Implementing ILR Program | 74 |
| 9.6.2. | Prepare Potential and Capable PAPs List | 74 |
| 9.6.3. | Training..... | 75 |

| | | |
|------------|---|-----------|
| 9.6.4. | Capital Support..... | 78 |
| 9.6.5. | Job Placement Preference in JEZ | 78 |
| 9.7. | Financing to the ILRP..... | 79 |
| 10. | Implementation Arrangements | 80 |
| 10.1. | <i>Institutional Arrangement.....</i> | <i>80</i> |
| 10.1.1. | Deputy Commissioner’s Office..... | 80 |
| 10.1.2. | Project Director Office..... | 80 |
| 10.1.3. | Safeguard Implementation Unit..... | 81 |
| 10.2. | <i>RAP implementing NGO/Firm</i> | <i>82</i> |
| 10.3. | <i>Resettlement Management Committees.....</i> | <i>82</i> |
| 10.4. | <i>Resettlement/Safeguard Specialist of JICA</i> | <i>84</i> |
| 10.5. | <i>Institutional Responsibilities for Providing Compensation and Resettlement Assistant</i> | <i>84</i> |
| 10.6. | <i>Women Headed AHs Dealing Process</i> | <i>85</i> |
| 11. | Resettlement Cost and Budget | 86 |
| 11.1. | <i>Introduction</i> | <i>86</i> |
| 11.2. | <i>Land Market Survey</i> | <i>86</i> |
| 11.3. | <i>Land Market Survey Objective and Averaging the Current Market Price</i> | <i>86</i> |
| 11.4. | <i>Comparison between Mouza Rate and Market Survey Average Rate</i> | <i>87</i> |
| 11.5. | <i>Calculate Replacement Cost.....</i> | <i>87</i> |
| 11.6. | <i>Budget and Financing Plan</i> | <i>88</i> |
| 11.7. | <i>Unit Cost of Land and Others.....</i> | <i>90</i> |
| 11.7.1. | Estimated Cost for Structures | 91 |
| 11.7.2. | Estimated Cost for Trees..... | 91 |
| 11.7.3. | Allowance for Income from Crops & Fish | 92 |
| 11.7.4. | Land Development Assistance for Homestead | 92 |
| 11.7.5. | Transfer and Reconstruction/Re-installation Grants | 92 |
| 11.7.6. | Allowances for Vulnerable and Sharecroppers Households and Livelihood Training Costs 93 | |
| 11.7.7. | Approval of Resettlement Budget..... | 94 |
| 11.8. | <i>Management of Resettlement Budget</i> | <i>94</i> |
| 12. | RAP Implementation Schedule | 95 |

| | |
|--|------------|
| 13. Monitoring, Evaluation and Reporting | 101 |
| 13.1. Introduction | 101 |
| 13.2. Objective of M & E | 101 |
| 13.3. Approach and Methodology..... | 101 |
| 13.4. Stages of Monitoring and Evaluation | 102 |
| 13.4.1. M&E at Preparatory Stage..... | 102 |
| 13.4.2. M&E at Rehabilitation Stage | 102 |
| 13.5. Monitoring and Evaluation Indicators | 102 |
| 13.6. Institutional Arrangement for M&E..... | 104 |
| 13.6.1. Office of the Project Director..... | 104 |
| 13.6.2. External Monitor..... | 104 |
| 13.7. Reporting Requirements | 105 |
| ANNEXES..... | 106 |
| Annex 1: List of Vulnerable Households..... | 107 |
| Annex 2: List of Share Croppers | 114 |
| Annex 3: Gap Analysis of GoB and JICA Policy..... | 117 |
| Annex 4: Consultation Meeting Minutes..... | 124 |
| Annex 5: Market Survey Assessment | 129 |
| Annex 6: Details Budget | 139 |

List of Tables

| | |
|--|----|
| Table 2-1: Quantum of Affected Structures | 26 |
| Table 2-2: Quantum of Acquired Land | 27 |
| Table 2-3: Number of Land Losing Affected Households and Populations | 27 |
| Table 2-4: Number of Affected Trees (by Type and Size)..... | 28 |
| Table 2-5: Affected vulnerable AHs. | 29 |
| Table 2-6: Mouza-wise Sharecroppers | 29 |
| Table 2-7: Quantity of Affected Secondary/Associated Structures (sft.) | 30 |
| Table 3-1: General/Demographic Profile of Affected Population..... | 31 |

| | |
|--|----|
| Table 3-2: Age and Sex Distribution of Affected Population | 32 |
| Table 3-3: Marital Status of Affected Populations | 32 |
| Table 3-4: Level of Education of Affected Household Head | 33 |
| Table 3-5: Distribution of Occupation of Affected Household Head..... | 33 |
| Table 3-6: Annual Income of Affected HHs | 34 |
| Table 3-7: Ownership of Land by AH outside of the Project Location..... | 35 |
| Table 3-8: Involvement with NGO and Financial Institutions | 36 |
| Table 3-9: Access to Water | 36 |
| Table 3-10: Access to Sanitation..... | 37 |
| Table 3-11: Fuel and Energy Sources of AHH | 37 |
| Table 3-12: Accessibility to Other Social Services | 37 |
| Table 3-13: Gender Segregated Education Status of Affected Populations | 38 |
| Table 4-1: Comparison of Additional Compensation between ARIPO-1982 and ARIPO-2017..... | 41 |
| Table 4-2: Summary of Gaps and Additional Gap-filling Measures applied in JEZ Project..... | 42 |
| Table 5-1: Classification of Stakeholders | 46 |
| Table 5-2: Summary of Focus Group Discussion | 47 |
| Table 5-3: Summary of Public Consultation Meeting | 49 |
| Table 6-1: Steps of GRM..... | 55 |
| Table 7-1: Entitlement Matrix for the Japanese Economic Zone Project | 59 |
| Table 9-1: Affected Households will get Priority of ILRP Assistance | 71 |
| Table 9-2: Expected Occupation by Choice of Affected Households | 73 |
| Table 9-3: Potential Candidates for ILRP by Educational Qualification..... | 74 |
| Table 9-4: Suggested Training for AHs..... | 75 |
| Table 10-1: Institutional Responsibilities in Compensation Providing Process | 84 |
| Table 11-1: Comparison between Agreed Rate and Survey Average Rate..... | 87 |
| Table 11-2: Estimated Budget for Compensation and Resettlement Assistance | 89 |
| Table 11-3: Estimated Replacement Cost for Land | 90 |
| Table 11-4: Estimated Cost for Trees | 91 |
| Table 11-5: Relocation Allowance for Crops and Fish-stock | 92 |
| Table 11-6: Land Development Assistance | 92 |
| Table 11-7: Estimated Transfer and Reconstruction/Re-installation Grants..... | 93 |
| Table 11-8: Allowances for Vulnerability, Grants to Sharecroppers and Training Cost..... | 93 |
| Table 12-1: RAP Implementation Schedule..... | 96 |

List of Figures

| | |
|---|----|
| Figure 1-1: Location Map of the Project | 22 |
| Figure 6-1: Grievance Redress Mechanism Chart | 54 |
| Figure 7-1: Compensation Payment Mechanism for AHs (Title Holder) | 68 |

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Abbreviations

| | | |
|-------|---|---|
| AEZ | - | Araihazar Economic Zone |
| ADB | - | Asian Development Bank |
| ADC | - | Additional Deputy Commissioner |
| AH | - | Affected Household |
| AHH | - | Affected Household Head |
| AP | - | Affected Person |
| ARIPO | - | Acquisition and Requisition of Immovable Property Ordinance |
| BB | - | Bangladesh Bank |
| BBS | - | Bangladesh Bureau of Statistics |
| BEPZA | - | Bangladesh Export Processing Zone Authority |
| BEZA | - | Bangladesh Economic Zone Authority |
| BOI | - | Board of Investment |
| BDT | - | Bangladeshi Taka |
| BPDB | - | Bangladesh Power Development Board |
| CBE | - | Commercial and Business Enterprise |
| CCL | - | Cash Compensation under Law |
| CMP | - | Current Market Price |
| CMV | - | Current Market Value |
| CPR | - | Common Property Resources |
| CRO | - | Chief Resettlement Officer |
| DAE | - | Department of Agriculture Extension |
| DoF | - | Department of Forest |
| DC | - | Deputy Commissioner |
| DDC | - | Development Design Consultant |
| DPD | - | Deputy Project Director |
| DoE | - | Department of Environment |
| DoF | - | Department of Fisheries |
| EA | - | Executing Authority |
| EC | - | Entitlement Card |
| EP | - | Entitled Person |
| EPZ | - | Export Processing Zone |
| EM | - | Entitlement Matrix |
| EMA | - | External Monitoring Agency |
| ESC | - | Environment and Social Consideration |
| EZs | - | Economic Zones |
| FDIPP | - | Foreign Direct Investment Promotion Project |
| FGD | - | Focus Group Discussion |

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| GoB | - Government of Bangladesh |
| GRC | - Grievance Redress Committee |
| GRM | - Grievance Redress Mechanism |
| HIES | - Household Income and Expenditure Survey |
| HH | - Households |
| IOL | - Inventory of Losses |
| INGO | - Implementing Non-Government Organization |
| IRLA | - Income Restoration and Livelihood Assistance |
| JDI | - Japan Development Institute |
| JICA | - Japan International Cooperation Agency |
| JEZ | - Japanese Economic Zone |
| JVC | - Joint Verification Committee |
| JVS | - Joint Verification Survey |
| LIRP | - Livelihood and Income Restoration Program |
| MIS | - Management Information System |
| MFI | - Micro Finance Institution |
| MLD | - Million Litres per Day |
| PAUs | - Project Affected Units |
| PVAC | - Property Valuation Advisory Committee |
| PMC | - Project Management Committee |
| PMO | - Prime Minister's Office |
| PD | - Project Director |
| PGCB | - Power Grid Company of Bangladesh |
| RAC | - Resettlement Advisory Committee |
| RAP | - Resettlement Action Plan |
| RC | - Replacement Cost |
| REB | - Rural Electrification Board |
| RHD | - Roads and Highways Department |
| RoW | - Right of Way |
| RV | - Replacement Value |
| SC | - Supervision Consultant |
| SEC | - Social and Environmental Circle |
| SES | - Socio-Economic Survey |
| SIU | - Safeguard Implementation Unit |
| SPS | - Safeguard Policy Statement |
| TA | - Transitional Allowance |
| ToR | - Terms of Reference |
| VH | - Vulnerable Households |
| VA | - Vulnerability Allowance |
| XEN | - Executive Engineer |

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Glossary

- Affected Person (AP)** - Includes any person, affected households (AHs), firms or private institutions who, on account of changes that result from the project will have their (i) standard of living adversely affected; (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with physical or economic displacement.
- Assistance** - Means support, rehabilitation and restoration measures extended in cash and/or kind over and above the compensation for lost assets.
- Compensation** - Means payment in cash or kind for an asset to be acquired or affected by a project at replacement cost.
- Community** - A community is commonly considered as a social group of people living in a given geographical area (here community will comprise of the unauthorized people living in the concerned site) who share common norms, values, identity and often a sense of a common civic. These people tend to define those social ties as important to their identity, practice, and roles in social institutions like family, home, work, government, society, or humanity. For this document, the affected population living in the area could be considered as a community.
- Cut-Off-Date** - Generally refers to the date after which eligibility for compensation or resettlement assistance (as the case may be) will not be considered. The Deputy Commissioner issued notice u/s-3 on 18th September 2017. So 18th September 2017 is the cut-off-date for the first phase. However, cut-off-date for retention pond/canal area yet to establish in the process of land acquisition.
- Displaced Person (DP)** - As per JICA Guidelines for Environmental and Social Consideration displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods).

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- Entitlements** - Include the range of measures comprising cash or kind compensation, relocation cost, income restoration assistance, transfer assistance, income substitution and business restoration, which are due to AHs, depending on the type and degree/nature of their losses, to restore their social and economic base.
- Eminent Domain** - Refers to the regulatory authority of the Government to obtain land for public purpose/interest or use as described in the 1982 Ordinance and Land Acquisition Law.
- Household** - Those who dwell under the same roof and compose a family; *also* : a social unit composed of those living together in the same dwelling and eating together.
- Inventory of Loses** - Includes the inventory of the affected properties during census survey for record of affected or lost assets for preparation of the Resettlement Plan.
- Non-titled** - Means those who have no recognizable rights or claims to the land that they are occupying and includes people using private or public land without permission, permit or grant i.e. those people without legal title to land and/or structures occupied or used by them. ADB's policy explicitly states that such people can't be denied resettlement assistance.
- Project Affected Units (PAUs)** - Collectively indicate residential households (AHs), commercial and business enterprises (CBEs), common property resources (CPRs) and other affected entities as a whole.
- Relocation** - Rebuilding and reinstalling of housing, assets/properties including productive land, and public and private infrastructure, in a new location.
- Replacement Cost** - Refers to the value of assets to replace the loss at current market price, or its equivalent, and is the amount of cash or kind needed to replace an asset in the existing condition, including transportation cost.(Historically, in Bangladesh involuntary resettlement policy usage, also referred as Replacement Value, or RV).

- Resettlement & Rehabilitation** - Resettlement refers to rebuilding housing, assets, including productive land and public infrastructure in another location while rehabilitation means restoration of income, livelihoods, and re-establishment of socio-cultural system.
- Resettlement** - Measures to resettle and rehabilitate of all the impacts associated with land acquisition, including relocation and reconstruction of physical assets, such as housing and restoration of income and livelihoods in post-relocation period.
- Squatters** - Refers to non-titled and includes households, business and common establishments settled on public land.
- Structures** - Refer to all buildings, primary structures (residential and commercial) and secondary structures (fences and walls, tube-wells, poultry and cattle shed, concrete stairs, concrete drains, latrines etc.)
- Uthuli** - People displaced by natural disaster (flood/erosion etc.), who live on land provided by neighbour or relative free of cost.
- Vulnerable Households** - include households those are: (a) headed by single men or women with dependents with low income ; (b) headed by old/disabled people without means of livelihood support; (c)households that fall on or below the national poverty line ; (d) elderly headed households and (e) disabled headed households and (f) households belong to indigenous or ethnic minority population

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Unit Conversion

| Area | |
|-----------------|------------------------|
| 1 ha | 10000 m ² |
| 1 ha | 2.4711 acres |
| 1 acre | .4047 ha |
| 1 acre | 4046.86 m ² |
| Currency | |
| 1 USD | 81 BDT |
| 1 crore | 10 million |
| 1 million | 10 lac |
| 1 lac | 100,000 |
| 1 billion | 1000 million |

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Executive Summary

Project Background: Bangladesh has achieved relatively high average annual growth rate at 5-6% over the last ten years. Bangladesh has set eight aspiring inter-linked goals with the vision to a transition from lower-income to poverty free middle-income nation by 2021. In order to achieve a transition from to a middle-income nation by 2021, Bangladesh needs to achieve its GDP growth rate at about 8%. The GDP target has been set at 7.4% for the 2017-2018 fiscal years. At present, Bangladesh economy is heavily relying on garment export and remittance from overseas workers. In order to become middle-income nation by 2021, Bangladesh needs to shift away it existing economic structure by promoting investment, diversification on national industry focusing on manufacturing industries that have competitiveness in export.

Investment by Japanese companies in Bangladesh first began in Chittagong EPZ, which was established in 1983, and the investment from Japan continued in other new EPZs during 1990s. In recent years, the increasing number of Japanese companies started to recognize Bangladesh as “China plus 1” or their next investment destination due to its abundant labor force and the competitive labor cost as well as its huge domestic market of over 150 million people, and 240 Japanese companies, as of October 2016, have started their operation in Bangladesh. However, the existing EPZs are facing a shortage of available land for Japanese companies that are currently interested in investing in Bangladesh.

Under these circumstances, the government of Bangladesh has requested the government of Japan to provide Yen loan for “the Foreign Direct Investment Promotion Project (hereinafter FDIPP)” in order to establish a new EZ mainly targeting Japanese companies and to further facilitate investments from Japan. The loan agreement for FDIPP was already signed in December 2015.

Previously, in connection with FDIPP, JICA implemented “Project for Development Study and Capacity Enhancement of Bangladesh Economic Zone Development Plan Authority” from February 2015 thru March 2017. Within the above project, analysis and site comparisons of the candidate EZ locations were conducted, and Araihasar was selected as prominent locations for JEZ development.

Land Acquisition and Resettlement Impact: The Japanese Economic Zone in Araihasar requires approximately 1000 acres of land in two phases. The entire land selected for the project is private land and need to be acquired. The project phase-1 including canal area requires approximately 541.47 acres of private land need to be acquired. The project phase-1 has very limited impact on living and commercial structures as well as on trees. Only 11 households will be displaced from the project area. Summary of project phase-1 is presented in below Table.

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Table E-1: Summary of Impact

| Descriptions | Unit | Quantity |
|---|-------------|-----------------|
| Land required for the project phase-1 | Ha. | 219.21 |
| Land to be acquired | Acre | 541.47 |
| Affected Households | Nos. | 1714 |
| Households losing structures | Nos. | 11 |
| PAPs losing land | person | 6343 |
| Affected Living & Commercial Structures | sft | 6282.95 |
| Affected Secondary Structures | | |
| Tube - Well | No. | 12 |
| <i>Pucca</i> Latrine with safety tank | No. | 1 |
| Slab Latrine | No. | 8 |
| Tin Made Boundary Wall | rft | 265 |
| Affected Trees | Nos. | 1055 |
| Identified Vulnerable Households | Nos. | 150 |
| Identified Sharecropper | Nos. | 23 |

Legal Policy Framework: The principle legal instrument governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Ordinance-1982 and subsequent amendment up to 1995. Bangladesh Government promulgated and enacted new Acquisition and Requisition of Immovable Property Act-2017 on 21st September 2017 replacing ARIPO-1982. The Deputy Commissioner served notice u/s-3 on 18th September 2017 for 491.47 acres of land following 1982 Ordinance and for rest 50 acres will be acquired following ARIPA-2017. Both ARIPO-1982 and ARIPA-2017 is applicable for the land acquisition for project first phase. The Ordinance-1982 has no provisions for resettlement of the affected households/businesses or any assistance for restoration of livelihoods of the affected persons while Act-2017 has provision of resettlement for displaced person from homestead with living structures only. The JICA has its Guidelines for Environmental and Social Consideration to minimize displacement and require time-bound action plans with measures to restore or improve livelihood and income of those affected by development projects. Since the 1982 Ordinance and the Act-2017 fall short of the requirements of the JICA’s safeguard policies on many grounds, the project land acquisition and resettlement policy has been harmonized with JICA’s Guideline for Environmental and Social Consideration-2012.

Consultation and Disclosure: Public consultation and Focus Group Discussion (FGD) were carried out to obtain stakeholders input into the project and their opinion towards the project. Adverse social impacts of the project were confirmed in consultation with the affected persons and their community in and around the project boundary. Participation of stakeholders in the project phase-1 was also facilitated through consulting them in the course of the census and

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socioeconomic survey. One public consultation meeting and 12 FGD were conducted in RAP preparation stage. It was revealed through public consultation and FGD that the Project Affected Person (PAPs) is very positive towards the project, but they demanded fair compensation of the lost properties. However consultation and information dissemination will be continued throughout the entire project cycle. The RAP will be made available at BEZA and RAP Implementing/Firms local offices, and at Union and Upazila Parishad offices. Key features of RAP, particularly the entitlements, institutional arrangements for grievance redress, etc. was summarized in a booklet and distributed among the PAPs and their communities. The final RAP will be uploaded in the JICA website.

Grievance Redress Mechanism: The project proponent, Bangladesh Economic Zone Authority (BEZA) will establish a Grievance Redress Mechanism (GRM) and forms Grievance Redress Committee (GRC) at union level ensuring local participation as described in the RAP. Through the Grievance Redress Mechanism PAPs will be informed that they have a right to lodge any grievance/ complaints they may have regarding resettlement issues. Grievances will be settled with full representation in GRCs constituted by the BEZA with representatives from the BEZA, the Implementing NGO/Firm, local government institutions (LGI) and the PAPs. The PAPs will call upon the support of the NGO to assist them in presenting their grievances to the GRCs. The GRCs will review grievances involving compensation and resettlement assistances, relocation and livelihood restoration. Grievances will be redressed within two weeks from the date of lodging the complaints. GRCs will be formed at each Union and convened by the designate officio at BEZA.

Eligibility of Entitlement: Owners of land and any physical assets on land acquired are eligible for compensation and other resettlement assistances. The RAP prepared entitlement matrix based on impact identified and assessed through census and IoL. A brief statement on eligibility and entitlement is presented in below Table:

Table E-2: Eligibility and Entitlement Matrix

| Loss Item | Entitlement |
|--|---|
| Loss of Agricultural Land | <ul style="list-style-type: none"> ▪ Cash Compensation as replacement cost (RC) of agricultural land at 3 times higher of mouza rate. • BDT 650/decimal as one year crop compensation. ▪ The cultivators will be allowed to harvest the standing crops free of cost. |
| Loss of Homestead, Commercial and Common | ▪ Cash Compensation as replacement cost |

.....

| Loss Item | Entitlement |
|---|--|
| Property Land | <p>(RC) of agricultural land at 3 times higher of mouza rate</p> <ul style="list-style-type: none"> ▪ BDT 10000/decimal as Land Development Allowance for developing homestead land. |
| Loss of Water Bodies (Ponds, Both Cultivated and Non-Cultivated) | <ul style="list-style-type: none"> ▪ Cash Compensation as replacement cost (RC) of agricultural land at 3 times higher of mouza rate. • BDT 400/decimal to be considered as one year compensation for fish cultivation. ▪ The fish cultivators will be allowed to catch/harvest all the fishes free of cost before taking possession. |
| Loss of All Types of Structures With or Without Title to Land | <ul style="list-style-type: none"> • Cash Compensation as Replacement Cost (RC) for structures with additional 100% of assessed value determined by the DC with the assistance of PWD. • BDT 15/<i>sft</i>, but not exceeding BDT 8000 as Transfer Grant (TG) for shifting affected structures. • BDT 20/<i>sft</i>, but not exceeding BDT 10000 as Reconstruction Grant (RG) for reconstruction of affected structures. • BDT 10000 for each HH as Re-installation Grant of utility services (electricity, gas, tube-well and latrine). • As structure demolition grants, the owners will be allowed to take away all the salvageable materials free of cost within the declared date of BEZA. |
| Loss of crops grown in the acquired areas without lease agreement, informally Without Title to Land | <ul style="list-style-type: none"> • Dislocation Allowance at BDT 650/decimal/year for 1 (one) year. • EP will be allowed to take away residual crops/stock free of cost. • Training, additional cash grants, micro-credit etc. will be provided through implementing |

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| Loss Item | Entitlement |
|---|---|
| | Firm. |
| Loss of Trees With or Without Title to Land | <ul style="list-style-type: none"> ▪ BDT 5600 for each large, BDT 3500 for each medium, BDT 1500 for each small and BDT 150 for each plant of fruits trees ▪ BDT 10800 for each large, BDT 6300 for each medium, BDT 3000 for each small and BDT 80 for each plant of timber tress respectively • BDT 250 for each banana trees. ▪ BDT 250 for each bamboo ▪ Owners of the trees will be allowed to take away the salvageable materials free of cost within the BEZA declared date |
| Loss of Income from sharecropping | <ul style="list-style-type: none"> • Transitional allowance of BDT 5000.00/month for 3 months. • EPs will be eligible for Skill Development Training on suitable income generating activities and micro-credit to be provided |
| Grants to Vulnerable AHs | <ul style="list-style-type: none"> • BDT 15000 for each HHs as Vulnerability Allowance (VA) • Provision for one member of the vulnerable household for Skill Development Training. • BDT Tk. 6000 thousand training Allowance including during the training period • No AH will get training allowance, if their family members do not participate to the training. |

Implementation Arrangement: The project proponent (herein after referred as BEZA) will establish a Safeguard Implementation Unit (SIU) headed by an Assistant Manager under the leadership of Project Director (PD). The Project Director will act as Chief Resettlement Officer (CRO). The Assistant Manager and Social Specialist at BEZA will assist PD for implementing of the RAP. The Project Director will appoint an experienced NGO/Firm for carrying out the resettlement activates outlined in this RAP.

Relocation and Livelihood Restoration Strategy: The project will cause to relocate only 11 households affected in their housing from the project boundary. The project affected populations are largely farmers on their land selected for the project. It was understood during

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consultation and surveys that the affected settlers choose self-relocation. The project therefore, adopted the strategy of self-relocation.

The affected households including the Sharecroppers will experience temporarily impact on their livelihood is therefore, expected. However, they may experience temporary loss livelihood resource base and income for which they will receive allowance to bridge the gap before they will resume in their livelihood activities. Vulnerable PAHs including poor and female headed, elderly headed, and disabled headed households will be given additional support for their subsistence during relocation. Long-term income restoration and livelihood restoration program (including skill training and linking with social protection supports and financial resources) will be designed and executed for rehabilitation of the affected households losing their livelihood.

Resettlement Cost and Budget: The total estimated cost to be incurred for implementation of the RAP is about BDT 4,823,744,801(four hundred eighty two crores thirty seven lac forty four thousands eight hundred and one taka only) including 2% contingency provision. Replacement Cost accounted at BDT 4683974965 for land, structures and tress while relocation and other resettlement benefits and allowances amount stood at BDT 45,213,605.

Monitoring & Evaluation: The Project Director (PD) will carry out internal monitoring through the Safeguard Officers with the help of the implementing NGO/Firm and SIU.. Internal monitoring will be comprised of monitoring both the process and output indicators. Internal monitoring reports on RAP implementation will be included in the Quarterly Project Progress Report of the BEZA.

External monitoring will be carried out periodically for review and assessment of resettlement implementation, verification of the results of the internal monitoring in the field and recommending adjustment in delivery mechanism and procedure, as necessary. External monitoring will be independent of BEZA and will be carried out by an External Monitoring Agency (EMA). Further, mid-term, and final evaluations will also be undertaken to assess the achievement of the RAP objectives against performance impact indicators.

Indigenous Populations: During the consultation and census, no indigenous or ethnic minority populations were identified in the project area.

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1. Background

1.1. Introduction

Bangladesh has achieved relatively high average annual growth rate at 5-6% over the last ten years. Bangladesh has set eight aspiring inter-linked goals with the vision to a transition from lower-income to poverty free middle-income nation by 2021. In order to achieve a transition from to a middle-income nation by 2021, Bangladesh needs to achieve its GDP growth rate at about 8%. The GDP target has been set at 7.4% for the 2017-2018 fiscal years. At present, Bangladesh economy is heavily relying on garment export and remittance from overseas workers. In order to become middle-income nation by 2021, Bangladesh needs to shift away it existing economic structure by promoting investment, diversification on national industry focusing on manufacturing industries that have competitiveness in export.

1.2. Project Background

Since 1980s, Bangladesh has made effort to promote investment and industrial diversification by establishing “Export Processing Zones (EPZs)” under Bangladesh EPZ authority (BEPZA), and currently 8 EPZs are operating in Dhaka, Chittagong and other locations. However, the majority of the businesses (about 70% out of 300 companies) within these EPZs are mainly labor intensive industries that rely on imported raw material and processing them with low labor cost. This kind of processing industry, however, has a limited impact on backward linkage within the country, and less likely to induce other downstream or upstream manufacturing businesses. As a result, the government of Bangladesh has announced that no new EPZ is needed, but instead, it has launched a new policy to establish “Economic Zones (EZs)” to reinforce inter-industrial relationship of export industry and domestic industry, and to optimize the domestic market.

Investment by Japanese companies in Bangladesh first began in Chittagong EPZ, which was established in 1983, and the investment from Japan continued in other new EPZs during 1990s. In recent years, the increasing number of Japanese companies started to recognize Bangladesh as “China plus 1” or their next investment destination due to its abundant labor force and the competitive labor cost as well as its huge domestic market of over 150 million people, and 240 Japanese companies, as of October 2016, have started their operation in Bangladesh. However, the existing EPZs are facing a shortage of available land for Japanese companies that are currently interested in investing in Bangladesh. In addition, a certain number of Japanese companies are hesitant to invest in Bangladesh due to the lack of stable power, gas and road infrastructure, and uncertainties towards the investment promotion policies and the implementation capability of the Bangladesh government.

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Under these circumstances, the government of Bangladesh has requested the government of Japan to provide Yen loan for “the Foreign Direct Investment Promotion Project (hereinafter FDIPP)” in order to establish a new EZ mainly targeting Japanese companies and to further facilitate investments from Japan. The loan agreement for FDIPP was already signed in December 2015. The loan is expected to provide both short term and mid to long term low-interest financing for operation and capital investment of the EZ.

Previously, in connection with FDIPP, JICA implemented “Project for Development Study and Capacity Enhancement of Bangladesh Economic Zone Development Plan Authority” from February 2015 thru March 2017. Within the above project, analysis and site comparisons of the candidate EZ locations were conducted, and Araihasar and Nayanpur were selected as prominent locations for EZ development. The project also undertook pre-feasibility studies for these two locations and as of July 2017 and finally Araihasar is selected for EZ development through FDIPP.

1.3. Project Objective

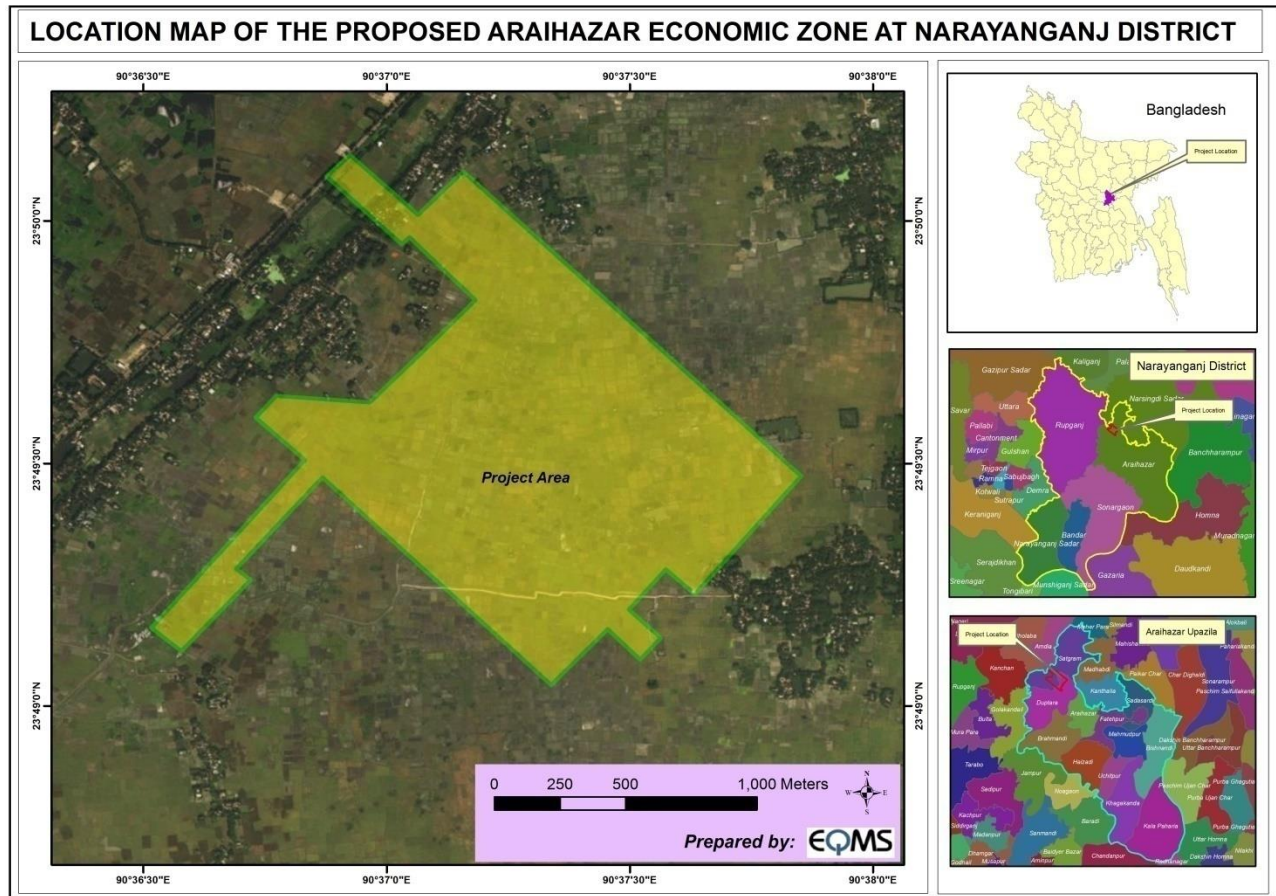
Special Economic Zones (SEZs) are geographically delineated 'enclaves' in which regulations and practices related to business and trade differ from the rest of the country and therefore all the units therein enjoy special privileges. The Economic Zone in Araihasar will generate both static and dynamic benefits. Static benefits include employment creation, export growth and rise in government revenues; whereas dynamic benefits include economic diversification, innovation and transfer of technology through foreign direct investment (FDI), and skills upgrading.

1.4. Location of the Project

The proposed project located in Araihasar upazila of Narayanganj district. The project situated comparatively in the middle of the country and Narayanganj district recognized as one of the business and industrial hub. The proposed project location is about 37 km and 40 km away from Dhaka and Narayanganj respectively. The project will be blessed of having comparatively better and easier roads, air, and water and railway connectivity. The project is located within 1 hour drive from Hazrat Shahjalal International Airport.

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Figure 1-1: Location Map of the Project



1.5. Measures to Minimize Impact.

In order to reduce impact on income and livelihood resource base due to acquisition of private land for the JEZ project, extensive and elaborate consultation were held with PAPs specially with businessmen, farmers, women, vulnerable groups, young groups to understand their views and expectations. The following key efforts were undertaken:

- Extensive consultations were conducted with the affected population and surrounding locals, project stakeholders, beneficiaries and their views incorporated in the RAP.
- Provisions for cash compensation of acquired land, affected structures, trees and other assets at full replacement cost.
- Provisions for appropriate resettlement assistance i.e. cash grant as transitional allowances.

- The ILRP will be carried out to assist the APs to develop new activities, priority for employment in JEZ, skill development training and to explore better income sources

1.6. Rationale for Preparation of Resettlement Action Plan (RAP)

The Resettlement Action Plan for the Japanese Economic Zone is based on the Land Acquisition Plan (LAP) prepared for the project. . The RAP is based on Acquisition and Requisition of Immovable Property Ordinance 1982 (ARIPO) of Government of Bangladesh and JICA Guideline for Environmental and Social Consideration, especially of requirements on Involuntary Resettlement.

This RP applies to full or part, permanent or temporary physical displacement (relocation, loss of agricultural and residential land, or loss of shelter) and economic displacement (loss of land, income sources, or means of livelihoods) resulting from dislocation of any livelihood resource base due to the project. In the establishment of the proposed Japanese Economic Zone, a resettlement action plan is prepared. The RAP presents:

- Types and extents of losses including agricultural land and sources of income and livelihood.
- Socio-economic conditions of APs of project area.
- Principles and legal framework applicable for mitigating losses.
- The Entitlement Matrix.
- Outcome of public consultation meeting and Focus Group Discussion FGD).
- Income and Livelihood Restoration Program (ILRP).
- Schedule of RAP implementation.
- RAP implementing budget.
- Monitoring and Evaluation.

1.7. Methodology for Preparation of RAP

A combination of methodological tools was used to prepare the Resettlement Action Plan. These are as follows:

Joint Verification Survey: A joint verification survey was conducted involving representative from BEZA and the DC to identify the owners and amount of acquired land in September-November 2017. Basically Joint Verification Survey is the legal process according to acquisition law.

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Census and IoL: Conducted census covering 100% of affected persons and prepared Inventory of Losses (IoL) through a structured and well-designed questionnaire. The objective of the census is to obtain demographic, social and economic characteristic of Project Affected Person (PAPs). The main purpose of IoL is to identify and assess type and amount of losses for each households. Census and IoL carried in 1st December 2017 to 15th January 2018. Questionnaire of census and IoL survey has prepared in concurrence with consultant of JICA study team.

Socio-Economic Survey: in the process of census and IoL, about 50% affected household were selected through systematic random sampling for conducting socio-economic survey. The objective or the purpose of conducting socio-economic survey is to obtain in depth social, economic conditions, educational status, accessibility to basic services etc. and livelihood pattern of PAPs.

Focus Group Discussion: During SIA and census a total of 12 FGD were conducted with the affected population selected on the basis of occupational identity in November- 2017-January 2018. The main purpose of FGD was to know the views and perception of specific group of populations affected by the project.

Public Consultation Meeting (PCM): one public consultation meeting was held on 22nd November 2017 at Purinda bazaar adjacent to the Union Parishad in Araihasar. In PCM, the project executing authority presented process of site selection through alternative options, project objective, purpose, opportunities for the locals, and land acquisition and compensation policy to the affected person. There was question-answer session to obtain their views towards the project. The objective of the Public Consultation Meeting is to obtain stakeholders input in project planning and implementation.

1.8. Eligibility and Cut-Off-Dates

Eligibility for compensation and resettlement assistance is limited by “Cut-off-Date” in JEZ project. As a procedure of land acquisition in Bangladesh, the Deputy Commissioner of Narayangonj issued notice under section-3 to the land owners on 18th September 2017. The 18th September 2017 is the declared Cut-off-Date for this Japanese Economic Zone, which necessarily means that, after this date no compensation for new structures or other assets built on the area will be considered. The legal Cut-off-date for the retention pond/canal area will be established in the process of land acquisition. However, the census starting date i.e. 5th December 2017 is the social cut-off-date for non-title holder (sharecroppers).

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1.9. Resettlement Experience in Bangladesh

There is no national resettlement policy in Bangladesh to resettle and rehabilitate infrastructures development induce displacement and livelihood disruption. The principle legal instrument governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Ordinance-1982 (Ordinance II of 1982). The Government of Bangladesh promulgated and enacted new Acquisition and Requisition of Immovable Property Act- on 21st September-2017 replacing the old law. The new law has the provision to resettle person displaced from their homestead only.

There are some big donor funded infrastructures projects in Bangladesh especially Jamuna Bridge Project successfully implemented resettlement project. The Jamuna Bridge Project produced many best practices in resettlement management. These are as (i) ensure PAPs participation in planning; (ii) all affected persons whether title on non-title were covered; (iii) identified all losses through census and survey; (iv) detailed entitlement matrix; (v) ID card with photo and information of losses; (vi) video filming to control fraudulent practice; (vii) resettlement site with civic amenities; (viii) prepare entitled person file and entitlement card; (ix) income restoration and skill improvement training; (x) computerized management information system to monitor resettlement project etc. and many more. The Jamuna is now considered a “landmark” project and a “model” in resettlement management. In Bangladesh there are some big infrastructures projects such as Jamuna Bridge Railway Link Project, Rupsha Bridge Construction Project, Padma Multipurpose Bridge Project, Tong-Bhairab Railway project and Akhaura-Laksam Dual Line Project of Bangladesh railway.

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2. Scope of Land Acquisition and Resettlement

2.1. Introduction

In connection with FDIPP, JICA implemented “Project for Development Study and Capacity Enhancement of Bangladesh Economic Zone Authority” from February 2015 thru March 2017. Within the above project, analysis and site comparisons of the candidate EZs locations were conducted, and Arai hazar and Nayanpur were selected as prominent locations for EZ development. The project also undertook pre-feasibility studies for these two locations and as of July 2017 and finally Arai hazar is selected for Japanese EZ development through FDIPP. The Japanese Economic Zone in Arai hazar requires about 541.47 acres of land for first phase including retention pond/canal area. The entire land selected for the project is private land and need to be acquired. JICA will develop the site as exclusive economic zone mainly targeting Japanese investment through G2G scheme.

2.2. Impact on structures

The project first phase has very limited impact on structures. A total of 6282.95 sft structures will be affected by the project of which 4231.95 sft is tin-made while 1511 sft structure were identified as pucca and need to be relocated. There were no residential or commercial structures, trees and community property resources identified in retention pond/canal area. Impact on structures in project phase-1 is given in below Table.

Table 2-1: Quantum of Affected Structures

| Types of Structure | Mouza | Nos | Unit | Quantum of structures | |
|-----------------------------|------------|-----|------|-----------------------|-----------|
| | | | | Total sft | Total rft |
| Building (<i>Pucca</i>) | Panchrukhi | 5 | sft | 1511 | ---- |
| Semi- <i>Pucca</i> building | Panchrukhi | 1 | sft | 540 | ---- |
| Tin Made | Panchrukhi | 22 | sft | 4231.95 | ---- |
| Boundary wall | Panchrukhi | 3 | rft | ----- | 265 |
| Total | | 28 | sft | 6282.95 | 265 |

Source: EQMS survey, December 2017

2.3. Impact on land

The project first phase including canal/retention pond area requires approximately 541.475 acres of land. The entire land for the project identified as privately owned agricultural land and need to be acquired. Land acquisition process is going on. The Deputy Commissioner of Narayanganj has already been served notice u/s-3 on 18th September 2017 for 491.47 acres of land. Land (50 acres) required for the retention pond/canal area has been demarcated, but

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acquisition process is yet to start by the concerned Deputy Commissioner. A total of 541.475 acres of land required for the project 1st phase. In project 1st phase, only 4.40 and 6.20 acres of land identified as homestead and pond/water body respectively. About 4.1 acres of land in first phase boundary classified as viti (high) land. The rest of the land is agricultural land. The first phase of the project covers two mouzas in satgram union of Arahazar Upazila in Narayanganj districts. The quantum of acquired land is presented as category-wise in below Table:

Table 2-2: Quantum of Acquired Land

| SL No. | Name of Mouza | Number of Plots | Amount of Acquired Land (in acres) | | | | Total |
|--------------|---------------------|-----------------|------------------------------------|----------------|------------|-------------------|----------------|
| | | | Homestead | Agricultural | Pond | Viti ¹ | |
| 1 | Panchrukhi | 1120 | 2.25 | 316.195 | 4.00 | 3.00 | 325.445 |
| 2 | Panchgaon | 701 | 2.15 | 160.58 | 2.20 | 1.10 | 166.03 |
| 3 | Retention Pond Area | 150 | 00 | 50.00 | 00 | 00 | 50 |
| Total | | 1821 | 4.4 | 526.775 | 6.2 | 4.1 | 541.475 |

Source: EQMS survey, December 2017

2.4. Number of Affected Households and Populations Losing Land

The project phase-1 requires a total of 541.47 acres of land in two mouza. Land acquisition process is underway. . Deputy Commissioner of Narayanganj served notice under section 3 on 18th September 2017 and subsequently conducted joint verification survey to identify the actual legal owner of the proposed land. Base on Joint Verification Survey, the EQMS consulting Ltd carried out census and SES among the PAPs and identified land loser person. Total number of land losing affected person is presented in below Table:

Table 2-3: Number of Land Losing Affected Households and Populations

| SL No. | Name of Mouza | Quantum of Land | No. of Households Losing land | No. of Populations |
|--------------|-------------------------------------|-----------------|-------------------------------|--------------------|
| 1 | Panchrukhi | 325.445 | 1301 | 4851 |
| 2 | Panhgaon | 166.03 | 248 | 930 |
| 3 | Panchrukhi (Retention Pond Area) | 50 | 165 | 562 |
| Total | | 541.475 | 1714 | 6343 |

Source: EQMS survey, December 2017

¹ "Viti" means high land compare to agricultural land used for gardening or commercial purposes, but have no human habitation on it

2.5. Impact on Trees

In addition to impact on land and structures, the Japanese Economic Zone project in Araihasar has very limited impact on trees. A total of 349 fruits trees were identified of which 39 were large, 75 were medium and 235 were small and saplings. Impact on trees is presented in below Table:

Table 2-4: Number of Affected Trees (by Type and Size)

| Categories of trees | Number of Trees by size (Nos) | | | | |
|---------------------|-------------------------------|------------|------------|-----------|-------------|
| | Large | Medium | Small | Sapling | Total |
| Fruits | 39 | 75 | 189 | 46 | 349 |
| Timber | 14 | 54 | 56 | 3 | 127 |
| Banana | | | | | 253 |
| Bamboo | 318 | - | 8 | - | 326 |
| Total | 440 | 260 | 290 | 65 | 1055 |

Source: EQMS survey, December 2017

2.6. Impact on Vulnerable Households

Certain groups of population by virtue of their socio-economic realities are considered socially vulnerable and thus in need of special consideration so that they can benefit from the development activities of the project. These groups include: (a) headed by single men or women with dependents with low income ; (b) headed by old/disabled people without means of livelihood support; (c) households that fall on or below the national poverty line ; (d) elderly headed households and (e) disabled headed households and (f) households belong to indigenous or ethnic minority population . The above groups have been recognized as “vulnerable groups” under the Project. The Cost of Basic Need (CBN)² method was followed to determine the poverty-line income.

In the Japanese Economic Zone project, out 1714 households a total of 150 (8.75%) households were identified as vulnerable. Among them 25 are female headed having no male income earner, 58 are elderly headed and 67 were identified as extreme poor. Vulnerable households in the project phase-1 including retention pond area are presented in below Table categorically. A list of vulnerable household is annexed with **Annex 1: List of Vulnerable Households**

²Household income and expenditure Survey (HIES)-2010 and adding inflation rate up to 2017

Table 2-5: Affected vulnerable AHs.

| Vulnerable Category | Total | % |
|--|--------------|---------------|
| Female Headed AH without male income earner | 25 | 16.67 |
| Elderly Headed Households (70+) | 58 | 38.66 |
| Households belonging below poverty line (96000 BDT yearly income) | 67 | 44.67 |
| Total | 150 | 100.00 |

Source: EQMS survey, December 2017

2.7. Impact on Sharecroppers

In Bangladesh land owners leased out their land to intending farmers on temporary basis and for a certain period of time on verbal and mutual understanding. Through this informal arrangement, the sharecropper sometimes has to pay money to owners and sometimes share the harvested crops. In most cases there is no written agreement between the land owners and sharecroppers. To identify the sharecroppers, the land owners are the main source as there is no written agreement or contract between them. Impact on indirectly affected person was assessed through census and SES. The census and SES were conducted in Nov-Dec 2017. Normally November-December is not cropping season in that area. On the other hand, land owners in the project phase-1 were in dilemma after receiving acquisition notice under section-3 whether they are going for cropping or not. Owing to above mention reasons, maximum of land owner didn't leased out their land to sharecroppers. Only 23 persons were identified as sharecroppers in the project area. A list of sharecroppers is annexed with **Annex 2: List of Share Croppers**. Mouza-wise sharecroppers are presented in below Table:

Table 2-6: Mouza-wise Sharecroppers

| SL No. | Name of Mouza | No. of Sharecroppers |
|---------------|----------------------------------|-----------------------------|
| 1 | Panchrukhi | 15 |
| 2 | Panchgaon | 7 |
| 3 | Panchrukhi (retention pond Area) | 1 |
| Total | | 23 |

Source: EQMS survey, December 2017

2.8. Impact on Secondary/Associated Structures

The project phase-1 has very limited impact on secondary or associated structures. A total of 12 tube-well (water lifting pump) were affected at the of project boundary. Three (3) motorized water pump have been identified which need to be relocated. Impact on secondary or associated structures is shown in below Table:

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Table 2-7: Quantity of Affected Secondary/Associated Structures (sft.)

| Category of structure | Unit | Total (Number) |
|---------------------------------------|------|----------------|
| Tube - Well | No. | 12 |
| <i>Pucca</i> Latrine with safety tank | No. | 1 |
| Slab Latrine | No. | 8 |
| Tin Made Boundary Wall | rft | 265 |
| Motor / Water Pump | No. | 3 |

Source: EQMS survey, December 2017

2.9. Impact on Indigenous and Ethnicity

According census and SES in 2017 conducted by EQMS consulting Ltd, no indigenous or ethnic minority populations were identified in the project phase-1 area.

3. Socioeconomic Profile of Displaced Households

The census and socio-economic survey was carried out in Nov-Dec 2017 in the project area. The main objective of the census survey is to obtain details of project affected households i.e. demography of populations, access to education, health and sanitations, occupations and income earning sources and overall social dimensions. The EQMS Consulting Ltd. designed and developed appropriate questionnaire to carry out census and socio-economic survey of project affected households. The census and socio-economic survey collected a wide range of data, for example, demography, age/sex distribution, education, occupation, income/poverty data, types of businesses, types and ownership status of affected structures and other assets.

3.1. Population and Demography

100% census and socio-economic survey was carried out in the project surroundings area. A total of 1714 households with a Project Affected Persons (PAPs) of 6343 were identified and surveyed in phase-1 including retention pond/canal area of Japanese Economic Zone project. The average household size is 3.70 which are significantly lower than national average. The national average household size is 4.4³.

Table 3-1: General/Demographic Profile of Affected Population

| Profile | Number |
|-------------------------------------|--------|
| Number of total affected Households | 1714 |
| Number of total Population | 6343 |
| Average AHs Size | 3.70 |

Source: EQMS survey, December 2017

3.2. Age and Sex Distribution of Affected Populations

The demographic information of the affected populations has been analyzed as a part of the socio-economic profile of the populations of project phase-1. This comprises of gender profile and age-sex distribution of the affected populations in project phase-1. The survey result clearly indicates that there is gender disparity in regards to male-female ration. The affected populations comprised of 59.72% of males and 40.28% females. About one-fourth (23.56%) of total populations were identified children and adolescents. Majority (67.17%) of the total affected populations belongs to 20-59 years age group, which also means that the majority of affected populations are in productive age. A total of 514 (9.27%) persons of affected population

³Socio-economic and demographic report-2011 BBS, Bangladesh

belong to the retiring and elderly age category. Age group-wise sex segregated total affected population is presented in below Table:

Table 3-2: Age and Sex Distribution of Affected Population

| AGE GROUP | MALE | | FEMALE | | TOTAL | |
|--------------|-------------|--------------|-------------|--------------|-------------|------------|
| | N | % | N | % | N | % |
| 0-4 | 51 | 0.80 | 48 | 0.76 | 99 | 1.56 |
| 5-9 | 85 | 1.34 | 77 | 1.21 | 162 | 2.55 |
| 10-14 | 276 | 4.35 | 168 | 2.65 | 444 | 7.00 |
| 15-19 | 510 | 8.04 | 280 | 4.41 | 790 | 12.45 |
| 20-24 | 491 | 7.74 | 230 | 3.63 | 721 | 11.37 |
| 25-29 | 283 | 4.46 | 190 | 3.00 | 473 | 7.46 |
| 30-34 | 275 | 4.34 | 348 | 5.49 | 623 | 9.82 |
| 35-39 | 273 | 4.30 | 318 | 5.01 | 591 | 9.32 |
| 40-44 | 447 | 7.05 | 283 | 4.46 | 730 | 11.51 |
| 45-49 | 270 | 4.26 | 171 | 2.70 | 441 | 6.95 |
| 50-54 | 253 | 3.99 | 179 | 2.82 | 432 | 6.81 |
| 55-59 | 145 | 2.29 | 104 | 1.64 | 249 | 3.93 |
| 60-64 | 227 | 3.58 | 98 | 1.55 | 325 | 5.12 |
| 65-69 | 68 | 1.07 | 30 | 0.47 | 98 | 1.55 |
| 70+ | 134 | 2.11 | 31 | 0.49 | 165 | 2.60 |
| TOTAL | 3788 | 59.72 | 2555 | 40.28 | 6343 | 100 |

Source: EQMS survey, December 2017

3.3. Marital Status of Affected Population

Almost two-third (62.95%) of total affected population was found married while 36.09% of them unmarried. A total of 42 persons were identified as widow/widower. Marital status of affected population is presented in below Table:

Table 3-3: Marital Status of Affected Populations

| Marital Status | Gender | | | | Total | |
|--------------------|-------------|--------------|-------------|--------------|-------------|---------------|
| | Male | % | Female | % | N | % |
| Married | 2179 | 34.35 | 1814 | 28.60 | 3993 | 62.95 |
| Unmarried | 1593 | 25.11 | 696 | 10.97 | 2289 | 36.09 |
| Widow/widower | 4 | 0.06 | 38 | 0.60 | 42 | 0.66 |
| Separated/Divorced | 12 | 0.19 | 7 | 0.11 | 19 | 0.30 |
| | 3788 | 59.72 | 2555 | 40.28 | 6343 | 100.00 |

Source: EQMS survey, December 2017

3.4. Education

Based on census and socio-economic data, it was revealed that majority (62.72%) of affected household head have completed primary level education while second largest (22.00%) segment are literate⁴. About 118 (6.88%) and 46 (2.68%) have passed secondary and higher secondary level education respectively while only 29 (1.69%) identified as privileged of having tertiary level education. 69 nos. affected household head were found illiterate. Survey result also revealed that illiteracy rate is high among male household head than female household head.

Table 3-4: Level of Education of Affected Household Head

| EDUCATION | MALE | | FEMALE | | TOTAL | |
|-------------------|-------------|--------------|------------|--------------|-------------|---------------|
| | Nos. | % | Nos. | % | Nos. | % |
| Primary | 982 | 57.29 | 93 | 5.43 | 1075 | 62.72 |
| S.S.C | 103 | 6.01 | 15 | 0.88 | 118 | 6.88 |
| H.S.C | 42 | 2.45 | 4 | 0.23 | 46 | 2.68 |
| B.A or Equivalent | 16 | 0.93 | 2 | 0.12 | 18 | 1.05 |
| M.A or Equivalent | 9 | 0.53 | 2 | 0.12 | 11 | 0.64 |
| Literate | 283 | 16.51 | 94 | 5.48 | 377 | 22.00 |
| Illiterate | 64 | 3.73 | 5 | 0.29 | 69 | 4.03 |
| Total | 1499 | 87.46 | 215 | 12.54 | 1714 | 100.00 |

Source: EQMS survey, December 2017

3.5. Occupation of Affected Household Head

According to the census and SES findings, most of the affected household head (66.45%) are engaged with agricultural activities. About 248 including five women household head are doing business for their livelihood. A detail of occupation distribution of affected household head is presented in below Table:

Table 3-5: Distribution of Occupation of Affected Household Head

| Name of Occupation | Male | | Female | | Total | |
|--------------------|------|-------|--------|------|-------|-------|
| | N | % | N | % | N | % |
| Agriculture | 1110 | 64.76 | 29 | 1.69 | 1139 | 66.45 |
| Teacher | 10 | 0.58 | 3 | 0.18 | 13 | 0.76 |

⁴Literate means they can read simple native language and write their name only.

| | | | | | | |
|----------------|-------------|--------------|------------|--------------|-------------|---------------|
| Abroad worker | 10 | 0.58 | 0 | 0.00 | 10 | 0.58 |
| Private Job | 94 | 5.48 | 5 | 0.29 | 99 | 5.78 |
| Household work | 0 | 0.00 | 165 | 9.63 | 165 | 9.63 |
| Fishing | 1 | 0.06 | 0 | 0.00 | 1 | 0.06 |
| Business | 243 | 14.18 | 5 | 0.29 | 248 | 14.47 |
| Day Labor | 2 | 0.12 | 0 | 0.00 | 2 | 0.12 |
| Mason | 9 | 0.53 | 0 | 0.00 | 9 | 0.53 |
| Tailor | 4 | 0.23 | 3 | 0.18 | 7 | 0.41 |
| Driver | 2 | 0.12 | 0 | 0.00 | 2 | 0.12 |
| Elder Person | 14 | 0.82 | 5 | 0.29 | 19 | 1.11 |
| | 1499 | 87.46 | 215 | 12.54 | 1714 | 100.00 |

Source: EQMS survey, December 2017

3.6. Annual Income of Affected Household Head

The project is located in between two major industrial and business hub of the country. But two-third of affected households depends on agriculture for their livelihood. Annual income level of the Affected Household Heads are shown in Table 13. The 1st and lowest income category is up to BDT96000 thousand/year pertaining to the income vulnerability calculated on Cost of Basic Need (CBN) approach. Among the 1714, a total of 17 (0.99%) AHs fall into the vulnerable group. Survey result depicted that 258 AHs (15.05%) live below the poverty line. Census reveals that a substantial numbers of AHHs has higher income and belong to middle-class and upper middle-class strata of the society as the project location are a prominent business area in the country.

Table 3-6: Annual Income of Affected HHs

| Level of Income (BDT) | Number | Percentage (%) |
|-----------------------|--------|----------------|
| Up to 96000 | 17 | 0.99 |
| 97000 to 144000 | 258 | 15.05 |
| 145000-194000 | 335 | 19.54 |
| 195000-244000 | 679 | 39.61 |
| 245000-294000 | 58 | 3.38 |
| 295000-344000 | 129 | 7.53 |
| 345000-394000 | 157 | 9.16 |
| 395000-444000 | 14 | 0.82 |
| Above 444000 | 67 | 3.91 |

| | | |
|--------------|-------------|---------------|
| Total | 1714 | 100.00 |
|--------------|-------------|---------------|

Source: EQMS survey, December 2017

3.7. Land Holding by Affected Household Outside of the Project Area

Census and socio-economic survey shows that 123 (7.18%) affected households will become landless while only 204 (11.90%) AHs own only 0.05 acres of land. First two categories of affected households will become virtually landless due to land acquisition for the project. Majority (53.97%) of the affected household have land outside of the project amounting from 0.06 to 0.35 acres, which is very small considering their dependency on land for livelihood. Details of land holding status by affected household outside of project area is shown in Table below.

Table 3-7: Ownership of Land by AH outside of the Project Location

| Sl. No. | Land Amount (own land) | No. of AH | % |
|--------------|------------------------|-------------|---------------|
| 1 | Land Less | 123 | 7.18 |
| 2 | Up to 0.05 Acre | 204 | 11.90 |
| 3 | 0.06 to 0.20 Acre | 841 | 49.07 |
| 4 | 0.21 to 0.35Acre | 84 | 4.90 |
| 5 | 0.36 to .50 Acre | 152 | 8.87 |
| 6 | 0.51 acres to Above | 310 | 18.09 |
| Total | | 1714 | 100.00 |

Source: EQMS survey, December 2017

3.8. Involvement with NGO and Financial Institutions

Census and SES revealed that a total of 446 affected household are engaged with either NGOs or financial institutions i.e. commercial private or public bank for their regular financial assistance. Involvement with NGOs and financial institutions of projected affected households is presented below Table.

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Table 3-8: Involvement with NGO and Financial Institutions

| SL No. | Name of NGO | No. of HH involved | No. of HH have Loan | No. of HH have savings | Average Loan Size | Average Saving Amount |
|--------|--------------|--------------------|---------------------|------------------------|-------------------|-----------------------|
| 1 | NGO | 181 | 67 | 179 | 55000 | 7891 |
| 2 | BANK | 265 | 7 | - | 2542857 | - |
| | Total | 446 | 7 | - | 2542857 | - |

Source: EQMS survey, December 2017

3.9. Accessibilities

3.9.1. Access to Water

According to census and SES findings, it was learned that 100% affected households have access to safe water for drinking, cooking and other regular household's uses. Below Table shows the status of AHH's access to safe water.

Table 3-9: Access to Water

| SL No. | Sources of Water | No. of HH by use pattern | | |
|--------|-----------------------|--------------------------|-------------|------------------------|
| | | Drinking | Cooking | Bath/Washing and other |
| 1 | Tube-well | 1379 | 1379 | 1379 |
| 2 | Motor/ deep tube-well | 308 | 308 | 308 |
| 3 | Supply | 27 | 27 | 27 |
| 4 | River/canal | 0 | 0 | 0 |
| 5 | Pond | 0 | 0 | 0 |
| Total | | 1714 | 1714 | 1714 |

Source: EQMS survey, December 2017

3.9.2. Access to Sanitation

Survey results shows that only 0.29% (5 nos.) affected households are using kutchra i.e. unhygienic latrine. Apart from this almost 99.71% affected households have sanitary latrine i.e. hygienic sanitation facilities. Available sanitation facilities using by project affected households is presented in below Table.

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Table 3-10: Access to Sanitation

| SL No. | Type of Latrine | No. of HH. | % |
|--------------|------------------|-------------|-------------|
| 1 | Sanitary Latrine | 1623 | 94.69 |
| 2 | Pit Latrine | 86 | 5.02 |
| 3 | Kutchra | 5 | 0.29 |
| Total | | 1549 | 1714 |

Source: EQMS survey, December 2017

3.9.3. Fuel and Energy Source

A total of 1342(78.30%) affected households are using wood or cow dung cake for cooking while 363 households have gas connection to the National gas distribution grid. About almost 1700 (99.18%) affected households are connected to the National power grid for electricity. Fuel and energy sources and consumption intensity is presented in below Table.

Table 3-11: Fuel and Energy Sources of AHH

| SL No. | Sources of Fuel for Cooking | No. HH | % | Sources of Fuel/Power for HHs Lightening | No. of HH | % |
|--------------|-----------------------------|-------------|-------------|--|-------------|-------------|
| 1 | Gas | 363 | 21.18 | Electricity | 1700 | 99.18 |
| 2 | Wood/Cow dung Cake | 1342 | 78.30 | Solar Energy | 3 | 0.18 |
| 3 | Kerosene/Diesel | 9 | 0.53 | Kerosene/Diesel | 11 | 0.64 |
| 4 | BIO Gas | 0 | 0.00 | | 0 | 0.00 |
| Total | | 1549 | 1714 | 100.00 | 1549 | 1714 |

Source: EQMS survey, December 2017

3.9.4. Accessibility to Other Social Services

The project is located in the central zone of Bangladesh and very close to the capital city of Dhaka. The project area also regarded as business hub of the country. As a result, the project location has comparatively improved connectivity networks and has adequate opportunity to get services from various Government Department. All of AHs have easy access to health services, educational facilities and religious institutions. The Table below shows the distance of basic social services available to the project affected persons.

Table 3-12: Accessibility to Other Social Services

| SL No | Name of Services | Distance | | | Total |
|-------|---------------------------|----------|----------|------|-------------|
| | | < 1 km | >1 < 3km | >3km | |
| 1 | Access to Health Services | 594 | 28 | 1092 | 1714 |
| 2 | Access to Bazar | 1697 | 17 | - | 1714 |

| SL No | Name of Services | Distance | | | Total |
|-------|------------------------------------|----------|----------|------|-------|
| | | < 1 km | >1 < 3km | >3km | |
| 3 | Access to Religious Institution | 1706 | 8 | - | 1714 |
| 4 | Access to Educational Institutions | 594 | 28 | 1092 | 1714 |

Source: EQMS survey, December 2017

3.10. Gender Impact

3.10.1. Gender Segregated Education Status and Sex Ratio of Affected Populations

The census covered 100% of affected household in the project phase-1. The survey result clearly indicated that there is gender disparity among populations. The survey identified a total of 6343 persons of which 3788 are males and 2555 are females respectively. Sex ratio of total affected populations is 1:0.67, which is significantly less than the national sex ratio⁵. A declining trend of having education of female PAPs is observed through the survey. About 0.84% of male PAPs completed post-graduation level education while female share is only 0.35%. Gender segregated education status of affected population is presented in below Table:

Table 3-13: Gender Segregated Education Status of Affected Populations

| EDUCATION | MALE | | FEMALE | | TOTAL | |
|-------------------|-------------|--------------|-------------|--------------|-------------|---------------|
| | Nos. | % | Nos. | % | Nos. | % |
| Infant | 98 | 1.55 | 88 | 1.39 | 186 | 2.93 |
| Illiterate | 80 | 1.26 | 63 | 0.99 | 143 | 2.25 |
| Literate | 389 | 6.13 | 434 | 6.84 | 823 | 12.97 |
| Hafez | 14 | 0.22 | 7 | 0.11 | 21 | 0.33 |
| Primary | 1942 | 30.62 | 1362 | 21.47 | 3304 | 52.09 |
| S.S.C | 754 | 11.89 | 365 | 5.75 | 1119 | 17.64 |
| H.S.C | 319 | 5.03 | 154 | 2.43 | 473 | 7.46 |
| B.A or Equivalent | 139 | 2.19 | 60 | 0.95 | 199 | 3.14 |
| M.A or Equivalent | 53 | 0.84 | 22 | 0.35 | 75 | 1.18 |
| Total | 3788 | 59.72 | 2555 | 40.28 | 6343 | 100.00 |

Source: EQMS survey, December 2017

⁵The national sex ratio is 1:1.003, Age-Sex Composition of Bangladesh Population, BBS, 2015.

4. Legal and Policy Framework

This chapter reviews the legal framework for land acquisition and resettlement experience in Bangladesh within the purview of the JICA's safeguard policies and requirements. A policy framework in accordance with JICA's policy, gap analysis and gap-filling measures has been adopted for compensation and resettlement of the affected households/persons. The policy framework is fully aligned with the JICA guidelines for Environmental and Social Considerations.

4.1. Legal and Policy Instruments

The project phase-1 will be constructed on approximately 541.47 acres) of private land. The RAP is prepared in accordance with two legal and policy framework.

- i. The Government of Bangladesh's Acquisition and Requisition of Immovable Property Ordinance-1982 (ARIPO) and its subsequent amendments up to the 1994 and Acquisition and Requisition of Immovable Property Act-2017 (ARIPA). The ARIPA-2017 applied in acquisition of land for retention pond area. Both the ARIPO-1982 and ARIPA-2017 regulate land acquisition and requisition for Japanese Economic Zone in Araihasar.
- ii. JICA Guidelines for Environmental and Social Considerations (April 2010).

4.2. JICA's Resettlement Policy Commitment for the Project

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

- ❖ Avoid and minimize the impacts on Involuntary resettlement and loss of means of livelihood
- ❖ Prior compensation at full Replacement Cost
- ❖ Determination of scope of Resettlement Action Plan through SIA.
- ❖ Conceive the Resettlement Action Plan as development program.
- ❖ Recognizes entitlement eligibility of Non-titled affected persons on public land.
- ❖ To Improve or at least to restore standard of living,
- ❖ Restoration and Enhancement of Livelihood.
- ❖ Special attention paid to the affected poor and vulnerable groups especially those below poverty line, women headed, and landless, elderly ethnic and indigenous households. .
- ❖ Provide Transitional and Relocation assistances.

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- ❖ Disclose compensation and resettlement policy to the affected populations.
- ❖ Ensure public participation in Resettlement Planning.
- ❖ Appropriate and accessible Grievance Mechanisms must be established.
- ❖ Monitor and evaluate the impact of RAP implementation.

4.3. GOB Laws on Land Acquisition

The principal legal instrument governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Ordinance II (1982) and subsequent amendments of the Ordinance II (1989, 1993, and 1994). The 1982 Ordinance requires that compensation be paid for (i) land and assets permanently acquired (including houses, trees, and standing crops); and (ii) any other impacts caused by such acquisition. The Deputy Commissioner (DC) determines (i) market value of acquired assets on the date of notice of acquisition (based on the registered value of similar property bought and/or sold in the area over the preceding 12 months); and (ii) 50% premium on the assessed value (other than crops) due to compulsory acquisition. The value thus paid is invariably less than the “market value” as owners customarily report undervalued land transaction prices in order to pay lower stamp duty and registration fees. As a result, compensation for land paid by DC including premium remains less than the real market price or replacement value (RV).

The Government of Bangladesh promulgated and enacted new acquisition law named Acquisition and Requisition of Immovable Property Act-2017 (Act 21 of 2017) on 21st September 2017. The new law made some amendments in determination of property value fixation. According to the new law, affected person will get additional 200% of assessed value for land and additional 100% for structures, trees, crops and others assets. The new law has provision for resettlement of those who will displace from their homestead with living structures due to the project.

The Ordinance-1982 does not deal with social and economic impacts as a consequence of land acquisition. For instance, the Ordinance-1982 does not cover project-affected persons without titles such as informal settler (squatters), occupiers, and informal tenants and lease-holders (without registration document). Further, the Ordinance has no provision for resettlement of affected households and businesses or any assistance for restoration of livelihoods of the affected persons. Difference between ARIPO 1982 and ARIPA-2017 in compensation assessment is presented in below Table:

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Table 4-1: Comparison of Additional Compensation between ARIPO-1982 and ARIPO-2017

| Acquired Assets | Acquisition and Requisition of Immovable Property Ordinance of 1982 | Acquisition and Requisition of Immovable Property Act of 2017 |
|--------------------|---|---|
| Land | Additional 50% of determined value | Additional 200% of determined value |
| Structures | Additional 50% of determined value | Additional 100% of determined value |
| Trees | Additional 50% of determined value | Additional 100% of determined value |
| crops ⁶ | Additional 50% of determined value | Additional 100% of determined value |

4.4. Gap Analysis between JICA Guidelines and Bangladesh Policy.

There are evident gaps in the ARIPO-1982 -and ARIPA-2017 for land acquisition and JICA’s policies and guidelines related to land acquisition, compensation and involuntary resettlement. A Gap analysis is prepared and presented in **Annex 3: Gap Analysis of GoB and JICA Policy**, describes gaps between the two acquisition laws and JICA’s policies and Project-specific measures to bridge the gaps. A brief summary of the gaps between GoB and JICA is in order:

- Generally, the 1982 Ordinance II does not recognize unauthorized occupants on the Government land and there is no clear indication about avoiding or minimizing displacement. But the JICA policies strongly require avoidance or at least minimize adverse impacts through alternative design options.
- The adverse social impacts are not entirely recognized by the 1982 Ordinance – for instance, there are no provisions for resettlement of the displaced population, whereas JICA policies require not only resettlement sites and support but improve or at least restore pre-project standard of living of the affected people.
- The 1982 Ordinance pays very little attention to public consultation and stakeholders engagements in Project planning and execution. JICA policies require meaningful consultation with the affected people and other stakeholders to disseminate

⁶Tenants, sharecroppers or informal land user will receive compensation for crops from the Deputy Commissioner or from BEZA. In that case land user will be identified through Joint Verification or census survey.

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Project goals and objectives to obtain stakeholders' views and inputs in Project planning and implementation.

- Finally, JICA policies pay special attention to gender issues and vulnerable groups in the resettlement processes, particularly the non-titled and the affected poor households. The policy gaps have been bridged by additional Project-specific measures adopted in the RAP.
- Special attention will be given to vulnerable APs including elderly and women headed households. In sum, the added measures in this Project fully comply with JICA guidelines for Environmental and social consideration.

Table 4-2: Summary of Gaps and Additional Gap-filling Measures applied in JEZ Project

| SL No. | Gaps between JICA policies and GOB's 1982 Ordinance and ARIPA-2017 | Gaps Filling Measures/Remedial Provisioned in this Project |
|--------|--|--|
| 1 | Gaps in relation to avoidance and minimized Project impacts | The Project designs adopted aimed to minimize impacts on living structures as much as possible. |
| 2 | Existing GoB laws recognize title owners only; informal settlers are not covered | No Non-titled settlers were found in the project area. But there are a good number of sharecroppers need to be identified through census. Livelihood Restoration Program is provisioned in this RAP. |
| 3 | Existing laws and methods of assessments do not ensure full replacement costs | Provisions have been adopted for additional top up payments to ensure replacement costs including titling cost. |
| 4 | Consultation with affected community not legally required under ARIPO-1982 and ARIPA-2017. | Extensive consultations were carried out during the EIA and census and socio economic survey ; similar consultations will continue during Project implementation. |
| 5 | No relocation assistance or support under 1982 Ordinance. But ARIPA-2017 has provision for resettlement of physically displaced person only. | Affected households and businesses will receive relocation assistance and support from the Project |

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| SL No. | Gaps between JICA policies and GOB's 1982 Ordinance and ARIPA-2017 | Gaps Filling Measures/Remedial Provisioned in this Project |
|--------|--|---|
| 6 | No support or program for income and livelihood restoration | The Project benefits include income and livelihood restoration, including training for alternative incomes, employment in project constructions and proposed industries as per qualification and skill. |
| 7 | No provision for reconstruction of common property resources | No Common Property Resources were identified in the project RoW. However |

4.5. Eligibility Criteria for Compensation and Resettlement Assistance

Eligibility for compensation and resettlement assistance is limited by Cut-off-Date. The cut-off-date for compensation under law for those identified on project Right of Way (RoW) is considered to be the time of serving notice under section-3 according to the ARIPO of 1982. The affected households and title holders have already received notice under section 3 from the Narayangonj Deputy Commissioner on 18th September 2017. The 18th September 2017 is the cut-off-date for compensation under law.

The census survey started date carried out by EQMS will be considered as the social cut-off-date from BEZA side. Census survey carried out after the finalization of Land Acquisition Plan in the project area. Any non-titled persons like share croppers identified through census survey eligible for resettlement assistance. Any persons moving into the area after the cut-off-dates will not be entitled for compensation either from DC or BEZA.

4.6. Valuation of Assets

The Deputy Commissioner follows the rules of written down in the Ordinance to determine the market prices of assets like land, structures and trees on acquired land. The Deputy Commissioner determined market price of land by averaging corresponding twelve months transaction values for each mouza for each category of land for the 491.47 acres of land. The Deputy Commissioner shall calculate Cash Compensation under Law (CCL) by adding 50% of assessed market price according to ARIPO-1982. In determination of market price, the Deputy

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Commissioner was assisted by Public Works Department for structures and Department of Agriculture Extension for crops.

For the retention pond area (50 acres), the Deputy Commissioner will follow the new acquisition law (ARIPA-2017). The Government of Bangladesh enacted new Acquisition and Requisition of Immovable Property Act-2017 replacing previous law. The new law has the provision to provide additional 200% of approved mouza rate for land. The difference between the two acquisition laws has already discussed in previous sub-section.

The provision of enacted new law and the major demand of PAPs for land value is the same. In public consultation meeting and some FGDs, it was learned that the PAPs wanted land price at 3 times higher than the mouza rate.

However, the project owner or the project Executing Authority (here is BEZA) agreed to provide compensation at 3 times higher of mouza rate. The estimated budget calculated in compliance with ARIPA-2017 as well as BEZA's commitment for entire project first phase including retention pond/canal area to ensure Replacement Cost of acquired properties.

To facilitate CCL disbursement (other than DC payment), BEZA need to form Property Valuation Advisory Committee (PVAC). PVAC will assess, review, recommend and endorse compensation rate up to the new law. The PVAC will be formed and mandated with necessary and appropriate legitimate authority. Actually the PVAC will fill up the gaps or differences between the ARIPO-1982 and ARIPO-2017.

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5. Consultations, Participation and Disclosure

5.1. Objective of Consultation

Consultation is a process through which stakeholders could participate in project planning and implementation. Public consultation and disclosure are very crucial for success of any development or infrastructures project. Through the consultation process, affected communities can raise their voices about project, its impact, compensation policy and participate in project design and impacts mitigation planning. Basically consultation is the beginning of all resettlement related activities. Experience in Bangladesh indicates that involuntary resettlement generally gives rise to severe problems for the affected population making them apprehensive to the project. These problems could be addressed if, affected community properly informed and consulted about the project. Consultation ensures community participation and allows affected community to make suitable choices and preferences. Peoples or community participation through consultation process will establish transparency in project planning and implementation. Consultation is a two way process where the executing agency, policy makers, beneficiaries and affected persons discuss and share their concerns in a project process.

The Japan International Cooperation Agency (JICA) safeguard policies give high priority on public consultation and participation to enhance the community voice and assure incorporation of community's views in design and implementation of a socially and environmentally compliant project.

5.2. Classification of Project Stakeholders

Japanese Economic Zone (JEZ) in Araihasar will be developed and managed by SPC (BEZA, BIFFL and Japanese Developer) under the G2G scheme of Japan and Bangladesh. Bangladesh Economic Zone Authority (BEZA) is the executing authority of the project. The project involves multiple stakeholders. The Project Affected Persons (PAPs), beneficiaries in and around the project were classified as primary stakeholders while project proponent, funding agency, land acquisition authority and NGOs, and consultants are classified as secondary stakeholders. Stakeholders involved with the project are presented in below Table:

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Table 5-1: Classification of Stakeholders

| Type of Stakeholders | Stakeholders profile |
|-----------------------|---|
| Primary Stakeholder | Project affected populations/community, beneficiaries around the project site and persons affected due to involuntary displacement and resettlement in the project area. |
| Secondary Stakeholder | BEZA-the Project owner and EA, Deputy Commissioners (DCs) and their supporting agencies, Local Government Agencies, Project Consultants, Contractors, Non-Government Organization (NGOs) and Civil Society Organizations (CSOs) |

5.3. Consultation Process

Consultation with affected populations and project stakeholders were carried out at their convenient place through Focus Group Discussion, Public Consultation Meeting and individual contact. In all consultation events, a brief description about the project, Japanese investment, scope of development opportunities, land acquisition and compensation policy were discussed. It was observed that female participation is very poor than males because males are generally owned and operated businesses and land.

5.3.1. Focus Group Discussion

A total of 12 Focus Group Discussion was held with the different group of populations during SIA and census so far. The land acquisition and implementation of the project has significant impact on PAPs and surrounding populations in both negative and positive form. Persons who lost land and other assets due to the project identified as directly affected person. Persons having no title to the land, but lost livelihood resource base are identified as indirectly (sharecroppers) affected persons. Furthermore communities and populations surrounding the project are somehow beneficiary of the project. The project located in between the two industrial hub of the country and a significant number of persons involve with multiple business and commercial ventures. All of them have interest in the project. Focus Group Discussion was conducted to obtain views and perception about the project from different groups of peoples in and around the project. General norms and procedures for holding a FGD followed to ensure spontaneous participation of affected populations. Summary of Focus Group Discussion is presented below table:

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Table 5-2: Summary of Focus Group Discussion

| Date & Place | Target Group | No. of Participant | | | Issues/Topic discussed | Opinion of APs | Project Responses |
|------------------------------------|---------------------|--------------------|----|----|---|--|---|
| | | M | F | T | | | |
| 04/12/2017 Boro Bari, Pachrukhi | Farmers | 9 | 0 | 9 | Project objective and goals opportunities will be created by the project, land requirement, livelihood and income restoration, compensation and resettlement benefits, improvement of service facilities etc. | In all FGD, the participants mostly affected person expressed their concern on land acquisition. They requested the authority concern to shift the project site nearest elsewhere to save their agricultural land. If it unavoidable, they demand compensation at 3 times higher than mouza rate. They also demanded job placement priority in the Japanese Economic Zone according to | In reply to their questions, quires and demand, the project proponent confirmed that fair and just compensation will be provided for acquired land other assets. Households displaced with housing will be resettled properly. A comprehensive resettlement and rehabilitation plan has prepared to restore income and living standard of the affected persons. The project will brings huge opportunity for affected populations |
| 05/12/2017 Pachrukhi | Farmers | 7 | 0 | 7 | | | |
| 12/12/2017 Pachbaria | Businessmen | 8 | 0 | 8 | | | |
| 13/12/2017 Pachrukhi | Women | 0 | 8 | 8 | | | |
| 20/12/2017 Pachrukhi | Teachers | 4 | 3 | 7 | | | |
| 23/12/2017 Pachbaria | Women | 0 | 8 | 8 | | | |
| 05/12/2017 Pachbaria | Sharecroppers | 9 | 0 | 9 | | | |
| 13/12/2017 Pachrukhi | Elderly | | | | | | |
| 20/12/2017 Pachrukhi | Students | 8 | 0 | 8 | | | |
| 20/12/2017 | Rickshaw/Van Puller | 10 | 0 | 10 | | | |
| 10.02.2018 | Students | 10 | 15 | 25 | | | |
| 15.02.2018 | Young Groups | 10 | 10 | 20 | | | |
| | | | | | | | |
| | | | | | | | |

| Date & Place | Target Group | No. of Participant | | | Issues/Topic discussed | Opinion of APs | Project Responses |
|--------------|--------------|--------------------|---|---|------------------------|---|-------------------|
| | | M | F | T | | | |
| | | | | | their qualification. | and surrounding populations for their economic enhancement. Affected young and educated persons will get preference in employment in JEZ according to their qualification and experience. | |

5.3.2. Public Consultation Meeting (PCM)

Goals and objectives of the project have been disclosed with the affected people and their communities through open public consultation meetings and FGD. The main objective of the Public consultation meeting is to get stakeholders input in project planning and implementation. Participant from both primary and secondary stakeholders groups attended the public consultation meeting. To ensue stakeholders’ participation, a rigorous publicity have been undertaken through local newspaper. The project proponent (BEZA) issued invitation letters to the concerned stakeholders to participate in public consultation meeting and request to have any comments, suggestion and recommendation on land acquisition and in preparation of RAP. One consultation meeting was organized with the project affected communities up to the 31st December 2017. The consultation meeting intensely focused on the project, land acquisition and compensation procedures. Public consultation meeting minutes is annexed with **Annex 4: Consultation Meeting Minutes**

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Table 5-3: Summary of Public Consultation Meeting

| Date & Place and Number of Participant | Issues/Topic Raised | Project Response |
|---|---|--|
| <p>22nd November 2017. Purinda Bazar Male: 250 Female:5 Total: 255</p> | <ul style="list-style-type: none"> ▪ Description of the project, its alignment and anticipated impacts; ▪ Key principles of the compensation and resettlement process and rehabilitation measures; against probable loss. It was explained clearly that land for land as an alternative was not an option in this project, but that compensations would be made at the replacement cost of the asset (including stamp duties and registration costs in the case of title owners); ▪ Special assistance for the vulnerable population; ▪ mechanism for compensation payment; ▪ grievance redress mechanism etc. | <ul style="list-style-type: none"> • For the 1st phase of the project, the DC issued notice under section-3 in accordance with Acquisition and Requisition of Immovable Property Ordinance-1982 on 18th September 2017 which has provision for 50% premium on land value. But Government gazette new Acquisition and Requisition of Immovable Property Ordinance 2017 making provision of additional 200% of land value. BEZA and DC office is trying to bring it under new law. • BEZA confirms that affected person can cultivate the acquired land for next crops season. • BEZA will ensure compensation at 200% additional of mouza rate. No negative environmental impact will occur in future. • Ensure proper drainage system restoring previous canal operative as it is. • Create more and suitable facilities so that our future generation could be benefited from them.. |

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5.4. Summary of Consultation

It was revealed through Focus Group Discussion and Public Consultation meeting that project affected persons and other stakeholders surrounding the project location is quite favor to the project. In both consultation events they raised some similar issues regarding land acquisition and compensation. They told that the site selected for the project is agricultural land and major livelihood resource base. They requested the authority to sift the project elsewhere, but near to their location. If it is not possible to shift the project to another location, then the demand compensation as per new law i.e. additional 200% for acquired properties and assets. The project affected persons also demanded job placement priority in the project during construction as well as in different investment venture in the project.

5.5. RAP Disclosure Plan

The consultation will continue throughout the project cycle. The effectiveness of resettlement implementation is related to the continuous involvement of those affected by the project. Second additional rounds of consultations with AHs will be required during detail design and RAP implementation. The other round of consultation will occur when compensation and assistance were provided and actual resettlement begins. Information disclosure pursued for effective implementation and timely execution of RAP. For the benefits of the community in general and AHs in particular, the RAP will be made available at BEZA and NGO/Firm field offices and at local union and Upazila Parishads. For continued consultations, the following steps are envisaged in project design and implementation:

- BEZA will organize public meeting and will apprise the communities about the progress in the implementation of resettlement and social activities.
- BEZA will organize public meeting to inform the community about the compensation and assistance to be paid. Regular up date of the progress of the resettlement component of the project will be placed for public display at the local level BEZA and NGO/Firm office and local Union Parishads.
- All monitoring and evaluation reports of the RAP components of the project will be disclosed in the same manner as that of RAP.
- Key features of RAP, particularly entitlement and institutional arrangement for grievance redress will be summarized in a booklet and distributed among the AHs and their communities along the project corridor.
- BEZA will conduct information dissemination session at major intersection and solicit the help of the local community leader to encourage the participation of the AHs in RAP implementation.

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- Attempts will be made to ensure that vulnerable groups understand the process and to take their specific needs into account.

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6. Grievance Redress Mechanism

6.1. Objective

BEZA will establish Grievance Redress Mechanism (GRM) to voice and resolve social and environmental concerns linked to the project and ensure greater accountability of the project authorities towards all project affected persons (PAPs). The complaints and grievance redress mechanism will allow PAPs for appealing any disagreeable decision, practice or activity arising from census, IOL, land acquisition and from construction related activities. PAPs will be informed fully about their rights and of the procedures for addressing grievances/complaints whether verbally or in written during consultation, census and at the time of compensation disbursement. The project planning and implementation will be cautious enough to avoid or prevent grievances through advance counseling and technical assistance to the PAPs in the census, IOL, SES and compensation collection process. This will be ensured through careful RAP design and implementation, by ensuring full participation and consultations with PAPs, and by establishing extensive communication and coordination between the affected communities, the BEZA, and local governments in general

6.2. Grievance Redress Committee

BEZA will form Grievance Redress Committees at Union and project level to resolve complaints or grievances formally through community participation. The GRC at union level will be composed off five members who include representative from BEZA, Union Parishad Chairperson, Two representatives including one woman from PAPs and Implementing NGO/Firm representative. Representative of BEZA chaired the committee while INGO/Firm representative will act as member secretary of the committee.

The project level GRC will be composed of 3 member which include the Project Director, Team Leader of INGO/Firm and Social Safeguard Specialist of BEZA. The project director will chair the committee while Safeguard Specialist will act as member secretary of the committee.

6.3. Legitimacy of GRC

The Project Director will form required numbers of committees with specific terms of reference and forwarded those to the respective ministry for approval. The ministry enacted these committees through a gazette notification. Any complaints on ownership title or other suits falling under arbitration and which is to be resolved by the judiciary system will not be within the purview of the GRCs.

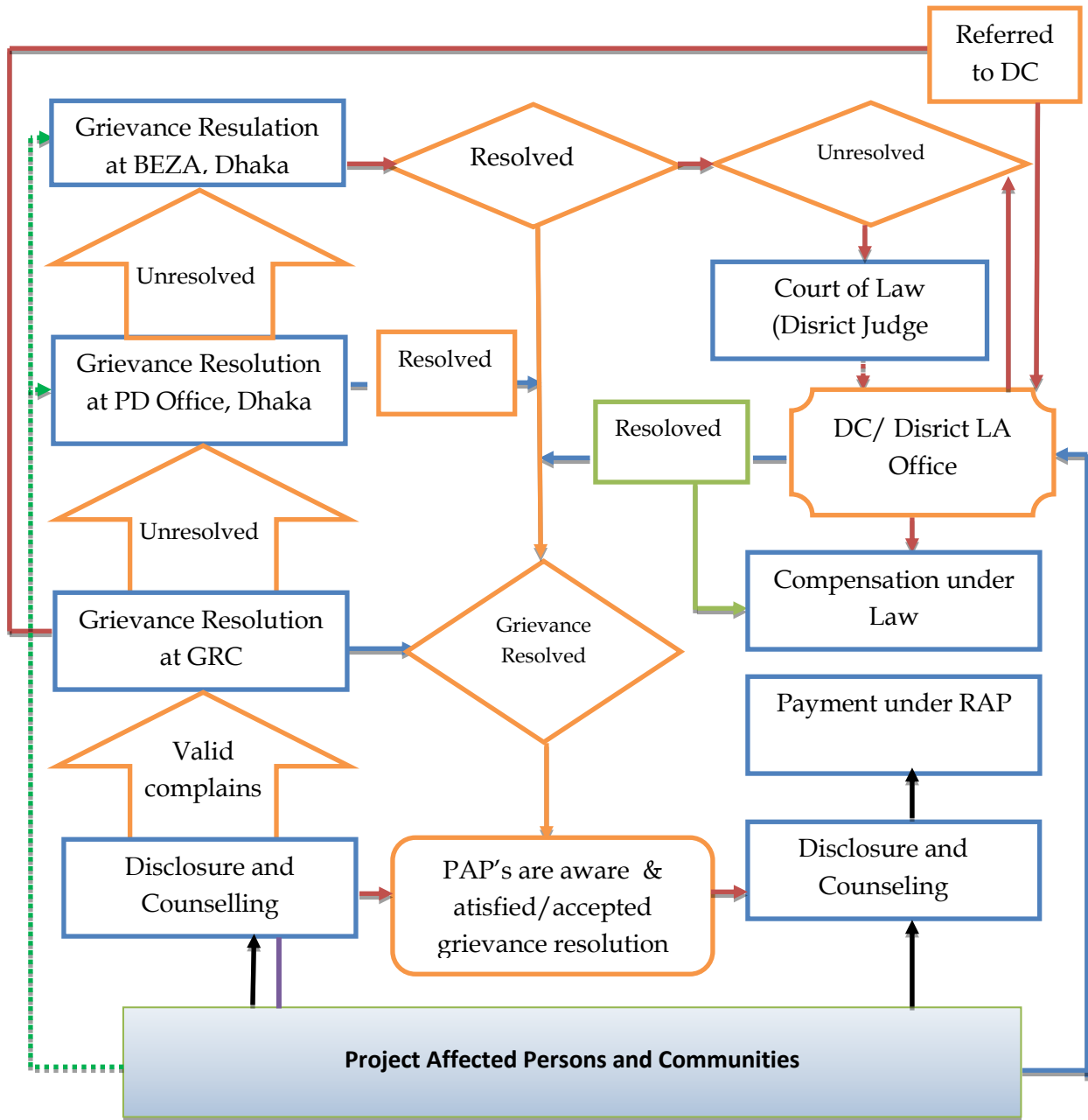
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6.4. Scope and Jurisdiction of GRC

The GRC will be activated with the responsibilities to resolve resettlement and compensation related grievances/issues not to be addressed under legal suits in the courts. Scope of work and jurisdiction of GRC is as follows:

- The GRC will receive grievances, complaints or disputes through implementing NGO/Firm from affected persons in written.
- The INGO/Firm will assist Affected Person to lodge/register any resettlement grievance, complaints or disputes over ownership title of acquired land/assets to the GRC.
- The GRC will review, consider and resolve grievances related to social/resettlement and environmental mitigation during RAP implementation.
- Any grievance, complaints and problems should ideally be resolved on the first day of hearing or within a period of one month, in case of any complicated one requiring additional and field investigation.
- Grievance of Indirectly affected persons will also be reviewed by GRC.
- GRC decisions should ideally be arrived at through consensus, failing which resolutions will be based on majority vote.
- Any decision made by GRC must be within the purview of social, resettlement, and environmental policy framework.
- The GRC will not deal with any issues/matters pending in the court of law. But if the parties agree on through written appeal, then GRC can only mediate for withdrawing of litigation.
- Other than disputes relating to ownership right under the court of law, GRC will review grievances involving all resettlement benefits, relocation and other assistance. However, the major grievances that might require mitigation include:
 - Dispute over APs not enlisted in the original IOL or census.
 - Losses not identified correctly.
 - Compensation/assistance not as per entitlement matrix.
 - Delay in disbursement of compensation/assistance.
 - Disputes over ownership
 - Improper distribution of compensation/assistance in case of joint ownership
- A minimum three (3) members shall form the quorum for the meeting of GRC.

Figure 6-1: Grievance Redress Mechanism Chart



6.5. Disclosure and Procedures

Upon mobilization of Resettlement Action Plan (RAP) implementing NGO/Firm, BEZA will form Grievance Redress Committee. Prior to the start of construction works, BEZA and its representative will make sure to the PAPs about the establishment of grievance redress mechanism and the process. All relevant contact information and the grievance redress steps posted at every UP office involved as well as INGO/Firm office. The poster will be in local language and posted as soon as the RAP implementing NGO/Firm is mobilized. The BEZA representative will check at least every month to ensure that the posters are properly displayed and contact instructions and numbers are clearly provided.

GRC meeting will be held in the respective field office of BEZA or INGO/Firm or any other location as agreed by the Committee and also convenient to the Project Affected Persons (PAPs). If needed, GRC members may take field visits to verify and review the issues at dispute, including ownership/shares, reasons for any delay in payments or other relevant matters.

The INGO/Firm and BEZA will try as much as possible to address grievances locally before these are submitted to the GRC. If grievances are not resolved, the following procedures and timeline are described in below Table:

Table 6-1: Steps of GRM

| Steps | Action Level | Process |
|--------|----------------|---|
| Step 1 | Counseling | Complaints and grievances from displaced person will first be heard during personal contact and focus group meetings at the village level. The RAP implementation operatives on site will counsel PAPs for gaps in information about the policy and eligibility for compensation and resettlement assistances. If the case/complain found outside the mandate of GRC, the RAP implementing operatives will advise the aggrieved PAPs to lodge their complaints in the court of law at the district level. If the case/complain is within the jurisdiction of GRC, the RAP implementing operatives will advise the aggrieved APs to formally lodge their complaints with the GRC. |
| Step 2 | GRC Resolution | Member secretary of GRC will scrutinize the complaints and prepare case file for hearing and resolution. A formal hearing will be held before GRC at a date fixed by the member secretary of GRC in consultation with the chair and other aggrieved APs. |

| Steps | Action Level | Process |
|--------|---|--|
| | | <p>On the date of hearing, the aggrieved PAP will appear before the GRC at a place set in consultation with the PAPs and BEZA and produce proof in support of his/her claim. The member secretary will note down the statement of the complainants and documents with all proofs.</p> <p>The decisions from majority of the members will be considered final from the GRC and will be issued by the Convener and signed by other members of the GRC. The case records will be up dated and the decision will be communicated to the complainant APs by the member secretary of GRC at the village level.</p> |
| Step 3 | Decision from Project Director Office, BEZA | <p>If any aggrieved PAP is not satisfied with the GRC decision, the next option will be to lodge grievances to the Project Director of the Araihasar Economic Zone project at Dhaka within two (2) weeks after receiving the decision from GRC. The AP, in the complaint, must produce documents supporting his/her claim. The PD with, the assistance from the Resettlement Specialist on the supervision consultants will review the proceedings of the GRC hearing and convey its decisions to the aggrieved PAPs within two (2) weeks after receiving the complaint.</p> |
| Step 4 | Decision from PD | <p>Should the resolution from Project Director office fail to satisfy the aggrieved PAPs, they will facilitate to forward their case for further review and settlement with the office of the Chairman of BEZA at Dhaka. The aggrieved PAP will submit the petition with all documentary evidences of complaints and the resolution proceeding of step 2 and 3 within two weeks after the decisions from the Project Director Office is received.</p> |
| Step 5 | Decision from Court | <p>Should the grievance redress system fail to satisfy aggrieved APs, they can go/pursue further action by submitting their case to the appropriate court of law at the district level.</p> |

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6.6. Documentation and Record Keeping

All GRC documents will be maintained by INGO/Firm for review and verification by supervision consultants and JICA. Implementing NGO or BEZA field offices will act as secretariat to the GRCs. As a result, the record will be up-to-date and easily accessible on-site.

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7. Eligibility and Entitlements

7.1. Introduction

Affected Households (AHs) entitled for compensation or at least rehabilitation provisions under the project of Japanese Economic Zone project at Araihasar, are those lost their structures, land crops, trees, and objects attached to the land and those lost income and livelihood.

Any households or persons identified through Joint Verification on the project right of way on 18 September 2017 (cut-off-date) and through census in December 2017-January 2018 are eligible for compensation and assistance from the project. The cut-off-date for retention pond/canal area doesn't establish yet as land acquisition is yet to start by the Deputy Commissioner.

AHs who settle in the affected areas after the cut-off date will not eligible for compensation. They will be given sufficient advance notice requesting to vacate premises and dismantle affected structures prior to project implementation.

7.2. Eligibility for Compensation and Entitlement Matrix

The Entitlement Matrix of the RAP is prepared in accordance with the Acquisition and Requisition of Immovable Property ordinance-1982 of Bangladesh and JICA Guidelines for Environmental and Social Consideration on involuntary resettlement. As per ARIPO-1982, the Deputy Commissioner could enhance additional 50% of mouza rate in assessing of land price. As this provision found insufficient and inadequate, the Government of Bangladesh enacted new Acquisition and Requisition of Immovable Property Act-2017 (Act 21 Of 2017) ensuring additional 200% of mouza rate as market price.

Extensive consultation was carried out through series of Focus Group Discussion and Public Consultation Meeting to obtain their perception and views on compensation of acquired properties. In all consultation events, the land owners demanded the amount of compensation to be equivalent to the compensation under the new law even though the first phase of the project followed ARIPO-1982 for land acquisition. After a number of discussions with BEZA to determine compensation, BEZA has agreed to adopt the additional 200% as per new law to the amount of compensation to ensure the full replacement cost will be compensated as per JICA guideline. The RAP also benefitted from other previous and ongoing Resettlement Action Plan/Resettlement Plan in Bangladesh.

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Table 7-1: Entitlement Matrix for the Japanese Economic Zone Project

| Loss Item 1: Loss of Agricultural Land | | | |
|---|--|--|--|
| Persons Entitled | Entitlements | Application Guidelines | Additional Services |
| Legal owner/ titleholders as identified by Deputy Commissioner (DC) in the process of CCL payment. | <ul style="list-style-type: none"> • Cash Compensation as replacement cost (RC) of agricultural land at 3 times higher of mouza rate. BDT 650/decimal as one year crop compensation. • The cultivators will be allowed to harvest the standing crops free of cost. | <ul style="list-style-type: none"> • Replacement Cost (RC) will be recommended by PVAC enhancing additional 200% of mouza rate. • DC will pay Cash Compensation under Law (CCL) for the land. • If Replacement Cost is higher than CCL The differential (Top-up) between RC and CCL will be paid directly by BEZA with the assistance of implementing Firm/NGO. | <ul style="list-style-type: none"> • Legal owners will be assisted by Firm to organize legal documents in support of their ownership. • Implementing Firm will identify, assess and calculate loss and entitlement of female owners and co-sharers through share determination at the field upon receipt of CCL payment data from DC office. |
| <p>Implementation Issues:</p> <ul style="list-style-type: none"> • Persons entitled will be informed of the details about the land acquisition and compensation policy, process, resettlement package and payment procedures. • DC will determine and pay the price of acquired land with 50% enhancement of mouza rate as CCL. . • With assistance from RAP implementing NGO/Firm, BEZA will pay the residual additional 150% of Replacement Cost (RC) For khas land (if any, DC is the owner at respective districts on behalf of the government), CCL will be the assessed as the market price without 50% enhancement and further additional. | | | |
| Loss Item 2: Loss of Homestead , Commercial Land and Common Property Land | | | |
| Persons Entitled | Entitlements | Application Guidelines | Additional Services |

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| | | | |
|--|--|---|--|
| <p>Legal owner/ title holders as identified by DC in the process of CCL payment.</p> | <ul style="list-style-type: none"> • Cash Compensation as replacement cost (RC) of agricultural land at 3 times higher of mouza rate. . • BDT 10000/decimal as Land Development Allowance for developing homestead land. | <ul style="list-style-type: none"> • Replacement Cost (RC) will be recommended by PVAC enhancing additional 200% of mouza rate. • DC will pay Cash Compensation under Law (CCL) () for the land • The differential (Top up) between RC and CCL will be paid directly by BEZA with the assistance of implementing Firm/NGO. | <ul style="list-style-type: none"> • Legal owners will be assisted by implementing Firm to organize legal documents in support of their ownership. • NGO/Firm will identify loss and entitlement of female owners and co-sharers through share determination at the field upon receipt of CCL payment data from DC office. |
|--|--|---|--|

Implementation Issues:

- Persons entitled will be informed of the details about the land acquisition and compensation process, resettlement package and payment procedures.
- DC will determine and pay the price of acquired land with 50% enhancement of mouza rate as CCL. With assistance from implementing NGO/Firm, BEZA will pay the residual additional 150% of Replacement Cost (RC). .
- For Khas land (if any, DC is the owner at respective districts on behalf of the government), CCL will be the assessed as the market price without 50% enhancement and further additional.

Loss Item 3: Loss of Water Bodies (Ponds, Both Cultivated and Non-Cultivated)

| Persons Entitled | Entitlements | Application Guidelines | Additional Services |
|---|---|---|---|
| <p>Legal owner/ titleholders as identified by (DC) in the process of CCL payment.</p> | <ul style="list-style-type: none"> • Cash Compensation as replacement cost (RC) of agricultural land at 3 times higher of mouza rate. . • BDT 400/decimal to be considered as one year compensation for fish cultivation. | <ul style="list-style-type: none"> • Replacement Cost (RC) will be recommended by PVAC enhancing additional 200% of mouza rate. • DC will pay CCL (Cash Compensation under Law) for the pond. | <ul style="list-style-type: none"> • Legal owners will be assisted by FIRM to organize legal documents in support of their ownership • FIRM will identify loss and entitlement of female owners and |

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| | <ul style="list-style-type: none"> The fish cultivators will be allowed to catch/harvest all the fishes free of cost before taking possession. | <ul style="list-style-type: none"> The differential (Top up) between RC and CCL will be paid directly by BEZA with the assistance of implementing Firm/NGO. | <p>co-sharers through share determination at the field upon receipt of payment data from DC office.</p> |
|--|---|--|---|

Implementation Issues:

- Persons entitled will be informed of the details about the land acquisition and compensation policy, process, resettlement package and payment procedures.
- DC will determine and pay the price of acquired land with 50% enhancement of mouza rate as CCL. With assistance from implementing NGO/Firm, BEZA will pay the residual additional 150% of Replacement Cost (RC). For Khas land (if any, DC is the owner at respective districts on behalf of the government), CCL will be the assessed as the market price without 50% enhancement and further additional.

Loss Item 4: Loss of All Types of Structures With or Without Title to Land

| Persons Entitled | Entitlements | Application Guidelines | Additional Services |
|---|---|---|---|
| <p>Legal owner/ titleholders as identified by DC Or as identified through the JVC and census/IoL.</p> | <ul style="list-style-type: none"> Cash Compensation as Replacement Cost (RC) for structures with additional 100% of assessed value determined by the DC with the assistance of PWD. BDT 15/sft, but not exceeding BDT 8000 as Transfer Grant (TG) for shifting affected structures. BDT 20/sft, but not exceeding BDT 10000 as Reconstruction Grant (RG) for reconstruction of affected structures. BDT 10000 for each HH as Re-installation Grant | <ul style="list-style-type: none"> Replacement Cost (RC) will be recommended by PVAC enhancing additional 100% of assessed value of structures. Applicable to all structures located within the project RoW at the cut-off date. DC with the assistance of the PWD will assess and finalize the rate of CCL for affected structures. DC will disburse CCL. BEZA will provide other resettlement benefits directly or with the assistance from implementing Firm. | <p>Firm will assist the EPs in relocation/reconstruction and compensation disbursement process.</p> |

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|--|--|--|--|
| | <p>of utility services (electricity, gas, tube-well and latrine).</p> <ul style="list-style-type: none"> • As structure demolition grants, the owners will be allowed to take away all the salvageable materials free of cost within the declared date of BEZA. | | |
|--|--|--|--|

Implementation Issues:

- Firm will identify the structures loser EPs according to Joint Verification Survey and assess and calculate structures type and amount of structures to be displaced.
- DC will determine the value for structures with assistance of PWD and pay the value for structures with 50% enhancement as CCL. .
- With assistance from implementing NGO/Firm, BEZA will pay the residual additional 50% of Replacement Cost for structures. Payment of benefits will be made following the Administrative Manual approved by BEZA assisted by implementing NGO/Firm.

Loss Item 5: Loss of crops grown in the acquired areas without lease agreement, informally Without Title to Land.

| Persons Entitled | Entitlements | Application Guidelines | Additional Services |
|---|--|---|---|
| Socially recognized land users/farmers or share-croppers without titles identified by census/IOL. | <ul style="list-style-type: none"> • Dislocation Allowance at BDT 650/decimal/year for 1 (one) year. • EP will be allowed to take away residual crops/stock free of cost. • Training, additional cash grants, micro-credit etc. will be provided through implementing Firm. | <ul style="list-style-type: none"> • EP must be a recognized land user as identified by census. • Crops specific average price rate of Department of Agricultural Extension (DAE). • PVAC will verify eligibility. | <ul style="list-style-type: none"> • EP will be brought under LRP. • Involvement of qualified and eligible affected HH member for construction work in the project. |

Implementation Issues:

- Compensation to EPs must be paid fully one month before start of civil works to give time to EPs to harvest or take the residual crops.
- Payment of resettlement benefits will be made following the Administrative Manual approved by BEZA.
- The Grievance Redress Committee (GRC), if any claims and grievances will settle.

Loss Item 6: Loss of Trees With or Without Title to Land

| Persons Entitled | Entitlements | Application | Additional |
|------------------|--------------|-------------|------------|
|------------------|--------------|-------------|------------|

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| | | Guidelines | Services |
|---|--|---|--|
| <ul style="list-style-type: none"> • Legal owner/ titleholders as identified by DC • Socially recognized owners of trees grown on public or other land, as identified through census. • Owners of trees such as Forest Department, Cooperatives society, Zilla Parishad, City Corporation, Lessee on public land | <ul style="list-style-type: none"> • BDT 5600 for each large, BDT 3500 for each medium, BDT 1500 for each small and BDT 150 for each plant of fruits trees respectively. • BDT 10800 for each large, BDT 6300 for each medium, BDT 3000 for each small and BDT 80 for each plant of timber trees respectively. • BDT 250 for each banana trees. • BDT 250 for each bamboo. • Owners of the trees will be allowed to take away the salvageable materials free of cost within the BEZA declared date. | <ul style="list-style-type: none"> • PVAC will determine CCL for trees and fruits in accordance with the Department of Forest.. • Applicable to all trees and plants located within the project RoW at the cut-off date. • DC will pay CCL as applicable for trees/plants. • If DC does not pay, then BEZA will pay compensation for trees with assistance of NGO/Firm. | <ul style="list-style-type: none"> • Firm to explain resettlement policies regarding compensation for the trees of different categories and size and make the EPs aware that they could take the timber and fruits free of cost |

Implementation Issues:

- Standard rates for trees and fruits of different species available with the Department of Forestry/Horticulture will be considered by DC in calculating the CCL.
- PVAC will finalized the market price of trees and fruits with assistance from Department of Forest/Horticulture and enhance it by 100% to fix up under Cash Compensation under Law (CCL)
- Forest Department, Cooperatives society, Zilla Parishad, City Corporation will not be considered for resettlement benefits.
- The Firm will provide guidance in plantation and post-plantation care.

Loss Item 7: Loss of Income from sharecropping

| Persons Entitled | Entitlements | Application Guidelines | Additional Services |
|---|---|---|--|
| <ul style="list-style-type: none"> • Share croppers cultivating land within the project RoW, as identified through census and SES. | <ul style="list-style-type: none"> • Transitional allowance of BDT 5000.00/month for 3 months. • EPs will be eligible for Skill Development Training on suitable income generating activities and micro-credit to be provided | <ul style="list-style-type: none"> • BEZA will pay the entitlement to the EPs with the help of NGO/Firm • The net income per month will be assessed through | <ul style="list-style-type: none"> • Vulnerable EPs will be brought under income generating program with assistance of Firm under LRP. • Implementing Firm will assist in relocation and |

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| | | | |
|---|---|--|---|
| | | hcensus and to be finalized by the PVAC. | reconstruction. |
| Implementation Issues: <ul style="list-style-type: none"> ▪ Census will identify (records, Nos. and category) ▪ Eligibility to be based on businessmen identified by the census ▪ Firm will assist BEZA to provide Business Restoration Grant and others. ▪ Compensation must be paid one month before EP dismantles and removes the structures as per works requirements. | | | |
| Item 8: Grants to Vulnerable AHs | | | |
| Persons Entitled | Entitlements | Application Guidelines | Additional Services |
| Vulnerable households (Poor, female headed HHs, Elderly headed HHs, disabled/physical ly challenged, Indigenous, and Homeless) will be considered as vulnerable HHs. | <ul style="list-style-type: none"> • BDT 15000 for each HHs as Vulnerability Allowance (VA) • Provision for one member of the vulnerable household for Skill Development Training. • BDT Tk. 6000 thousand training Allowance including during the training period • No AH will get training allowance, if their family members do not participate to the training. | <ul style="list-style-type: none"> • The EPs will be identified as per the census. • The entitlement will be provided to the identified EPs by BEZA with the help of Firm • Costs of training and trainer will be borne from BEZA with the help of Firm | <ul style="list-style-type: none"> • FIRM will motivate the EPs for appropriate skill training • EPs will be brought under LRP with suitable trainings • Involvement of qualified and eligible EPs in construction works |
| Implementation Issues: <ul style="list-style-type: none"> • Vulnerable households losing income from business, employment and livelihood resources will be assessed by the Firm • Identified Vulnerable EPs will be covered under the skill training program and the allowances will be paid following the entitlement package | | | |
| Loss Item 9: Unforeseen Adverse Impacts | | | |
| Persons Entitled | Entitlements | Application Guidelines | Additional Services |
| Households/ Business Structures persons affected by any unforeseen | <ul style="list-style-type: none"> • Entitlements will be determined as per the Entitlement | <ul style="list-style-type: none"> • The unforeseen impacts will be identified through special survey by the Firm as directed by BEZA • BEZA will take necessary action based on GRC decision | <ul style="list-style-type: none"> • Affected persons will consult with Firm. • Firm will assist the concerned |

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| | | | |
|---|--------|---|-----------------------------------|
| impact identified during RAP implementation | Matrix | <ul style="list-style-type: none"> The entitlements will be approved by BEZA The payment will be made by BEZA with the help of Firm | persons for solving those issues. |
| Implementation Issues: <ul style="list-style-type: none"> The unforeseen impacts and displaced persons will be identified with due care as per policy of the project. | | | |

Note: The compensations and grants will be free from GoB Tax/Vat and the owners of affected properties will be allowed to take away all the salvageable materials of structures and trees free of cost without delaying the project intervention.

7.3. Compensation and Benefits Payment Mechanism

BEZA will ensure that the properties (land, structures and other assets) to be displaced for the Japanese Economic Zone project will be compensated at full replacement cost, determined by legally constituted bodies like the Property Valuation Advisory Committee (PVAC). The principle for determining valuation and compensation for assets, incomes, and livelihoods is replacing the loss of affected assets and restoring the loss of income and workdays experienced by the displaced households. Income Restoration and Livelihood Assistance will be provided to vulnerable households and business enterprises.

This RAP ensures Replacement Cost for land will be paid by BEZA. AHs will receive compensation from BEZA assisted by the INGO/Firm according to the market price or replacement value. Other assistances, as indicated in the RAP (entitlement matrix) will be provided by the BEZA.

7.3.1. Compensation Payment Procedures to the Titled EP

The legally owners of acquired land as identified by Deputy Commissioner in the process of CCL payment are eligible to receive Replacement Value and other resettlement assistance from BEZA.

Box-1: Compensation and Resettlement Procedures for Titled Holders.

| Deputy Commissioner's (DC) Compensation to Titled Holders (TH) |
|---|
| <ol style="list-style-type: none"> BEZA produced and prepared Land Acquisition Plan (LAP) and submit to the Deputy Commissioner (DC). The DC will carry out a feasibility study of the acquisition and submit the report to the Ministry of Land (if the land is more than 16.67 acres) or to the divisional commissioner (if the land is less than 16.67 acres) for approval. Upon approval of the LAP from Ministry of Land (MOL) or from Divisional Commissioner, the DC will issue notice under section 3 of ARIPO to the recorded owner of the affected |

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property

4. Representative from the acquiring body (DC) and requiring body (BEZA) will conduct a joint verification survey of the affected property within 3 days of serving notice u/s-3 and wait 15 days to receive any complain from land owners.
5. The DC will issue notice u/s 6 to entertaining claims from affected persons.
6. On the basis of the joint verification survey data, the DC will request valuation of structures, trees and crops from the Public Works Department (PWD), the Forest Department and Agriculture Department, respectively.
7. The DC will collect recorded land price from the concerned Sub- register's office from the last 12 months previous to the date of notice under section 3.
8. After receiving the rates from PWD, Forest and Agriculture Departments, the DC will prepare an estimate, adding 50% premium where applicable and send it to the requiring body (BEZA) for placement of fund within 60 days.
9. The DC will prepare the award for compensation in the name of recorded owner.
10. Upon placement of fund, the deputy commissioner will issue notice u/s 7 to the titled owners for receiving cash compensation under law (CCL) within 15 days from the date of issuing notice u/s 7.
11. The affected persons will need to produce record of rights to the property with updated tax receipt of land, declaration on non-judicial stamp; photograph etc. to the DC office with the claim.
12. Upon fulfillment of documentation requirements, the DC office disburses CCL in the office or at field level issuing prior notice to the landowners.

BEZA/INGO will:

1. Assist the TH in opening bank account in their names (if necessary).
2. Prepare ID card with photograph of the affected titled holders based on the CCL award list. These will be attested by concerned local administration representatives.
3. Prepare entitlement files for each affected TH.

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4. Prepare the list of sharecroppers certified by identified land owner.
5. Prepare the list of affected TH losing land
6. Prepare necessary documents and papers (payment debit voucher, etc.) to disburse “top ups” (i.e. difference between replacement cost and CCL) as well as other resettlement benefits (income loss allowances, transfer, reconstruction and vulnerability grants) to TH.
7. Distribute checks to the titled owners in a public place in the presence of concerned local administration representatives.

7.3.2. Steps to be followed in paying due compensation and other benefits for titled AHs:

- The RAP implementing NGO will prepare a personal file and entitlement card for each AP.
- The NGO will assist the APs in opening bank accounts in their names.
- The NGO will issue ID card with number, name, and photograph of the APs.
- The ID card will be jointly signed by the BEZA and NGO representatives and the photograph will be verified by the concerned ward councilor /UP chairman.
- The NGO will assist BEZA in preparing payment debit vouchers as per EP file and EC card, and the BEZA will disburse account payee cheque in a public place or the office of the ward councilor /UP chairman after issuing prior notice to the AHs.
- The NGO will provide the APs a copy of the signed receipt of their compensation amount.

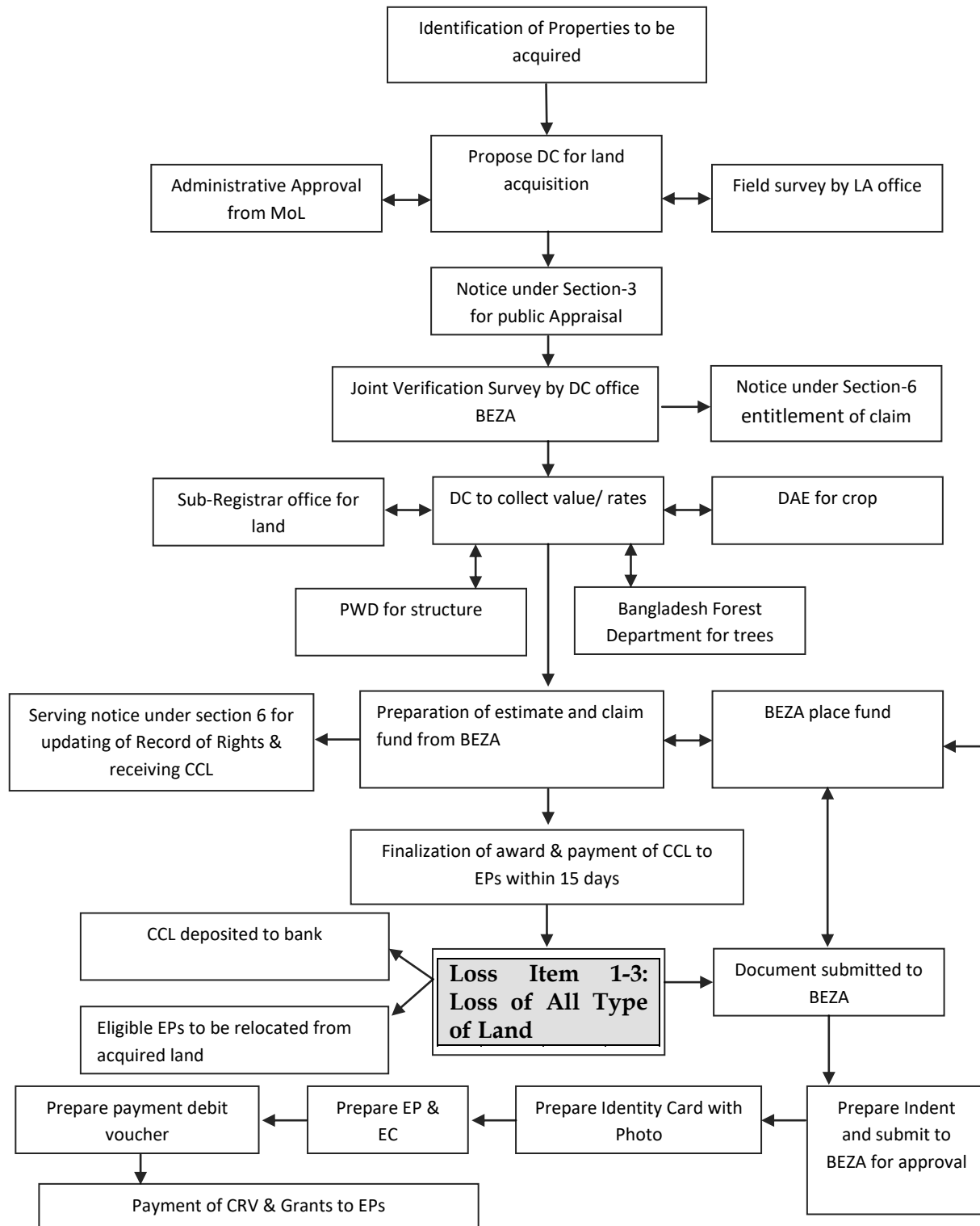
After payment of compensation, APs will be allowed to take away the trees and salvaged materials from their dismantled houses and shops, and no charges will be levied upon them for the same. A notice to that effect will be issued by BEZA to take away salvaged materials within 30 days from the date of payment. Payment of compensation and benefits will be made at least 01 month prior to removal of the structures and trees from the RoW so that they get sufficient time to dismantle and remove all salvageable material for rebuilding of houses and re-establishment of businesses elsewhere.

7.4. Compensation and Resettlement Assistance Payment Mechanism

Compensation and Resettlement Assistance payment mechanism is shown in following chart. Selection of project site, demarcation of acquired land, CCL payment system as well as resettlement assistance payment mechanism is shown in figure-1:

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Figure 7-1: Compensation Payment Mechanism for AHs (Title Holder)



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CRV: (Cash for Replacement Value) CCL: (Cash Compensation under Law) CRV: (Cash for Replacement Value)
CMV: (Current Market Value) EC: (Entitled Card)

8. Relocation of Housing and Settlement

8.1. Relocation Requirement and Strategy

The Japanese Economic Zone project will be constructed on mainly flat agricultural land. However, the project has limited impact on living structures i.e. physical displacement is very limited. But a significant number of people lost their livelihood resource base. The affected including displaced households will be provided with compensation and assistances for their land, productive assets and income affected due to project intervention. The strategy for relocation of displaced households is as follows:

- The displaced EP relocates by them from acquired land as the project has no provision for developing resettlement site.
- The affected person will be compensated for losing their income as per entitlement matrix.
- All AHs have the right to purchase land with compensation, in that case implementing NGO/Firm will assist the respective EP in purchasing and BEZA will pay applicable tax and fees for registration of land as titling cost.
- All APs/EPs will be paid resettlement benefit from BEZA before dispose off the land

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9. Income and Livelihood Restoration

9.1. Objective

The Japanese Economic Zone project will be developed on private land. A significant numbers of populations will lose their income resource base. Restoration of income and livelihood of the affected to pre-project level is thus one of the most important tasks in resettlement management. This RAP has provision for interim support to mainstream alternative income generating scheme or enhancement of existing livelihood resources so that AHs can either continue their previous occupation or can start new venture or undertake an alternative occupation. The basic objective of income and livelihood restoration and rehabilitation measures is to restore the economic status of the AHs at least at the level they have prior to the project.

9.2. Livelihood Impact and Risk

Affected Person experienced loss of livelihood sources mainly due to loss of agricultural land and agricultural productive base. The Affected Persons compel to surrender their land due to the project experienced temporary disturbance in their income and working habit. A significant numbers (327) of Affected Households will become landless due to the land acquisition for the project. They can't purchase replacement land with the compulsory compensation and other resettlement assistance as there is acute land scarcity in the project area and price of land skyrocketing every day. They might be go into the impoverishment situation due to the project.

In addition sharecroppers and tenants of agricultural land also have impact on their income and thus have also been included in the Income and Livelihood Restoration Program (ILRP). Total 1549 households experienced direct impact on their income due to land acquisition for the project. Out of 1549 Project Affected Households (PAH), 150 AHs were identified as vulnerable households including 25 women headed households. A total of 23 persons identified as sharecroppers, who were engaged in agri-farming on lease and informal agreement with the land owners in the project area. All of them might be experienced impoverishment due to loss their income base in project area. Identified vulnerable and sharecroppers and would be landless Ahs will come under Income and Livelihood Restoration Program.

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Table 9-1: Affected Households will get Priority of ILRP Assistance

| Number of AHs for ILRP | Total |
|--|--------------|
| vulnerable AH(Elderly Headed and Household below poverty line) | 125 |
| Female Headed Households | 25 |
| Sharecroppers | 23 |
| Would be Landless due to the project | 327 |
| Total | 500 |

Source: EQMS survey, December 2017

9.3. ILR Rehabilitation Measures

Provisions for Income and Livelihood Restoration program focused on improvement or at least restoration of livelihood and income of all APs. The measures consider diminishing of income and disruption of livelihood earning due to the project. In addition to provided compensation at full replacement cost, appropriate strategies has been designed for continuing their income earning opportunity and improve or restore living standard to at least at pre-project level. All affected households who lost their livelihood resources and places of generating income due to project intervention will be supported with skill development training, business assets and job placement priority in JEZ. Cash allowances will be provided to supplement the lost income and workdays to the identified vulnerable households. These will enable them to mainstreaming the transitional period of disturbance to sustain their previous sources of livelihood or taking alternative source.

- Compensation for land at full replacement cost prior to relocation;
- Compensation for trees and structures at current market rate before vacating land for construction;
- Special allowances for supporting lost income and weekdays during the transitional period after relocation;
- Special assistance, appropriate to vulnerable groups such as women and very poor households.
- Income and Livelihood Restoration program must be conceived as development program.
- As it expecting that the project will have huge opportunity for improvement of national economy, then those who are lost their land and income resource base will be benefited by the project.

The allowances and entitlement targeting the restoration of income and rehabilitation of Affected Household are as follows:

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Special Allowance for Vulnerable Groups:

Affected Households (AHs) below the poverty line and identified through census will be provided with one time special allowance of BDT 15,000 In addition to applicable compensation other allowance described above.

Special Allowance for Sharecroppers:

Affected wage loser identified through census and SES will be provided with one time transitional allowance at BDT 5000/month for 3 months.

Livelihood Restoration Training and Grants:

AHs will receive skill development trainings and grants to restore their livelihood. Livelihood and income generation training will help them to use the compensation money in the best possible ways.

9.4. Analysis of Livelihood Capital

In FGD, participant raised their voice to take appropriate measures to restore their income and livelihood in the project area. They expressed their views that the project brings opportunity to develop and continue existing livelihood. The FGD participants expressed their livelihood capital assets in following five areas.

Human Capital:

- Most of the people are aware about their health. Overall water and sanitation system is good. People are drinking safe water from either tube well or from the pipeline and are using sanitary latrines. The Upazila health complex is very close to the community and they avail the services as and when required. Most of the affected persons are cultivating paddy, mustard and other cereal crops and vegetables in the area to meet their everyday consumption and sell in case of surplus.
- Knowledge and skills about alternative or secondary livelihoods is underdeveloped.
- The young people have capacity to work and seem energetic and willing to take risks. Some of the healthy middle aged persons also willing to take part in livelihood activities for their survival.

Natural Capital- There is a river close to JEZ area and a few canals.

Social Capital- The affected persons have unity, trust and good relationship with each other. They have formal and informal groups and participate in decision making. The local government institutions in the project area is very active and very much vigilance to the well-being of the affected persons.

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Physical Capital-The project area located on Dhaka-Sylhet National Highway (N2) and very close to the expanded Dhaka city (Purbachal) up to the Balu River. The area has well communication facilities such as road, electricity, water supply, gas, internet connections, growth centers, etc. It is worth mentioning that most of the roads are pucca. Vehicles for transport are available.

Financial Capital-Lot of financial institutions like BRAC, ASA, Sonali Bank, Bangladesh Krishi Bank for micro-credit support is available in the area. The survey revealed that substantial numbers of AHs are involved with micro-credit and savings program of NGOs.

9.5. Livelihood and Skill Improvement Choice Survey

In response to the question on option of expected livelihood support for different occupations, 1549 AHs responded and expressed their livelihood choices. Among 1714 AHs 424AHs opted for boutique and 417 of AHs for Fish Culture, followed by computer training (255 AHs). All the vulnerable AHs showed that they are interested in receiving skill training on livestock rearing and Poultry rearing Livestock rearing is the automatic choice; it may be due to more profitable, lesser risk and whole family members could be involved. Choices for skill development training are presented in below Table.

Table 9-2: Expected Occupation by Choice of Affected Households

| Preferred Training | Frequency | Percent |
|--------------------|-----------|---------|
| Poultry | 128 | 7.45 |
| Cattle Rearing | 108 | 6.32 |
| Tailoring | 141 | 8.23 |
| Boutique | 424 | 24.74 |
| Computer | 255 | 14.89 |
| Fish Culture | 417 | 24.32 |
| Mechanical | 239 | 13.95 |
| Technical | 2 | 0.1 |
| Total | 1714 | 100 |

Source: EQMS survey, December 2017

9.6. Strategies for Implementing ILR Program

The project first phase will be developed on approximately 541.45 acres of land. The project has huge and considerable impact on livelihood and income of about 1549 households at variable levels. The Resettlement Action Plan (RAP) is prepared in compliance of JICA Guidelines on Environmental and Social Considerations. To improve or at least restore living standard of affected households at pre-project level is the main policy principles of JICA. The project

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authority i.e. BEZA should undertake appropriate measures to improve or at least restore living standard of affected households at pre-project level in compliance of JICA policy. Through comprehensive Income and Livelihood Restoration Plan, BEZA will ensure project benefits to the affected populations.

9.6.1. Involve NGO/Firm for Implementing ILR Program

As a part of Resettlement Action Plan (RAP) implementation, BEZA will appoint and engage either same or separate NGO/Firm with specific terms and responsibilities to implement Income and Livelihood Restoration Plan (ILRP). The ILRP implementing NGO/Firm with assistance from BEZA and RAP implementing NGO/Firm will undertake and implement specific task in regards to Income and Livelihood Restoration activities.

9.6.2. Prepare Potential and Capable PAPs List

The ILRP implementing NGO/Firm will create a database of young, qualified and capable PAPs. According to the census and SES carried out by EQMS, the ILRP implementing NGO/Firm will identify potential and capable persons for skill development training on various income generating activities. The ILRP implementing NGO/Firm with assistance from RAP implementing NGO/Firm will create potentials capable and qualified PAPs among the affected households with name, father/husband’s name, age, qualification and suitability for expected occupation, business and enterprise choices.

Based on census and SES, it was learned that a total of 39 of PAPs finished their education at different level. But still they were found unemployed. About 852 PAPs were found studying at different level of education. Among them 609 are male and 243 are females. A total of 116 out of 852 are studying at tertiary level and others are at secondary and higher secondary level. It is expected that all of them will entered into work or job market within next 2-5 years. The ILRP implementing NGO/Firm will identify this segment of PAPs and recommend for job placement based on their qualification and capability in the JEZ.

Table 9-3: Potential Candidates for ILRP by Educational Qualification.

| Education Level | Education Completed but Unemployed | | Still Studying | |
|-------------------|------------------------------------|-----------|----------------|------------|
| | Male | Female | Male | Female |
| S.S.C | 20 | 10 | 400 | 120 |
| H.S.C | 7 | 0 | 131 | 85 |
| B.A or Equivalent | 1 | 1 | 64 | 35 |
| M.A or Equivalent | 0 | 0 | 14 | 3 |
| Total | 28 | 11 | 609 | 243 |

Source: EQMS survey, December 2017

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9.6.3. Training

Based on occupation choice survey, the ILRP implementing NGO/Firm will take all necessary action in regards to skill development training. The ILRP implementing NGO/Firm will prepare and develop appropriate training manuals, identify potentials candidates for training, conduct training and evaluate skill level of trained persons for business or enterprise development. The training curriculum and approaches will be approved by BEZA. Appropriate training module will be developed by ILRP Implementing NGO/Firm suitable for PAPs. Identified sharecroppers, capable and efficient one member from each vulnerable households and landless or would be landless households participated in skill improvement training on various income generating activities.

Table 9-4: Suggested Training for AHs

| Training | Duration of the course | Major Training Contents | Training Outcome |
|-----------------|------------------------|---|---|
| Cow Rearing | 06 days | Efficient livestock rearing methods, including any technological developments that can be incorporated into current cow rearing activities. Practical training and breed selection, feed, housing, disease control etc for cow. Training on income and expenditure. | Improve basic idea and skill level for cow rearing. Trained PAPs will be able to rear cow commercially. PAPs will get sufficient knowledge and skill on technical issues and its applicability. Through skill improvement training PAPs will become more confident. |
| Poultry Rearing | 06 days | Efficient poultry rearing methods, including any technological developments that can be incorporated into | Improve basic idea and skill level for poultry rearing. Trained PAPs will be |

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| Training | Duration of the course | Major Training Contents | Training Outcome |
|---------------------------|------------------------|---|--|
| | | current chicken, duck rearing activities. Training on rearing different types of poultry. Practical training and breed selection, feed, housing, disease control, etc. for chicken, duck. | able to rearing poultry commercially. PAPs will get sufficient knowledge and skill on technical issues and it applicability. Through skill improvement training PAPs will become more confident. |
| Handicrafts and Tailoring | 6 days | Training on different handicrafts such as boutique, tailoring, designing, toys, showpieces etc. and market linkages | Improve basic idea and skill level for Handicrafts and Tailoring rearing. Trained PAPs will be able to running Handicrafts and Tailoring shops commercially. PAPs will get sufficient knowledge and skill on technical issues and it applicability. Through skill improvement training PAPs will become more |

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| Training | Duration of the course | Major Training Contents | Training Outcome |
|-------------------------|------------------------|---|--|
| | | | confident. |
| Fish Cultivation | 6 days | Efficient fish cultivating methods, including any technological developments that can be incorporated into current fish species and cultivating activities. Training on cultivating different types of fish. Practical training and breed selection, feed, housing, disease control, etc. for fish. | Improve basic idea and skill level for fish cultivation. Trained PAPs will be able to cultivate fish commercially. PAPs will get sufficient knowledge and skill on technical issues and its applicability. Through skill improvement training PAPs will become more confident. |
| Basic Computer Training | 30 days | Basic knowledge on computing, data entry, data analysis on MS Word, Excel, Auto Cad, STRATA, SPSS, Internet and online activities including outsourcing etc. | Training on basic computer will create some self-employed youths. Through this course, a new intervention in livelihood activities will be added in affected communities. |
| Beef Fattening | 6 days | Efficient livestock rearing | Improve basic idea |

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| Training | Duration of the course | Major Training Contents | Training Outcome |
|----------|------------------------|--|---|
| | | <p>methods, including any technological developments that can be incorporated into current cow rearing activities. Practical training and breed selection, feed, housing, disease control etc for cow. Training on income and expenditure.</p> | <p>and skill level for Beef Fattening. Trained PAPs will be able to rearing cow and produce meat commercially. PAPs will get sufficient knowledge and skill on technical issues and it applicability. Through skill improvement training PAPs will become more confident.</p> |

9.6.4. Capital Support

Initial or business starting capital is prime requirement to lunch any new business or enterprise. As an affected person by the project, the APs will have privilege to get capital money either from commercial bank or other financing institutions on soft and favorable conditions. BEZA organize an introductory workshop with the commercial banks and other financing institutions and could request them to provide credit/loan on soft conditions. The ILRP implementing NGO/Firm will facilitate the initiatives.

9.6.5. Job Placement Preference in JEZ

The ILRP implementing NGO/Firm will develop and maintain liaison with BEZA and potential investor in JEZ to find out job opportunity and will recommend qualified PAPs for employment placement. The ILRP implementing NGO/Firm will create and update database of potentials job seekers from PAPs with their educational qualification, knowledge and skill and efficiency level and forward to the investors/company in the JEZ with recommendation of BEZA. Project Affected Persons (PAPs) will get preference in employment in the forthcoming industrial

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ventures in JEZ according to their qualification, experience and suitability. Gender Consideration

Due attention have already been paid to women headed household and female income earner. In the project area, 25 female headed household was identified as vulnerable through census. The identified women headed vulnerable AHs will get compensation and Income and Livelihood Restoration assistance as outlined in RAP. Moreover qualified and suitable female will get preference in employment into the companies will be established in the JEZ.

9.7. Financing to the ILRP

Estimated tentative budget for implementing ILRP including skill development training, assets transfer and monitoring are furnished in Budget and Financial Plan chapter.

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10. Implementation Arrangements

BEZA under the Prime Minister Office is representing the Government of Bangladesh as the Executing Agency to the Japanese Economic Zone project at Araihasar. BEZA is responsible for undertaking all studies, design and construction of this project. BEZA is being mandated to undertake steps, as per guidelines of the Prime Minister Office and advice of the Government, to secure funds from JICA for the implementation of the project. Japan International Cooperation Agency (JICA) financing the project under G2G agreement with Government of Bangladesh. JICA will take over the possession of land and will develop Economic Zone exclusively for mainly of Japanese investment.

In addition to the construction of the project, BEZA will prepare details Resettlement Action Plan (RAP) for rehabilitation of affected person. BEZA will have hire and appoint an experienced NGO/Firm for implementing the Resettlement Action Plan (RAP).

10.1. Institutional Arrangement

10.1.1. Deputy Commissioner's Office

The Deputy Commissioner (DC) has the key role in the RAP implementation process. The DC has the legal responsibility of acquiring land and paying compensation directly to the AHs as per the Acquisition and Requisition of Immovable Property Ordinance 1982 (Ordinance II of 1982) and subsequent amendments made there under. DC has access to official record and the Legal/Administrative authority for determining market price of acquired and updating ownership title of land for Cash Compensation under Law (CCL). The District Land Acquisition Officer (DLAO) will assist and support Deputy Commissioner in land acquisition process. The Deputy Commissioner will conduct joint verification to assess quantum of acquired property and estimate cost for acquisition. The DC offices will receive funds from BEZA for payment of compensation to the directly affected persons. Participation of DC is necessary in project area meeting to avoid any unwanted circumstances related to law and order. Similarly DC's interventions/assurances will be required in matters such as disposal of land ownerships disputes, allotment of surplus land for construction of common properties.

10.1.2. Project Director Office

Bangladesh Economic Zone Authority (BEZA) has established a Project Management Unit (PMU), headed by a Project Director (PD) who is responsible for the overall execution of the Project. The Project Director will perform as Chief Resettlement Officer (CRO) assisted and supported by an Assistant Manager and Social Development Specialist. The PD will hire and appoint an experienced NGO or Firm for implementation of the Resettlement Action Plan.

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The PD/CRO will responsible for:

- Overall resettlement and rehabilitation work.
- Call and chair regular coordination meeting between PMO-SIU, INGO
- Coordinate the implementation of Resettlement & Rehabilitation activities with Head Office and Field office.
- Appoint NGO for implementation of RAP and M&E consultant for monitoring and evaluation.
- Ensure conducting resettlement training program for Executing Authority staff for capacity building as well as field level NGO and partner agencies capacities.
- Approve micro plan prepared by implementing NGO.
- Monitor monthly progress of RAP implementation.
- Guide staff of BEZA, INGO and M&E agency on policy related issues during implementation; and
- Ensure timely release of fund for Resettlement & Rehabilitation activities.

10.1.3. Safeguard Implementation Unit

The executing agency (here is BEZA) will implement the RAP through setting a Safeguard Implementation Unit (SIU), headed by the Assistant Manager as Resettlement Officer under the PMU. The SIU, under the Project Director will accomplish day-to-day activities pertaining to resettlement/compensation issue and ILRP with the active support of the NGO. The concerned Resettlement Officer (RO) with the status of Assistant Manager at the SIU, in case of need will work as the Convener of the Property Valuation Advisory Committee (PVAC). The Assistant Manager will act as the Convener of the Grievance Redress Committee (GRC) and the Resettlement Advisory Committee (RAC).

The SIU, with the assistance of resettlement implementation NGO/Firm, will coordinate and manage compensation claim and other relevant matters of the AHs, disburse due compensation and other resettlement benefits, and ensure unhindered AHs access to the program. The SIU will carry out the following specific tasks relating to RAP finalization and its implementation:

- Coordinate necessary arrangement to support RAP finalization and implementation activities, *i.e.* appointing GRC and PVAC members, etc.;
- Submit updated RAP to JICA, prepared by the consultant for review, endorsement, and disclosure before RAP implementation;
- Ensure meaningful consultations and stakeholder participations during RAP updating and its implementation;
- Perform the overall responsibility of planning, management, monitoring, and implementation of the program;
- Ensure availability of necessary budget for complying with all necessary activities;

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- Synchronize compensation payment activity and handover required land to the contractor;
- Develop RAP implementation tools and forms, including necessary Committees; and
- Monitor the effectiveness of entitlement packages and payment modality.

10.2. RAP implementing NGO/Firm

BEZA will hire and appoint an experienced NGO/Firm for implementing the RAP at the field level. The BEZA contracted out clearly defined tasks of the RAP implementing NGO/Firm in a detailed terms of reference, such as up-dating RAP, consultation/public information campaign for rapport building, issuance of ID cards, payment of eligible benefits to affected households/individuals, skills training/management training, community awareness and empowerment, etc. The NGO will initially create an ID number for each affected household (AH) as identified during the census and IOL, and prepare an ID card for each AH with a photograph.

Photographs of the AHs will be attested to by the concerned UP Chairman/Ward Councilor and pasted on the ID Card. The ID Card will include on the holder’s name, father’s/husband’s name, mother’s name, age, education, identifiable marks, detailed address, details of quantity of losses, etc. The ID card will be issued by BEZA with the joint signature of BEZA and NGO/Firm representatives and distributed among the AHs.

The appointed NGO/Firm will design and develop menu driven Computerized Management Information System (CMIS) to create and maintain database of identified affected households. The CMIS will keep and restore affected households details including losses and compensation/entitlement. Appointed NGO/Firm will create individual Entitled Person (EP) file and Entitlement Card (EC) for easy resettlement assistance disbursement.

The NGO/Firm will assist the AHs in preparing documents and opening bank accounts in their name to receive compensation vouchers from BEZA. They will form a focus group with the affected people based on homogeneity and/or proximity and hold meetings on a regular basis to let them know about their right and entitlements, as prescribed in the RAP.

10.3. Resettlement Management Committees

To arrive at a fair compensation sufficient to cover replacement value of the lost properties and assets, formation of a Property Valuation Advisory Committee is considered for each Upazila. Again, to redress a mechanism to dispose of the complaint out of the court as per RAP, for setting up a Grievance Redress Committee (GRC) for each union is also felt indispensable. Resettlement Advisory Committee to be formed to facilitate BEZA for timely relocation of EPs from the project alignment and delivered project sponsored resettlement benefits to APs/EPs.

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PVAC need to be formed with representative from BEZA, District Administration, Implementing NGO/Firm and GRC and RAC formed with representative of the BEZA, NGO, concerned UP/Pourashavea chairman, EP and women member from U/P under administrative order of the Ministry of Industries or Prime Minister Office.

Property Valuation Advisory Committee

The main task of the PVAC is to assess and verify survey result in the areas where proposed project has significant resettlement impact. The PVAC will assesses and recommend valuation of lost property at fair replacement value matched with Current Market Price (CMP).

PVAC Committee:

- | | |
|--|--------------------|
| 1. Assistant Manager, SIU-BEZA | -Convener |
| 2. Additional Deputy Commissioner | -Member |
| 3. Representative of PWD | -Member |
| 4. Representative of Forest Department | -Member |
| 5. The Area Manager of INGP/Firm | -Member Secretary. |

Grievance Redress Committee (GRC)

A mechanism to dispose of the complaints out of the court, a Grievance Redress Committee for each union has been very useful in Bangladesh. The GRC in BEZA will be composed of:

- | | |
|---|--------------------|
| 1. Representative of BEZA (Assistant Manager) | : Convener |
| 2. Representative of NGO/Firm | : Member Secretary |
| 3. Chairman/Mayor | : Member |
| 4. Two Representative of DPs (one male or one female) | : Member |

Resettlement Advisory Committee (RAC)

During implementation stage, the NGO will form a Resettlement Advisory Committee at each area with the approval of the Project Director of JEZ in order to involve local communities and APs in the implementation process. The committee will ensure local participation, provide local inputs and assistances in all matters related to implementation of the RAP. It also ensures community participation and transparency in implementation process of RAP. RAC composed off:

- | | |
|--|-----------|
| 1. Assistant Manager at BEZA | -Convener |
| 2. Representative of Deputy Commissioner | -Member |
| 3. Representative of Local Teacher/elite/UP Chairman | -Member |
| 4. Representative of Stakeholders | -Member |

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- | | |
|-------------------------------------|-------------------|
| 5. Representative of APs/female APs | -Member |
| 6. Representative of INGO/Firm | -Member Secretary |

10.4. Resettlement/Safeguard Specialist of JICA

The Japanese Economic Zone (JEZ) will be developed under the G2G agreement between the Government of Bangladesh and Japan. The JEZ will be developed mainly for Japanese investor to install and establish various type of manufacturing industrial units. The proposed Japanese Economic Zone (JEZ) at Araihasar will be funded and managed by JICA. As the proposed project is designed exclusively for Japanese investor, it is expected that many Japanese manufacturing company will establish their industrial unit in the JEZ. The proposed JEZ will create huge opportunity for Bangladesh to boost its economic growth and Japan as well. Stable and congenial social harmony is a pre-requisite to run any industry, factory or economic ventures. As the project affected persons lost their property and assets, they must be benefitted by the project; which actually create ownership sense among the PAPs towards the project. To resettle and rehabilitate them by implementing comprehensive RAP should be considered as integral part of the JEZ project, which is very challenging and difficult task.

RAP implementing NGO/Firm will produce periodic progress report and submit it to the SIU of BEZA as well as to. Social Development Specialist at BEZA will review the report and identify the gaps, loopholes and recommend appropriate remedial.

10.5. Institutional Responsibilities for Providing Compensation and Resettlement Assistant

Table 10-1: Institutional Responsibilities in Compensation Providing Process

| Related Activities and Responsibilities | Responsibility |
|---|-----------------|
| A. Finalization of RAP | |
| Recruitment of RAP implementation NGO | SIU-BEZA |
| Training and capacity building on involuntary resettlement | INGO/Firm |
| Design and reproduction of RAP information materials | SIU- INGO/Firm |
| Disclosure and public consultations | SIU- INGO/Firm |
| Selection of members and establishment of Resettlement Advisory Committee | SIU- INGO/Firm |
| Design and carry out joint verification survey | SIU- INGO/Firm |
| Market survey on prices of affected structures | INGO/Firm /PVAC |
| Establishment of unit prices | PVAC/ SIU |

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| Related Activities and Responsibilities | Responsibility |
|--|-----------------------|
| Processing the census survey data of AHs | INGO/Firm |
| Assessing AHs and vulnerable AHs to be relocated | INGO/Firm and SIU |
| Determination of entitlements and consultations with individual AHs | SIU and INGO/Firm |
| Disclosure of RAP to BEZA, APs, and concerned stakeholders | PMO/SIU/ INGO/Firm |
| Review and concurrence of final RAP | JICA |
| Approval of RAP | BEZA |
| B. RAP Implementation | |
| Preparation and Issuance of ID cards to AP | INGO/Firm |
| Mobilization of GRC | PMU/SIU/ INGO/Firm |
| Appointment of External Monitoring Agency (EMA) | BEZA |
| Establishment of internal monitoring unit/team | BEZA |
| Budget approval for compensation and other benefits | BEZA |
| Release of funds for payment of compensation/resettlement benefits | BEZA |
| Payment of compensation and other benefits | SIU/ INGO/Firm |
| Filing and resolution of complaints of APs | SIU/GRCs/ INGO/Firm |
| Confirmation of “no objection” for the award of civil works contract | JICA |
| Relocation and livelihood restoration assistance | INGO/Firm |
| C. Monitoring, Evaluation and Reporting | |
| Internal monitoring and evaluation | SIU and INGO/Firm |
| External monitoring and evaluation | External Monitor |
| Biannual safeguard monitoring report | SIU and INGO/Firm |

10.6. Women Headed AHs Dealing Process

The RAP implementation will ensure a gender-sensitive approach in planning, management, and operation of compensation issues. In case of this sort of APs, separate group of females will be formed and operated by the RAP implementation NGO. Feedback from the female-headed APs obtained through female focus groups for planning relocation and resettlement will be entertained. The female staff engaged by RAP implementing NGO will identify the needs of female APs for income restoration approaches and implementation of the income restoration component of the RAP.

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11. Resettlement Cost and Budget

11.1. Introduction

The costs for land acquisition and resettlement for the project has been estimated at the current market price for the year 2017, with necessary supplements for replacement value, dislocation allowances with assessed replacement value for the same year, and additional assistance for income and vulnerabilities as per the resettlement policy framework.. This budget is an estimate of financial outlays for meeting different expenditure. The rules laid down in ARIPA-2017 to determine value of acquired properties and assets ensures Current Market Price *i.e.* additional 200% of assessed value determined by Deputy Commissioner. But the acquisition of project phase-1 follows the ARIPO-1982 and subsequent amendments up to 1995. This estimated cost calculated as per rules of ARIPA-2017. The differentials between the two acquisition laws need to endorse and approve by the PVAC. These costs have been updated and adjusted based on recommendations of PVAC prior to RAP implementation.

11.2. Land Market Survey

As a part of preparation of Resettlement Action Plan (RAP) for the Japanese Economic Zone in Araihasar, the consultant conducted market survey to obtain actual market price of land in the area. The main objective of Land Market Survey is to get existing open market price practiced in land selling and buying for different categories of land in the project area. During land market survey a total of 32 persons of which 16 are affected person and 16 are from outside of the project have been interviewed. Sample of respondent were selected purposively among informative and knowledgeable person on land transaction like teachers, businessmen, land brokers, land sellers and buyer and Imam (religious leader). A structures questionnaire was used for conducting land market survey.

11.3. Land Market Survey Objective and Averaging the Current Market Price

The project first phase requires 541.47 acres of land including retention pond/canal area in two mouza of satgram union in Araihasar upazila. A total of 8 respondents selected from each affected mouza. In the course of land market survey a total of 16 persons interviewed and asked about the price of land category-wise from the two affected mouza. Respondents from only affected mouza is considered for averaging land price. Data variables in regards to the land price have been analyzed and calculated through simple and common mathematical methods. Based on survey findings, the EQMS averaged unit price of land category-wise for each mouza. The EQMS presented land category-

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wise unit price separately for two affected mouza, not a unique and single average price. The reason behind presenting mouza-wise present is that, there is no standard averaging formula. Land Market Survey report is annexed with Annex 5: Market Survey Assessment

11.4. Comparison between Mouza Rate and Market Survey Average Rate

The project proponent (hereinafter is BEZA) agreed to pay compensation at 3 times higher of mouza rate for land and other assets which is equivalent to the provision of ARIPA-2017. On the other hand the project financed by Japan International Cooperation Agency (JICA). JICA's safeguard requirement is to provide Replacement Cost of the acquired land and other assets. A comparison between the agreed compensation rate and survey average unit rate is presented in the Table below:

Table 11-1: Comparison between Agreed Rate and Survey Average Rate

| Name of Mouza | Category of Land | Unit Price/decimal (Mouza Rate+addi. 200%) | Averaged Unit price/decimal (LMS) | Difference/decimal (+/-) with Mouza rate |
|-------------------------|-------------------------|--|-----------------------------------|--|
| Panchrukhi ⁷ | Agricultural Land(Null) | 192,900 | 146250 | +46650 |
| | Homestead (Bari) | 232,500 | 331,250 | (-98750) |
| | Viti | 946,000 | 250000 | (+696,000) |
| | Pond | 375,000 | 0000* | Respondent can't answer pond price |
| Panchgaon | Agricultural Land(Null) | 169,500 | 131,875 | (+37625) |
| | Homestead (Bari) | 227,700 | 237,500 | (-10500) |
| | Viti | 256,000 | 210,714 | (+45286) |
| | Pond | 96,000 | 80,000 | (+16000) |

11.5. Calculate Replacement Cost

The government of the Peoples Republic of Bangladesh promulgated and enacted the Acquisition and Requisition of Immovable Property Act on 21st September 2017 replacing old law. Since the compensation provision in ARIPO-1982 found insufficient and unrealistic, the government up dated the acquisition laws after long 34 years. The ARIPA-2017 ensures compensation of acquired land with additional 200% of mouza rate for land and additional

⁷ Panchrukhi mouza is adjacent to the Dhaka-Sylhet national highway. This mouza is also lucrative location for Real Estate Developer and have two business center on both north and south of the mouza. Which land is close to highway is considered to be very valuable land and which land is far away from the highway having low price.

100% of assessed value by DC for other assets. The agreed compensation rate at 3 times higher than mouza rate or additional 200% of mouza rate is commensurate with the ARIPA-2017. The survey result also shows that the agreed rate is found higher than market assessed price. **Therefore compensation rate with additional 200% of mouza rate is considered as Replacement Cost rate of acquired land.**

11.6. Budget and Financing Plan

Necessary fund needed for meeting the compensations and other benefits will be provided by BEZA, based on the financing plan agreed by the Government of Bangladesh and JICA. Funds for IGA training to the VHs will be provided under the LIRP based on vulnerability and needs assessed through a special surveys and consultation exercise by BEZA through RAP implementing NGO/Firm. BEZA will also ensure that the RAP is submitted to JICA for concurrence, and that funds for entitlements under the RAP is fully provided to AHs prior to the award of the civil work contract.

The total estimated cost to be incurred for implementation of the RAP is about BDT **4,823,744,801**(four hundred eighty two crores thirty seven lac forty four thousands eight hundred and one taka only including contingency at 2%). Detailed estimated budget is given in **Annex 6: Details Budget**. Summary of estimated budget is given in below Table.

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Table 11-2: Estimated Budget for Compensation and Resettlement Assistance

| SL No. | | Compensation and Assistance Head | Estimated Cost |
|--|---|--|----------------------|
| Replacement Cost for Land, Structures and Tress | | | |
| A | 1 | Replacement Value for Land | 4,676,974,275 |
| | | | |
| | | Sub Total | 4,676,974,275 |
| B | | Compensation for Structures (Residual additional 50%) | 5,400,000 |
| C | | Compensation for Tress | 1,573,690 |
| Sub Total | | | 4,683,947,965 |
| Resettlement Assistance and Allowances | | | |
| D | 1 | Relocation allowance for crops and fish | 34,488,700 |
| | 2 | Land Development Assistance | 4,400,000 |
| | 3 | Transfer Grants (TG) | 94245 |
| | 4 | Reconstruction Grants | 125,660 |
| | 5 | Re-Installation of Utilities | 110,000 |
| | 6 | Grants to Vulnerable Households | 2,250,000 |
| | 7 | Grants to Sharecroppers | 345,000 |
| | 8 | Training Allowance for Vulnerable Households | 900,000 |
| | 9 | Skill development training cost under ILRP | 2,500,000 |
| | | Sub Total | 45,213,605 |
| | | Estimated Cost | 4,729,161,570 |
| | | Contingency at 2% | 94,583,231 |
| | | Grand Total | 4,823,744,801 |

11.7. Unit Cost of Land and Others

Price of land in Bangladesh varies substantially depending on productivity, commercial utility, and proximity to urban centers and access to communications. Therefore land price also varies within a given geographical boundary like the smallest land administration unit called “Mouza”. The Deputy Commissioner determined mouza-wise price by “Land Category” which differs from mouza to mouza. The land types in the project area recognized by DCs are as follows:

- a. Null (Agricultural/crops Land)
- b. Homestead
- c. Viti (comparatively high land, but have no habitation)
- d. Pond

The land Losers, whether purchasing or not will be provided with Replacement Cost of land that include titling cost and Current Market Price. Replacement Cost of all categories of land has been established as per mouza rate plus additional 200. Replacement Cost with additional 200% for **retention pond/canal area** will be paid directly by Deputy Commissioner. For that reason, no budgetary provision for land of canal area is made here. Details estimated Replacement Cost for Land is presented in below Table.

Table 11-3: Estimated Replacement Cost for Land

| District | Upazila | Mouza | Type of Land | Amount of Land in Dec. | Estimated Cost (Residual additional. 150%) |
|------------------|-----------------------------------|-----------------------------|--------------|------------------------|--|
| Narayangonj | Araihazar | Panchrukhi | Null | 31620 | 3,049,700,775 |
| Do | Do | Do | Homestead | 225 | 26156250 |
| Do | Do | Do | Vita/ | 300 | 141750000 |
| Do | Do | Do | Pond | 400 | 50940000 |
| Do | Do | Retention pond/Canal | Null | 5000 | 0000000 |
| Do | Do | Panchgoan | Null | 16058 | 1360915500 |
| Do | Do | Do | Homestead | 215 | 24477750 |
| | Do | Do | Vita/ | 110 | 14025000 |
| | Do | Do | Pond | 220 | 9009000 |
| Sub Total | Estimated Replacement Cost | | | 54148 | 4,676,974,275 |

11.7.1. Estimated Cost for Structures

The Deputy Commissioner of Narayanganj assessed Cash Compensation under Law (CCL) for structures in accordance with the AROPO-1982. The AROPO-1982 has provision for enhancing 50% of assessed value. As per ARIPA-2017, the affected structures loser person to be compensated with 100% additional of assessed value for structures. Estimated cost for structures is presented in below Table:

| DC Assessed Value for Structures | Residual additional 50% | Estimated Cost for Structures |
|----------------------------------|-------------------------|-------------------------------|
| 16,200,000 | 5,400,000 | 21, 600,000 |
| Total | | 21, 600,000 |

11.7.2. Estimated Cost for Trees

The Deputy Commissioner didn't assessed and budgeted compensation for trees. In the project right-of way, some trees were identified during census. PAPs will be compensated for affected trees according to the acquisition laws in Bangladesh. JICA Guideline for Environmental and Social Consideration confirms Replacement Cost for trees. In compliance with acquisition law and JICA policy, an estimated budget for trees is calculated in this RAP. Valuation of trees is assessed in line with the methods and rates of the Department of Forestry.

Table 11-4: Estimated Cost for Trees

| | Compensation for Trees | Nos. | Rate | Estimated Cost |
|--|------------------------|------|-------|----------------|
| | Fruit Trees | | | |
| | Large | 39 | 5600 | 218400 |
| | Medium | 75 | 3500 | 262500 |
| | Small | 189 | 1500 | 283500 |
| | Plant | 46 | 150 | 6900 |
| | Timber Trees | | | 0 |
| | Big | 14 | 10800 | 151200 |
| | Medium | 54 | 6300 | 340200 |
| | Small | 56 | 3000 | 168000 |
| | Plant | 3 | 80 | 240 |
| | Banana | 253 | 250 | 63250 |
| | Bamboo | 318 | 250 | 79500 |
| | Total | | | 1573690 |

11.7.3. Allowance for Income from Crops & Fish

The Deputy Commissioner will pay compensation for standing crops as per ARIPO-1982 for phase-1 and ARIPO-2017 for canal area. Other than compensation paid by DC, the RAP prescribes compensation for the affected crops and produce on acquired land at market price as resettlement assistance. The land in the project area has been used for different purposes. Ongoing Resettlement Action Plan/Resettlement Plans in Bangladesh were consulted for provisioning the budget. The type and category of land is already described in chapter 2. The estimated volume of production and the income from the harvested crops has been assessed and calculated following the methodology of Department of Agriculture Extension (DAE) for farm land and Fisheries Department for pond of 2017. Table 32 below presents estimated budget of the loss of standing crops.

Table 11-5: Relocation Allowance for Crops and Fish-stock

| SL No. | Quantum of Land (decimal) | Rate of Allowance/Decimal | Estimated Cost |
|--------|---------------------------|---------------------------|-------------------|
| | 52678 | 650 | 34,240,700 |
| | 620.00 | 400 | 248,000 |
| | 53298 | | 34,488,700 |

11.7.4. Land Development Assistance for Homestead

The project has limited impact on homestead land. Affected Persons need to relocate elsewhere from their homestead land with living structures. Generally developing a plain land to homestead requires few years and comparatively expensive also. The RAP recommends special assistance to person lost homestead land in the project. The project first phase will take a total of 440 decimal of homestead land. Estimated cost for land development is presented in below Table:

Table 11-6: Land Development Assistance

| Quantum of Homestead Land | Rate of Assistance/Decimal | Estimated Cost |
|---------------------------|----------------------------|----------------|
| 440 | 10000 | 4,400,000 |

11.7.5. Transfer and Reconstruction/Re-installation Grants

The RAP prescribes for relocation allowance for affected persons lost living structures from project area to elsewhere suitable for them. The relocation allowances include transfer and reconstruction grants for shifting the structures and also include re-installation of utility

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services. A total of 6283 square feet living structures of 11 households affected by the project. Transfer and reconstruction grants calculated on total lost amount while re-installation grants provisioned for each households. A detail the relocation allowances is presented in below Table.

Table 11-7: Estimated Transfer and Reconstruction/Re-installation Grants

| Item | Units (Sft/Nos.) | Rate | Estimated Cost |
|-----------------------|------------------|-------|----------------|
| Transfer Grants | 6283 sft | 15 | 94245 |
| Reconstruction Grants | 6283 sft | 20 | 125660 |
| Re-installation | 11 | 10000 | 110000 |
| Total | | | 329,905 |

11.7.6. Allowances for Vulnerable and Sharecroppers Households and Livelihood Training Costs

Identified vulnerable households (women headed, elderly and having income below poverty line) and sharecroppers will get special allowance due to loss of livelihood resource base in the project area. These allowances provided as subsistence until start of new income venture. The RAP prescribed for Income and Livelihood Restoration of whom might experience impoverishment due to the project intervention. Details budget for vulnerability allowance, Grants to cover income for sharecroppers and livelihood training cost is presented in below Table.

Table 11-8: Allowances for Vulnerability, Grants to Sharecroppers and Training Cost

| Item | No. of Households | Rate of Allowances | Estimated Cost |
|---|-------------------|--------------------|------------------|
| One time Transitional Cash Grant to Vulnerable households @ BDT 15000 per household | 150 | 15000 | 2,250,000 |
| Transitional cash grant to Share Cropper @ BDT 5000 per Month for 3 Months | 23 | 15000 | 345,000 |
| Special Assistance to Vulnerable Households as Training Allowance @ BDT 6000 | 150 | 6000 | 900,000 |
| | | | 3,495,000 |

11.7.7. Approval of Resettlement Budget

The rates of compensation and cash entitlements for providing due compensation and benefits payable to AHs will be adjusted annually, based on the actual annual inflation rate. BEZA will determine the annual inflation rates to be applied to all cash entitlements in each year. The RAP implementing NGO/Firm will assist the Safeguard Implementation Unit (SIU) BEZA to prepare final resettlement budget covering all eligible loss and entitlements confirmed through determination or endorsement by PAVC. This budget will need approval of the BEZA and concern ministries. SIU will take necessary initiative to get approval of the budget from the Chairman of BEZA or Ministry. Payment of additional compensation and resettlement benefits will be started after approval of the budget.

11.8. Management of Resettlement Budget

The BEZA does not have any set codified rules for payment of grants to AHs eligible for resettlement assistance from the project. BEZA also does not have separate specialized wing in its organogram for implementing Resettlement Action Plan (RAP). BEZA could disburse compensation and resettlement assistance payment mechanism by establishing Safeguard Implementation Unit (SIU) under the jurisdiction of Project Director. With support from SIU, the Project Director will prepare and place the budget according to Entitlement Matrix to Chairman of BEZA to get approval. Upon getting approval from the chairman, The Project Director will approve the administrative guideline and payment modalities. There will be a bank account in any commercial bank with appropriate signatories at SIU. The account may be operated by two signatories with compulsory of PD.

BEZA will appoint and engage an experience NGO/Firm for implementing the Resettlement Action Plan of Japanese Economic Zone in Araihasar. Implementing NGO/Firm will assist SIU in disbursement of compensation and resettlement assistance. NGO/Firm will prepare necessary documents, maintain vouchers and register and operate MIS to keep disbursement related information up to date.

The payment debit voucher will be quadruplicate, of which one will be original with revenue stamp, and remaining 03 will be photocopies of the original one. The original one will be submitted to the SIU on a monthly basis by the NGO/Firm. The second copy will be retained by the NGO/Firm head office, and remaining two will be preserved at the Project Director office and other one is for EP.

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12. RAP Implementation Schedule

A time-bound RAP implementation schedule will be designed and developed by Detail Design Consultant in line with the project construction schedule. The overall schedule of RAP implementation will be based on the principle that (i) all displaced persons and families are paid their due compensation and other resettlement benefits/allowances prior to relocation; and (ii) relocation of the families/businesses should be synchronized with the schedule. Implementation of RAP will be started before starting of the project construction work. At the beginning of the RAP implementation work, skeleton staff for entertaining and resolving claims /grievances of the EPs regarding social safeguard and environmental issues will be appointed. Once RAP implementation is complete, then project infrastructure construction work will start.

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Table 12-1: RAP Implementation Schedule

| SL No. | Activities | 2017 | | | | 2018 | | | | 2019 | | | | 2020 | | | |
|----------|--|------|----|----|----|------|----|----|----|------|----|----|----|------|----|----|----|
| | | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 | Q1 | Q2 | Q3 | Q4 |
| A | LAND ACQUISITION | | | | | | | | | | | | | | | | |
| 1 | Preparation of LAP and Submit DC | ■ | ■ | | | | | | | | | | | | | | |
| 2 | Land Acquisition Processing by DC | | | ■ | ■ | ■ | ■ | | | | | | | | | | |
| 3 | Notice u/s-3, JVS and u/s-6 | | | | | | | | | | | | | | | | |
| 4 | LA Estimate and Fund Placement with DC | | | | | | | | | | | | | | | | |
| 5 | Award of Compensation, u/s-7 | | | | | | | | | | | | | | | | |
| 6 | Possession and Handing over Land | | | | | | | | | | | | | | | | |
| B | SOCIAL PREPARATION | | | | | | | | | | | | | | | | |

| | | |
|--------------------------------|---|--|
| 1 | Mobilization of NGO/Firm in the Field | |
| 2 | Disclosure of RAP | |
| 3 | NGO/Firm Assistance to APs for CCL Collection | |
| 4 | Formation of PVAC, GRC and RAC | |
| 5 | Identification of EPs/Issuance of ID cards | |
| 6 | Determination of Entitlement | |
| PAYMENT OF COMPENSATION | | |
| 1 | Coordinate with DC office on Land Acquisition | |
| 2 | Assist PAPs in the Process of CCL | |

13. Monitoring, Evaluation and Reporting

13.1. Introduction

Monitoring and Evaluation (M&E) are the key apparatus of RP implementation. Monitoring is a periodical checking of planned activities and provides midway inputs, facilities changes, if necessary, then provides feedback for project management to keep the program on schedule. Evaluation on the other hand assesses the resettlement effectiveness, impact and sustainability of Resettlement and Rehabilitation program. In other words evaluation is activity aimed to assessing whether the activities have actually achieved their intended goals and purposes. Thus monitoring and evaluation of resettlement plan implemented are critical in order to measure the project performance and fulfillment of project objective. BEZA will establish a monitoring and evaluation (M&E) system under the jurisdiction of Project Director at PMO office. Monitoring will continue till the end of RP implementation. Components will include performance monitoring i.e., physical progress of work and impact monitoring and external evaluation.

13.2. Objective of M & E

Monitoring and evaluation will ensure timely and fair delivery of entitlements to the Entitled Persons. To ensure achievement of targets within schedule, the M&E will enable SIU to get feedback from the target population and the field operatives to devise corrective measures. The affected persons and the surrounding communities are the main source to carry out M&E, which will increase the deliverance capability of the SIU and make best use of RAP.

The M&E method and the process adopted for achieving the targeted performances will be accomplished by collecting, analyzing, reporting and using information, about resettlement progress as per the scope of the RAP. It will make sure that inputs are provided, procedures are followed, and outputs are monitored and verified as per approved plan and schedule of actions. A standard database will be developed for the purpose of constant monitoring and post evaluation of the RAP targets.

The BEZA will conduct the daily operation of land acquisition, payment of compensation, identification of entitled persons physically, and processing their entitlements, relocation and resettlement, those field level monitoring and assessment.

13.3. Approach and Methodology

The SIU will monitor and measure the progress of implementation of the resettlement action plan. The scope of monitoring activities will be proportionate to the projects' risks and impacts. As well as recording the progress in compensation payment and other resettlement activities, the borrower/client will prepare monitoring reports to ensure that the implementation of the resettlement plan has produced the desired outcomes. To assess the changes and variations the M&E approach will identify and select a set of appropriate indicators and gathering information on them. The M&E process will ensure participation of stakeholders, especially the affected persons, women and vulnerable groups. The process will also undertake different formal and informal surveys for impact analysis. M&E

processes assess the resettlement efficiency, effectiveness, impact and sustainability will carry out through the identification of lessons from the project for building upon future remedy.

13.4. Stages of Monitoring and Evaluation

Monitoring and evaluation process will be focused on indicators specific to process by PIU and outcomes at three consecutive stages of RP implementation: RP preparatory stage, relocation stage and rehabilitation stage. Viewpoint of M&E at these stages will be as follows:

13.4.1. M&E at Preparatory Stage

Monitoring is concerned with administrative issues for the period of the pre-relocation phase of the resettlement process such as, establishment of resettlement unit, budget management, and consultation with AHs in the preparation of resettlement plan and their participation in the implementation process, information dissemination on payments of entitlement due, grievance redress, and so on. The major issues for monitoring will be to:

- Conduct additional baseline survey, if required;
- Consultations;
- Identify AHs and their numbers;
- Identification of different categories of AHs and entitlements of individuals;
- Collection of sex disaggregated data and preferences of women;
- Establish Inventory of Losses;
- Ascertain Entitlements;
- Valuation of different assets not covered by PVAC;
- Budget delivery;
- Information dissemination;
- Institutional capacity assessment;

13.4.2. M&E at Rehabilitation Stage

Once the AHs have resettled at new self-relocated sites, the focus of monitoring will shift to issues of livelihood restoration. The key issue of monitoring will be:

- Initiation of livelihood restoration activities;
- Provisions for basic civic amenities and essential facilities in the host area.
- Consultations;
- Assistance to enhance the livelihood and quality of life

13.5. Monitoring and Evaluation Indicators

As per compliance requirements of JICA's social consideration on involuntary resettlement RP policy and targets, the RAP implementation process will be monitored and evaluated through setting up indicators. These indicators have been mentioned below in Boxes. Boxes 1, 2 and 3).

| Box-1: Process Indicators | |
|---|---|
| Project input, public participation and monitoring | <ul style="list-style-type: none"> - Setting up an RAP implementation organization - Deployment of implementing agencies - Training of concerned staff - Census, inventory of losses, baseline socio-economic survey - Expenditure of implementing agencies - Procedure of identification of eligible affected HHs/persons - Procedure of determining loss and entitlements - Development of livelihood and income restoration program - Preparation of disclosure instruments - Disclosure and consultation events - Formation of GRC, PVAC and RAC - Grievance redresses procedures in-place and functioning - Level of public awareness on RP policy and provisions - Cost of compensation collection by Ahs - Monitoring reports submitted |

| Box 2: Output Indicators | |
|--|--|
| Delivery of entitlements, Relocation and Rehabilitation | <ul style="list-style-type: none"> - Number of households self-relocated in and around the areas - Number of households compensated and assisted - Number of businesses relocated in and around the areas - Number of affected persons purchased agricultural land - Amount of compensation disbursed - Amount of other benefits disbursed - Number of eligible persons identified and provided training on IGA - Number of vulnerable households assisted for re-location - Number of vulnerable households brought under livelihood program |

| Box 3: Impact Indicators | |
|---------------------------------|--|
| Longer Term Impact | <ul style="list-style-type: none"> - Changes in housing in another place - Changes in drinking water and sanitation - Changes in land holding - Changes in occupation - Changes in income and expenditure - Pace of income against change in expenditure - Changes in attending health problems |

| | |
|--|--|
| | <ul style="list-style-type: none"> - Nutrition of women and children - Gender balance and women empowerment - Changes in vulnerable households and women headed households. |
|--|--|

13.6. Institutional Arrangement for M&E

BEZA will carry out internal monitoring of the RAP implementation involving BEZA-SIU offices, implementing NGO/Firm and the Consultants. An independent external monitoring agency will carry out M&E independently of the BEZA. The social development consultant will oversee and monitor safeguard compliance of the project while JICA will conduct periodic missions for the compliance monitoring. The project affected persons, their community and local level NGO will also participate in the M&E process

13.6.1. Office of the Project Director

The project Director is responsible to oversee proper and timely implementation of all activities in RAP. The PD has been operating and managing implementation of the RAP with assistance from and appointed implementing NGO/Firm. The monitoring will be carried out with support from the BEZA-SIU offices and the resettlement implementing NGO/Firm. The Implementing NGO/Firm will collect appropriate data from the field and provide feedback to SIU on progress of RAP implementation and the day to day problems arising out of the process.

The implementing NGO prepared monthly/quarterly reports on the progress of RAP implementation. SIU have to be collect information from the project site and assimilate in the form of monthly progress of RAP implementation and adjust work program where necessary, in case of delays or problems. An automated MIS designed, developed and operated by NGO/Firm to monitor the output indicators at the PD's office.

13.6.2. External Monitor

An External Monitoring Agency (EMA), independent of the project, with prior experience in resettlement and rehabilitation of development induced displacement engaged to carry out external M&E and reporting of the implementation of the RAP. The EMA will carried out quarterly, annual, mid-term and final evaluation and recommend necessary changes to the SIU and the Social and Environment Circle (SEC) for consideration. The scope of external monitoring will cover compliance monitoring and social impact evaluation of RAP implementation.

The EMA covered compliance issues such as: (i) compensation and entitlement policies, (ii) adequacy of organizational mechanism for implementing the RAP, (iii) restoration of APs income, (iv) settling complain and grievances and (v) provisions of adequate budgetary support by SIU for implementation of the RAP. The EMA will assess if the APs: (i) have been provided with alternative place to relocation, (ii) have re-established their structures, (iii) re-established their business and (iv) were extended assistance to restore their incomes at pre-project level. It also appraised accounting documents used in recording the payments of compensation to APs by BEZA. In addition to this at least once a year and

annual impact evaluation to assess the effectiveness of the work being undertaken and level of result achieved.

13.7. Reporting Requirements

The Assistant Manager at SIU is responsible for supervision and implementation of the RAP for the project. The Assistant Manager at SIU prepared monthly progress reports on resettlement activities to PD assisted by implementing NGO/Firm. The implementing NGO is responsible for keeping complete records of the implementation process (records of consultation, notification and payments). The External Monitoring Agency (EMA) submitted quarterly report to the PD through review and determine whether resettlement goals have been achieved, more importantly whether livelihoods and living standard have been restored/enhanced and suggest suitable recommendations for improvement. Monitoring reports will be submitted at regular interval as specified. Both monitoring and evaluation undertaken as a part of regular activities and reporting on this extremely important in order to take corrective measures. Following table provides details on the content and timing for various report associated with M&E.

Table 37: Reporting cycle /frequency

| Activity/Reporting | Contents | Timeline | Responsibility |
|---------------------------|---|--|-----------------------|
| Monthly Progress Report | Narrative as per Monitoring Plan format giving details on activity, results, issues affecting performance and variance if any and reason for same and corrections recommended | To be submitted within 10 days of the following month | INGO/Firm |
| Quarterly Report | Progress, issues, with regard to payments of compensation, and other assistance, review of expenditure vs. budgeted amount by budget heads and sub heads; recommendations | To be submitted within 30 days of end of every 6 th month | SIU/EMA |
| Final Report | Project achievement and impacts | To be submitted within 90 days of end of the Project | INGO/Firm and EMA |

ANNEXES

Annex 1: List of Vulnerable Households

Female Headed AH without income earner

| Sl no | Name | Husband/fathers' Name | Mother's Name | Village |
|-------|-------------------|--------------------------|-------------------|------------|
| 1. | Mst Kamola Begum | Late Romiz Uddin Prodan | Mst Jusna Begum | Patchbriya |
| 2. | Tahamina | Late Khalder Alai Reza | Detd Amina Khatun | Patchbriya |
| 3. | Monowara Begum | Late Khza Anarul Haque | Mehrun Nesa | Patchbriya |
| 4. | Zuria Begum | Fajlul Haque | Mojiran | Patchbriya |
| 5. | Ferdoshi Begum | Md Ishak Prodan | Dol Akter | Patchbriya |
| 6. | Halena Akter | Has.Korat Hosen | Late.Rejia Begum | Pachbaria |
| 7. | Asma Begum | Has.Tota Prodhan | Alfaton Neha | Pachbaria |
| 8. | Ms. Morseda Begum | Has.Late,Suruj Khondokar | Late.Rajya | Pachbaria |
| 9. | Selina Begum | Jaynal Abedin | Jakia | Chonpara |
| 10. | Mukta Begum | Tuffazal | Afia Begum | Pachrukhi |
| 11. | Amina Rahman | Has.Habibur Rahman | Saharun Nesa | Pachbaria |
| 12. | Ms.Morseda Begum | Has.Late,Suruj Khondokar | Late.Rajya | Pachbaria |
| 13. | Ms. Najma Akhter | Has. Anower Khondokar | Late.Jaeda | Pachbaria |
| 14. | Helena Begum | Yeleyas Meya | Nazma | Chonpara |
| 15. | Yelora Yesmin | Ibrahim | Jahanara Begum | Chonpara |
| 16. | Huraira Begum | Abul Kabir | Kalima | Chonpara |
| 17. | Ms. Sirin Akter | Hazi Fouj Uddin | Ful Nahar | Chonpara |
| 18. | Safa Rohaman | Usif Hasan | Saleka Bano | Chonpara |
| 19. | Saheda Begum | Mojammel Haque | Josna | Chonpara |
| 20. | Hena Akhter | Zakir | Zahanara | Chon Para |
| 21. | Nasima Akhter | Late.Sukur Mohammad | Firoza Bagom | Pachrukhi |
| 22. | Monoara Begum | Abdul Aziz Buiyan | Rokeya Khatun | Patchbriya |
| 23. | Ajiminnessa | Jaman Prodan | Arfanbibi | Patchbriya |
| 24. | Ms.Komola Begum | Has.Late.Kholil Ulla | Ms.Johura Begum | Pachbaria |
| 25. | Laili Akhter | Ali Udden | Mithela | Maiz Para |

Elderly Headed Households (70+)

| SI No | Name | Father's Name | Mother's Name | Age |
|-------|-------------------------|--------------------------|--------------------|-----|
| 1. | Joynal Abedin | Mofiz Uddin Kha | Halimun Begum | 79 |
| 2. | Habibur Rahman | Late Shamsul Uddin | Late Rabeya | 70 |
| 3. | Khos Meher | Late Abu Taleb | Late Johera Khatun | 75 |
| 4. | Hazi Ab. Hamid | Late Habijuddin | Late Chafumun Nasa | 100 |
| 5. | Alim Prodan | Late Ohab Ali | Late Hajera Begum | 70 |
| 6. | Harmoj Khan | Late Kadir Khan | Late Admiron | 80 |
| 7. | Mosharof Hossan | Late. Hannan Prodhan | Ms. Jobeda Begum | 70 |
| 8. | Md.Ab.Hakim | Late. Monsuf Prodhan | Late. Jaytunnesa | 95 |
| 9. | Kofil Uddin | Late. Kolimuddin Bhuiyas | Meherun Nesa | 85 |
| 10. | Johirul Islam | | | 70 |
| 11. | Md. Harun Rashid Monshi | Late. Yanus Ali | Nosiba Khatun | 70 |
| 12. | Maskur Prodhan | Sultan Prodhan | Sujjoban | 78 |
| 13. | Tota Prodhan | Late. Anzor Ali Prodhan | Late. Tahera Begum | 70 |
| 14. | Amina Rahman | Has.Habibur Rahman | Saharun Nesa | 73 |
| 15. | Md.Billal Molla | Late.Harij Molla | Late.Aklima Begum | 70 |
| 16. | Md.Rup Mia | Late.Shoej Uddin | Late.Saher Khatun | 70 |
| 17. | Seraj Uddin Bhuiya | Late.Hakim Bhuiya | Late.Kamena Khatun | 79 |
| 18. | Ab.Kayum | Hazi Ab. Khalak | Late.Rohima | 72 |
| 19. | Golson Bibi | Has.Momotaj Uddin Bhuiya | Firoja Khatun | 70 |
| 20. | Roton Miya | Late.Sadot Ali | Moklesa Begum | 70 |
| 21. | Ahsanul Haq | Late.Aynal Haque | Golra Khatun | 80 |
| 22. | Saiful Islam | Aynal Haque | Golra Khatun | 70 |
| 23. | Shoukat Ali | Ajgor Ali | Bebe Kodoman | 76 |

| | | | | |
|-----|----------------|-------------------|------------------|----|
| 24. | Hazi Abu Taher | Abdul Mozid Buyan | Kodban Bebe | 82 |
| 25. | Rohim Fokir | Moyej Udden Fokir | Raseda | 78 |
| 26. | Md.Badol Mia | Late. Ab. Kader | Kulsum Begum | 70 |
| 27. | Arman | Salam Mia | Zoleka Bagom | 70 |
| 28. | Akkel Ali | Amzad Ali | Surma Bagom | 75 |
| 29. | Golzar Hossain | Late.Esmail | Late.Bibi Sokina | 76 |
| 30. | Md.Suruj Mia | Late.Kadir Mia | Late.Goltun Nesa | 76 |
| 31. | Meraj Uddin | Nasir Ali | Kulsum Begum | 80 |
| 32. | Rubel Ali | Sawkot Ali | Amaton Begum | 70 |
| 33. | Razzak Ali | Sawkot Ali | Amaton Begum | 70 |
| 34. | Hasibur | Rajjak Molla | Sefali Begum | 70 |
| 35. | Rubel | Rajjak Molla | Sefali Begum | 70 |
| 36. | Saiful Islam | Chowdhuri | Mafia Begum | 70 |
| 37. | Motaleb | Firoj Molla | Alapi Begum | 70 |
| 38. | Mokbul | Firoj Molla | Alapi Begum | 85 |
| 39. | Bachu Mia | Romiz Uddin | Chanbano | 70 |
| 40. | Basudul | Romiz Uddin | Chanbano | 70 |
| 41. | Bosir Mia | Romiz Uddin | Chanbano | 70 |
| 42. | Ab Jobbar | Yeanus | Parul Begum | 75 |
| 43. | Saide | YEANUS | PARUL BEGUM | 71 |
| 44. | Bosir Mia | Khalek | Sarbano | 77 |
| 45. | Fojlu | Zobbar | Fulmeher | 73 |
| 46. | Falu | Zobbar | Fulmeher | 70 |
| 47. | Daud Mahar | Younus | Eshita Begum | 70 |

| | | | | |
|-----|----------------|-------------------|--------------|----|
| 48. | Mohammad Ali | Late.Shiraj Uddin | Kulsum Begum | 70 |
| 49. | Yousuf | | | 70 |
| 50. | Mijanur Rahman | | | 70 |
| 51. | Foyaj Uddin | | | 80 |
| 52. | Afaj Uddin | | | 70 |
| 53. | Main uddin | | | 70 |
| 54. | Sanamot | | | 70 |
| 55. | Mofij | | | 70 |
| 56. | Idris Ali | | | 71 |
| 57. | Ab.Rashid | | | 70 |
| 58. | Ab.Shobahan | | | 70 |

Households belonging below poverty line (96000 BDT yearly income)

| Sl No | Name | Father's Name | Mother's Name | Monthly Income |
|-------|---------------------------|-------------------------|--------------------|----------------|
| 1. | Md Roshid Prodan | Late Romiz Uddin Prodan | Late Banesa Bibi | 60000 |
| 2. | Md Alak Mir | Moraz Uddin Mir | Anowara Begum | 60000 |
| 3. | Md Mojobur Rahamn | Late Shona Beya | Fatema Begum | 60000 |
| 4. | Jakir Hossan | Late Eddris Ali | Gulbahar | 60000 |
| 5. | Md Hemayet Uddin | Late Mohammad Mir | Detd Reshom Bebe | 60000 |
| 6. | Abadur Rahman | Late Jahir Uddin Mir | Late Fatema | 60000 |
| 7. | Danish Molla | Late Md Haris Molla | Late Aklima Begum | 60000 |
| 8. | Md Kaium Prodhan | Late Kazimoddin | Late Khormeher | 60000 |
| 9. | Mst Rina Begum | Majed Bhuiyan | Halima | 60000 |
| 10. | Fazlul Haque | Late Hashir Uddin | Late Ramuza | 60000 |
| 11. | Abdul Sattar | Late Shona Mia | Fatema Begum | 60000 |
| 12. | Zaman Mia | Late Baccu Mia | Zaheda Begum | 60000 |
| 13. | Mugal Hossain | Late Hafiz Kha | Zohra Kha | 60000 |
| 14. | Ibrahim Hossain | Late Amir Hossain | Hasina Begum | 60000 |
| 15. | Habibur Rahman | Late Falo Buiyah | Late Jarimon Begum | 60000 |
| 16. | Farhana Begum | Md Rakibul Islam | Jusna Begum | 60000 |
| 17. | Rokea Begum | Abdus Samad Khan | Ms Chan Banu | 60000 |
| 18. | Zuria Begum | Fajlul Haque | Mojiran | 60000 |
| 19. | Mostafiz | Sahaj Uddin | Tajirunnesa | 60000 |
| 20. | Naiem Mir | Bakir Uddin | Satara Begum | 84000 |
| 21. | Md.Mostafijur Rahman | Sajahan | Tajorun | 60000 |
| 22. | Alomgirprodhan | Sondor Ali | Monoara | 96000 |
| 23. | Abu Siddik | Ab. Kader | Khadija Begum | 96000 |
| 24. | Hassan Ali | Late Rehen Uddin Mir | Asia | 60000 |
| 25. | Monoara Begum | Abdul Aziz Buiyan | Rokeya Khatun | 60000 |
| 26. | Md. Anwar Hossain Prodhan | Md. Mojibur Rahman | Razia Begum | 60000 |
| 27. | Ajimin Nesa | Jaman Prodan | Arfanbibi | 60000 |
| 28. | Konika Buiyan | Ali Akbor | Nihara Begum | 60000 |
| 29. | Jayadul Prodhan | Late Almas Prodhan | Fulmeher | 60000 |
| 30. | Saiful Islam | Rois Ali | Samirun Nesa | 36000 |
| 31. | Abdul Barek | Newaj Uddin | Taraban Bibi | 36000 |
| 32. | Fuokrul Ahmed | Mojibur Rahman | Josna Begum | 96000 |

| | | | | |
|-----|--------------------------|-------------------|---------------|-------|
| 33. | Md. Mannan | Late.Saheb Ali | Sais Begum | 84000 |
| 34. | Shiddikur Rahman | Late.Ab.Khalak | Johirun | 96000 |
| 35. | Sabbir Hosen | Late.Abdul Sattar | Fardosi Bagom | 84000 |
| 36. | Ehsan Ali | Zinnat Ali | Jobeda | 60000 |
| 37. | Bokul | Romu | Sinthea | 48000 |
| 38. | Toybun Nesa | AB.Hannan | Maliya Bagom | 24000 |
| 39. | Ab. Gaffar | Zamal Miya | Joynal Bibi | 30000 |
| 40. | Razzak Ali | Sawkot Ali | Amaton Begum | 96000 |
| 41. | Hajrat Ali Molla Gong | Rajjak Molla | Sefali Begum | 84000 |
| 42. | Nur Uddin | Rajjak Molla | Sefali Begum | 84000 |
| 43. | Hasibur Molla | Rajjak Molla | Sefali Begum | 96000 |
| 44. | Rubel Molla | Rajjak Molla | Sefali Begum | 96000 |
| 45. | Ebrahim | Alom Chan | Sufia Begum | 96000 |
| 46. | Rabu Begum | Hus. Saykot Ali | Helena Begum | 96000 |
| 47. | Gofur Ali | Ahmed Ali | Helena Begum | 84000 |
| 48. | Shorif Molla | Samad Molla | Myfeda Begum | 96000 |
| 49. | Manira Begum | Has.Iqbal Islam | Myfeda Begum | 84000 |
| 50. | Shorif Uddin | Chowdhuri | Mafia Begum | 96000 |
| 51. | Sujon Molla | Sona Mia Molla | Selina Begum | 96000 |
| 52. | Sumon Molla | Sona Mia Molla | Selina Begum | 84000 |
| 53. | Shaiful Molla | Sona Mia Molla | Selina Begum | 96000 |
| 54. | Manik Ali | Idris Ali | Pori Begum | 84000 |
| 55. | Rofikul Mia | Chan Mia | Rajia Begum | 96000 |
| 56. | Main Uddin | Ab. Karim | Moriom Begum | 96000 |
| 57. | Motin Mia | Tamin Uddin | Anjuman Begum | 96000 |
| 58. | Mostofa Mia | Tamin Uddin | Anjuman Begum | 84000 |
| 59. | Khaja | Toyob | Fojkun Nesa | 96000 |
| 60. | Mogbul Molla | Firoj Molla | Alapi Begum | 96000 |
| 61. | Mofiz Molla | Firoj Molla | Alapi Begum | 84000 |
| 62. | Bacchu Mia | Romiz Uddin | Chanbano | 96000 |
| 63. | Arif Mia | Hafiz Uddin | Nosimon Begum | 84000 |
| 64. | Likhon Mia | Hafiz Uddin | Nasimon Begum | 96000 |
| 65. | Nur Hosen | Yeanus | Parul Begum | 96000 |
| 66. | Jakir | Md.Mijanur Rahman | aysha | 60000 |
| 67. | Ab. Latif | Somir Uddin | Bilkis Begum | 96000 |

Annex 2: List of Share Croppers

| SI No | Land Owner's Name | Sharecropper's Name | Father's Name | Village |
|-------|-------------------------|---------------------|------------------|-------------|
| 1. | Ab. Kayum | Mijan | Rashid Molla | CHONPARA |
| 2. | Ab. Kayum | Danes Molla | Rashid Molla | CHONPARA |
| 3. | Ab. Kayum | Sahab Uddin | Amin Uddin | CHONPARA |
| 4. | Momtaz Hossain | Babul | Moti Mia | PACHBARIA |
| | Ebrahim Mia | Babul | Moti Mia | PACHBARIA |
| | Yahiya | Babul | Moti Nia | PACHBARIA |
| 5. | Md Abdus Samad Khan | Abdul Jabbar | Late Abdul Salam | PACHBARIA |
| 6. | Mohaimen Miah | Panir | Salim Uddin | KIDDI KANDI |
| 7. | Altab Hossain | Ashraf | Pachbaria | BAKIR UDDIN |
| 8. | Iftekhar Hoossan Ashrif | Bachchu Bhuiya | Late.Abu Sayed | PACHBARIA |
| 9. | Roton Saha | Rashed | Lokman | PACHBARIA |
| 10. | Md. Aklak Bhuiya | Yakub | Mokbul | PACHBARIA |
| 11. | Ekra Uddin Mim | Kawsar Ali | Oli Uddin | PACHBARIA |
| 12. | Md.Salim Mia | Mojibur Rahman | Sultan Uddin | PACHBARIA |
| 13. | Mokrob Hossen | Masud | Motiur | PACHB, |
| 14. | Mokrob Hossen | Kadir | Tokon | NORS |
| 15. | Md.Kamrul Hosen | Jamal Molla | Late.Aktarujjam | Noagaw |
| 16. | Md.Kawes Khan | Chanu Mia | Mogol | Pachbaria |
| 17. | Md.Kawes Khan | Chan Mia | Najimuddin | Pachbaria |
| 18. | Md.Kawes Khan | Sanal Uddin | Safi | Pachbaria |
| 19. | Md.Kawes Khan | Sukur Mia | Tomij | Pachbaria |

| SI No | Land Owner's Name | Sharecropper's Name | Father's Name | Village |
|-------|--------------------|---------------------|-------------------|------------|
| 20. | Md.Ali Ajgor Molla | Monir | Late.Aktarujjaman | Noagow |
| 21. | Md. Nasrul Alom | Ataur | Hakim Buiyan | Patchbaria |
| 22. | Fatema Alom | Md. Masud | Late. Motior | Patchbaria |
| 23. | Gaffar Uddin Ahmed | Shofikul Islam | Shahoj Uddin | Pachrukhi |

Annex 3: Gap Analysis of GoB and JICA Policy

GAPs analysis between ARIPO-1982 and ARIPO-2017 of GoB and JICA Policy and GAP

Filling Measures

| SL No. | Aspects/Issues | ARIPO-1982 | ARIPO-2017 | JICA Policy/Guidelines (April 2010) | Gaps Between Gob and JICA Policy/guidelines. | Safeguard Measures Adopted in AEZ Ltd. |
|------------------|-----------------------------------|--|---|---|---|---|
| Objective | | | | | | |
| 1 | Avoid Involuntary resettlement | Avoidance of resettlement is not specifically mentioned in the 1982 Ordinance. | Same as ARIPO-1982 | Involuntary resettlement and loss of means of livelihood should be avoided by exploring all viable alternatives. | Gaps with regard to this principle to avoid resettlement impact thru alternative options. | AEZ RF adheres to this principle - i.e., avoid resettlement impacts where feasible. |
| 2 | Minimize involuntary resettlement | The law only implicitly discourages unnecessary and excess land acquisition, as excess land remains idle and unused and lands acquired for one purpose cannot be used for a different purpose. Land that remains unused should be returned to the original owner(s). | Same as ARIPO-1982 | When, after such an examination, avoidance is proved unfeasible, effective measures to minimize impact and to compensate for losses must be agreed upon with the people who will be affected. | Section 3/under 1982 Ordinance requires notification only; no consultation is required. | -Minimize displacement of people as much as possible by exploring all viable design alternatives. -If unavoidable, provide for prompt payment of just compensation, replacement cost (for lost assets and income) and rehabilitation and livelihood assistance, towards better condition than before relocation for all displaced households, regardless of (land) tenure. Unused land be returned back to the original owners through de-acquisition. |
| 3 | Mitigate adverse social impact | The mitigation measures are cash compensation only for lost assets. The complexities of resettlement are not addressed | Persons displaced from homestead or living place should resettle properly or government takes appropriate | People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently | Only cash-based compensation for acquired assets. The impacts of loss of land, houses and the need for resettlement are not considered. | Provision for replacement value/cost for lost assets (i.e., land, structures, trees etc.) at replacement cost. |

| SL No. | Aspects/Issues | ARIPO-1982 | ARIPO-2017 | JICA Policy/Guidelines (April 2010) | Gaps Between Gob and JICA Policy/guidelines. | Safeguard Measures Adopted in AEZ Ltd. |
|------------------------|--|---|-----------------------|---|--|--|
| | | by the Ordinance. | measures to resettle. | compensated and supported by project proponents etc. in a timely manner. | | <ul style="list-style-type: none"> Separate Livelihood and Income Restoration Plan be prepared. Mitigation measures/RAPs to be disclosed to the community and available in Bangla. |
| Core principles | | | | | | |
| 1 | Identify, assess and address the potential social and economic impacts | The 1982 Ordinance requires preparation of a Land Acquisition Plan (LAP) for land acquisition and compensation purposes. However GOB environmental rules/guidelines (1997) synchronize various applicable laws and policy frameworks of the country for early identification of impacts on biophysical, socioeconomic and cultural environment of a project intervention and their mitigation. Requires the assessment of technical alternatives, including the no action alternative to minimize adverse environmental | Same as ARIPO-1982 | The impacts to be assessed with regard to environmental and social considerations. These also include social impacts including migration of population and involuntary resettlement, local economy such as employment and livelihood, utilization of land and local resources, social institutions and local decision-making institutions, existing social infrastructures and services, vulnerable social groups such as poor and indigenous peoples, equality of benefits and losses and equality in the development process, gender, children's rights, cultural heritage, local conflicts of interest, infectious | Impact assessments are typically done in the case of externally funded projects; otherwise, a land acquisition plan is prepared for acquisition purposes. Project impacts on properties, livelihoods and employment, health and environment are discussed in IEE/EIA reports, but do not provide enough information to determine losses and basis for compensation. Existing laws do not have provision for identification of indigenous people to recognize their particular problem and inconveniences due to the project. | RF requires identification of impacts caused by displacement whether or not through land acquisition (maintaining the principle that lack of formal title to land should not be a bar to compensation and resettlement assistance), including number of affected persons. The Framework also addresses both direct and indirect impacts. |

| SL No. | Aspects/Issues | ARIPO-1982 | ARIPO-2017 | JICA Policy/Guidelines (April 2010) | Gaps Between Gob and JICA Policy/guidelines. | Safeguard Measures Adopted in AEZ Ltd. |
|--------|---|--|--|--|--|--|
| | | impacts, include impact on human health and safety. EIA identifies measures to minimize the problems and recommends ways to improve the projects. | | diseases such as HIV/AIDS, and working conditions including occupational safety. | | |
| 2 | Prepare mitigation plans for affected persons | The Deputy Commissioners (DCs) has the mandate in their respective jurisdiction as per law to acquire land for any requiring person (public agency or private person). The requiring body requests the Deputy Commissioners for acquisition of land for their project/scheme. DCs investigate physically the requirement of land and carry out Joint Verifications of assets and type of land for assessing the quantity of losses (u/s 8(1) of the law). Affected titled holders receive the assessed through minimum <i>mouza</i> rates plus 50% more on that for compulsory | Procedures are same as in ARIPO-1982. But as per new law compensation will be assessed by enhancing additional 200% of <i>mouza</i> rate for land and additional 100% for structures and other properties. | People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported by project proponents etc. in a timely manner. | Existing law and methods of assessment do not ensure Replacement Cost of property at current market price. The law does not consider resettlement or rehabilitation of affected persons or their loss of income or livelihood resources. "Market value" of property is often found low in respect of current market price, it can be raised, if appealed, by a maximum of 10 percent each time which in most case is not sufficient to match with real market price. | AEZ RF requires full census and/or updating, where possible, for up-to date database. RAPs will be developed on the updated survey data Provide guidelines to ensure compensation for lost assets at full Replacement Costs and other assistance to help them improve or at least restore their standard of living at pre-project level. Includes special attention to gender and preparation of gender action plan. |

| SL No. | Aspects/Issues | ARIPO-1982 | ARIPO-2017 | JICA Policy/Guidelines (April 2010) | Gaps Between Gov and JICA Policy/guidelines. | Safeguard Measures Adopted in AEZ Ltd. |
|--------|---------------------------------------|---|---|---|---|---|
| | | acquisition for land. The Deputy Commissioner follows the rate of PWD for structure, DAE for crops, DoF for trees, etc.). Affected owners have the right to appeal on acquisition or on the compensation amounts determined as per law. | | | | |
| 3 | Consider alternative project design | Feasibility studies including social, political, cultural and environmental impact assessments, detailed engineering surveys as basis for acquisition of private property or rights. | Same as ARIPO-1982 | Involuntary resettlement and loss of means of livelihood are to be avoided when feasible by exploring all viable alternatives. | No specific laws for considering project design to avoid or minimize involuntary resettlement. Feasibility study considers cost benefit more from technical than socio cultural considerations | AEZ RF considers feasible alternative project design to avoid or at least minimize physical or economic displacement, while balancing environmental, social, technical and financial costs and benefits. |
| 4 | Involve and consult with stakeholders | The 1982 Ordinance have provisions (Section 3 and 3/2) to notify the owners of property to be acquired. Any party having any objections can appear to DC for a hearing with 15 days of notification | The 1982 Ordinance have provisions (Section-4) to notify the owners of property to be acquired. Any party having any objections can appear to DC for a hearing with 15 days of notification | Appropriate participation by affected people and their communities must be integrated in the planning, implementation, and monitoring of resettlement action plans and measures to prevent the loss of their means of livelihood. | There is no provision in the law for consulting the stakeholders but the land allocation committees at district, division and central government level. People have limited scope to negotiate with the government on the | AEZ RF has provisions for community consultation and public disclosure of impacts as well as mitigation measures, including disclosure of Resettlement Action Plan. Further, grievances redress procedures involving cross- |

| SL No. | Aspects/Issues | ARIPO-1982 | ARIPO-2017 | JICA Policy/Guidelines (April 2010) | Gaps Between Gob and JICA Policy/guidelines. | Safeguard Measures Adopted in AEZ Ltd. |
|--------|---|---|--|--|--|---|
| | | | | | price of land, but have no right to refuse acquisition | section of people, including representative of affected persons, have been established for accountability and transparency. |
| 5 | Disclose and inform APs of RP and mitigation measures | The 1982 Ordinance requires serving a "notice" to be published at convenient places on or near the property in a prescribed form and manner stating that the property is proposed to be acquired (u/section 3). | Same as ARIPO-1982 | In preparation of a resettlement action plan, consultations must be held with the affected people and their communities based on sufficient information made available to them in advance. | Disclosure takes place in case of donor-funded projects. | AEZ RF requires disclosure of Draft RAPs to the affected communities in a form or language(s) that are understandable to key stakeholders, civil society, particularly affected groups and the general public in an open gathering. Further, updated RAPs will be disclosed based on material changes as a result of the concerns of affected families. |
| 6 | Support existing social and cultural institutions of the affected persons | No provision in the 1982 Ordinance. | Generally any religious performing places, graveyards and cremation center should not be acquired. | The impacts to be assessed with regard to environmental and social considerations. These also include social impacts, including social institutions such as social capital and local decision-making institutions, existing social infrastructures and services. | No provision in any existing laws. | Affected households were given options for relocation in accordance with their choices and support available forms existing social networks. Host-resettlers' relation was enhanced by providing civic amenities and infrastructure services to the host villages. |
| 7 | Build capacity | No provision in | Same as | JICA makes | There is a gap in | AEZ could follow |

| SL No. | Aspects/Issues | ARIPO-1982 | ARIPO-2017 | JICA Policy/Guidelines (April 2010) | Gaps Between Gob and JICA Policy/guidelines. | Safeguard Measures Adopted in AEZ Ltd. |
|--------|---|---------------------|------------|--|--|--|
| | of the borrower(s) in IR implementation | the 1982 Ordinance. | ARIPO-1982 | efforts to enhance the comprehensive capacity of organizations and operations in order for project proponents etc., to have consideration for environmental and social factors, appropriately and effectively, at all times. | regards To build capacity of borrower or clients of managing resettlement action plan implementation. | other projects implemented by RHD, BWDB, BBA and the Railway. Special scope could be made for enhancing BEZA's capacity to manage Resettlement Action Plan implementation. |

Annex 4: Consultation Meeting Minutes

Minutes of Public Consultation Meetings

Bangladesh Economic Zones Authority (BEZA) is planning to develop Economic Zone in Araihaazar of Narayanganj district. BEZA formed Araihaazar Economic Zone Ltd for implementing the project. The project will be implemented under the Foreign Direct Investment Promotion Project (FDIPP) through G2G agreement between Bangladesh and Japan Government. Japan International Cooperation Agency financed to the project. The project requires approximately 1000 acres of private land to be acquired in two phases. Land acquisition process is under way for 1st phase. A substantial number of populations will be affected due to land acquisition. Information disclosure and public consultation is core safeguard requirement of JICA for financing to any project. According to the JICA's Environment and Social Consideration, affected populations must be and meaningfully consulted at project preparatory stage. In compliance with JICA's policy, the BEZA organized and conducted a Public Consultation Meeting (PCM) on 22nd November 2017.

Date : 22nd November 2017.

Time : 11.00 am

Venue: Purinda Bazar Govt. Primary School.

Public Consultation Meeting started at 11.00 am. Senior consultant of EQMS consulting Ltd. Mr. Abdul Halim welcomed all participants with thanks and conducted introducing session among the participant. Upazila Nirbahi Officer of Araihaazar Upazila Mrs. Suraya Khan presided over the meeting.

Mr. Abdul Kader Khan, Social Specialist of BEZA took the floor and explained the project background, objective and rationale, importance and significance of Japanese investment in Bangladesh comparing other countries. He also cited what opportunity will be created for local communities in different sectors *i.e.* it will improve communication system, brings huge employment opportunity for local populations, improve health services and ensure utility services like gas, electricity supply, water supply system. The project will have huge positive impact on improvement of education facilities. The project will create tremendous business opportunity for the local populations.

At this stage Mr. Moniruzzaman, Joint Secretary of BEZA initiated the question-answer session. The incumbent of project proponent in the chair invited questions, demands and grievances from the audience. In this session participants were allowed to raise any question and grievances regarding land acquisition process, compensation policy and environmental issues as well. Issues regarding project and land acquisition are presented in below Table:

| Name & Address of Participant | Issues Raised | Response |
|---|--|--|
| Md. Motiur Rahman Member, Guptara Union Parishad. | <ul style="list-style-type: none"> • Economic Zone main entry gate will be at Duptara Union side. | BEZA representative said that there will be only one entrance into the EZ. Entry point will be finalized as per final technical design. |
| Md. Shahjahan, Farmer, Panchrukhi | <ul style="list-style-type: none"> • Demanding compensation at 3 times more of Mouza rate. • Could we cultivate the land for next cropping season? | <ul style="list-style-type: none"> • For the 1st phase of the project, the DC issued notice under section-3 in accordance with Acquisition and Requisition of Immovable Property Ordinance-1982 on 18th September 2017 which has provision for 50% premium on land value. But Government gazette new Acquisition and Requisition of Immovable Property Ordinance 2017 making provision of additional 200% of land value. BEZA and DC office is trying to bring it under new law. • BEZA confirms that affected person can cultivate the acquired land for next crops season. |
| Md. Abdul Malek Farmaer, Panchrukhi Nasir Haider Almas Farmer, Pancrukhi | <ul style="list-style-type: none"> • Want compensation for acquired land according to new law. • Satisfied to have EZ in this area. | <ul style="list-style-type: none"> • Answer to the question regarding compensation is the same as mentioned above. • They are satisfied with the project as it will bring immense opportunity for them. |
| Saiful Islam shakil Villager and affected person, Panchrukhi | <ul style="list-style-type: none"> • Paper/ document of acquired land of some person is not legally valid. • What is system for verification? | • Mrs. Surya Khan, UNO of Araihasar Upazila told in reply that compensation disbursed according mutation record. |

| Name & Address of Participant | Issues Raised | Response |
|---|---|--|
| | | <ul style="list-style-type: none"> • Verification will be done through deed and bia deed. |
| Almas Villager, Sonpara Panchrukhi | <ul style="list-style-type: none"> • There is canal within the project. Is there any negative impact will occur due to project? | Representative from BEZA assured that all necessary mitigating measure will be undertaken to avoid any negative impact whether it is environmental or social. The project doesn't obstruct natural flow of water. Rather it will be more peoples friendly. The project will follow standard of DoE and JICA environmental and Social Consideration to mitigate any negative impact. About protection bund, BEZA will consult with Bangladesh Water Development Board (BWDB). |
| Md. Alamgir Affected Person, Panchrukhi | <ul style="list-style-type: none"> • The project location is low land. Permanent water lodging will be starting in surrounding area due to land filling on project. What is the mitigating measure? • There was plan to erect a bund. Is this plan will be implemented? • Land loser list will be published in public. • There are many middlemen in DC office. He urged the authority concern to avoid middlemen in compensation disbursement. | Both BEZA representative and UNO told that no need to go by middlemen to receive compensation from DC office. |
| Md. Masum Journalist, the Daily Financial Express | <ul style="list-style-type: none"> • What about waste management? • How to manage air and water pollution? • Waste and pollution management should up to developed countries. | Modern and technology based waste management will be followed <i>i.e.</i> establish ETP, Water Treatment Plant (WTP) etc. Necessary action will be taken to protect environment. |
| Mrs. Shahida Chairwomen, Duptara Ubion | <ul style="list-style-type: none"> • In rural area, peoples are not aware about land management. Due to ignorance some affected person could not get compensation in proper time. | Representative of DC asked the peoples to come with genuine and legal document. Document regarding land ownership must be genuine. |

| Name & Address of Participant | Issues Raised | Response |
|--|--|---|
| Mr. Mahbubur Rahman Roman, Member, Narayanganj District Council | <ul style="list-style-type: none"> The price of land adjacent to the national highway is very high. He asked the authority concern to think the issue specifically. | The land price always vary according to its proximity to the important establishment. But in the land acquisition process there is no scope to make separate provision as per land location. Only category or classification of land is considered. |

Finally the host, Chairmen of the Satgram Union placed some suggestion to the affected persons as well as to the BEZA.

- It is duty of local community to extend helping to the BEZA as well as to the JICA.
- BEZA will ensure compensation at 200% additional of DC determined land value.
- No negative environmental impact will occur in future.
- Ensure proper drainage system restoring previous canal operative as it is.
- Create more and suitable facilities so that our future generation could be benefited from them..
- Invite honorable MP in next consultation meeting.

Having no issues to be discussed, the chair of the meeting declare the end of the meeting giving profound thanks to the all participants, its organizer and JICA team.

Annex 5: Market Survey Assessment

Background:

Japanese Economic Zone in Araihasar of Narayangonj required 541.47 acres of land for first phase including retention pond. The entire land is private land in two mouza that need to be acquired. The Deputy Commissioner of Narayangonj have already acquired 491.47 acres land in Panchrukhi and Panhgaon mouza following Acquisition and Requisition of Immovable Property Ordinance-II (ARIPO) of 1982 and subsequent amendment up to 1994 as land acquisition instrument. The rest 50 acres land for first phase will be acquired in accordance with new acquisition law *i.e.* Acquisition and Requisition of Immovable Property Act-2017 (ARIPA-2017). There are provisions for compulsory compensation policy in both acquisition laws. Japan International Cooperation Agency (JICA) financing to the project. Project Affected Persons (PAPs) will be compensated at Replacement Cost (RC) for acquired land other properties according to the JICA Guideline for Environmental and Social Consideration. According to the JICA policy, Replacement Cost will be assessed through market survey in and around the project location.

In line with the proposed compensation principles and in compliance with the JICA Guideline for Environmental and Social Consideration, the EQMS Consulting Ltd. has conducted land market survey to assess Replacement Cost for each category of land. The approach followed and the findings have been discussed in the following sections.

Difference between the Two Acquisition Laws: Following ARIPO-1982 and ARIPA-2017, Land Acquisition Officer at Deputy Commissioner (DC) office calculated compensation for acquired land at average lowest *mouza* rates approved by Government as compulsory Cash Compensation under Law (CCL). As per ARIPO-1982, the Deputy Commissioner (DC) could enhance CCL with additional 50% of mouza rate for each category of land while ARIPA-2017 has the provision for additional 200%. Difference between these two laws is presented in below Table:

Table 1: Difference between Old and New Acquisition Laws

| Acquired Assets | Acquisition and Requisition of Immovable Property Ordinance of 1982 | Acquisition and Requisition of Immovable Property Act of 2017 |
|--------------------|---|---|
| Land | Additional 50% of determined value | Additional 200% of determined value |
| Structures | Additional 50% of determined value | Additional 100% of determined value |
| Trees | Additional 50% of determined value | Additional 100% of determined value |
| crops ⁸ | Additional 50% of determined value | Additional 100% of determined value |

Rationale:

In Bangladesh, it is customary practice to devalue land in transaction process aiming to reduce registration cost. In that process, actual current market price were not recorded in land registration process. Therefore land price always remains lower than actual market price and the price also varies within a given geographical boundary due to the proximity of land to the communication and connectivity. Another reason is that, once any development or economic project declared, the price of land got upward momentum in price. For these reasons, with the compulsory cash compensation provided by the DC is not enough to replace acquired land.

On the other hand, JICA Guideline for Environmental and Social Consideration ensures Replacement Cost of acquired land and other properties so that the PAPs could restore their living standard.

Methodology:

The EQMS Consulting Ltd. conducted market survey through a structured questionnaire in March 2018. Respondents selected randomly from in and outside of the project first phase. About 32 persons from different background were interviewed to get information on land transaction, category of land and existing current land price. Type of respondent selected for land market survey is presented in below Table:

Table 2: Type of Respondent for LMS

| SL No. | Type of Respondent | No. of Respondent |
|--------|--------------------|-------------------|
| 01 | Businessmen | 12 |
| 02 | Land Brocker | 3 |

⁸ Tenants, sharecroppers or informal land user will receive compensation for crops from the Deputy Commissioner or from BEZA. In that case land user will be identified through Joint Verification or census survey.

| | | |
|--------------|--------------------------|-----------|
| 03 | Teachers | 5 |
| 04 | Farmers | 8 |
| 05 | Imam (Religious Leader) | 2 |
| 06 | Senior Citizen (Retired) | 2 |
| Total | | 32 |

Ratio of respondent of affected mouza and non-affected mouza is 50:50. Among them, 8 respondents bought land and 4 respondents sold their land in last year.

Definition of Land Category:

Based on productive use, there are different categories of land in the same mouza. According to the notice u/s-3 served by the Deputy Commissioner, there are 4 categories of land in the affected mouza.

Null: the term refers to the land, which is used for agricultural production and plain in nature is called as null in local dialect.

Bari: The term refers to the land categorized as homestead: This category of land generally comparatively high land. The land having housing structures for living called homestead i.e. bari in local dialect.

Viti: The terms refer to the land, which is comparatively high land, but have no housing settlement. This type of land used for commercial or gardening purposes. In most cases, this type land is separated from the homestead land.

Pukur: The Bengali term 'Pukur' means pond in English.

Land Market Survey Findings and Analysis

The purpose of the land market survey is to get current price of each category of land in surveyed mouza. Many factors are involved in market price variance in the same mouza. Like all over Bangladesh, land scarcity is very high in the project location. The project area is very close to the capital city, Dhaka. The project situated approximately 30 km away from the Hazrat Shahjalal Airport and 40 km from the district headquarter. The project located in between the two industrial hub of the country. Urbanization is going on very first around the project location. Several numbers of Real Estate Company procured and developed the urban habitat on the western side of the project. Due to above mention reasons or factors, the price of land in the project area increasing very first.

Data variables in regards to the land price have been analyzed and calculated through simple and common mathematical methods. The EQMS Consulting Ltd. produced three (3) tables

averaging unit prices for each category of land. Table 3 shows the averaged unit price for each category of land in summarized report of land market survey.

Table 3: Averaged Unit Price for Each category of Land in a Summary

| Survey Form No. | Mouza Name | Name of Respondent | Father's/Husband's Name | Occupation | Land Price/decimal through Market survey | | | |
|-----------------|-------------|--------------------|-------------------------|-------------|--|--------|--------|--------|
| | | | | | Homestead | Viti | Null | Pond |
| 11101 | Kandail | Baccu Mia | Kodom Ali | Business | 400000 | 250000 | 150000 | |
| 11102 | Kandail | Md. Ali Hossain | Md. Nur Islam | Business | 300000 | | 200000 | |
| 11103 | Kandail | Shahjahan Mia | Mojaffor Mia | 0 | 300000 | 250000 | 200000 | |
| 11104 | Kandail | Yusuf Ali | Shikdar Ali | Business | 250000 | 220000 | 130000 | |
| 21101 | Dhuptara | Nasir Haydar | Minnot Ali | Farmer | 350000 | 300000 | 250000 | |
| 21102 | Dhuptara | Akbor Hossain | Amzad Ali | Farmer | 300000 | 200000 | 180000 | |
| 21103 | Dhuptara | Gaffar Uddin | Habib Mia | Business | 350000 | 300000 | 250000 | |
| 31101 | Pachrukhi | Nurul Islam | Minnot Ali | Vendor | 450000 | 300000 | 300000 | |
| 31102 | Pachrukhi | Mizanur Rahman | Late Abdul Toyab | Rtd. Person | 350000 | 200000 | 150000 | |
| 31103 | Pachrukhi | Md. Mashulur Mia | Kofil Ali | Farmer | 400000 | | 200000 | |
| 31104 | Pachrukhi | RobiUllah | Samsuzzaman | Farmer | 300000 | 250000 | 70000 | |
| 31105 | Pachrukhi | HaziShahidulHaque | Late Afsar Uddin | Farmer | 300000 | 250000 | 150000 | |
| 31106 | Pachrukhi | Abu Taher | Abdul Latif | Farmer | 300000 | 300000 | 100000 | |
| 31107 | Pachrukhi | Abu Hanif | Samsul Haque | Imam | 300000 | | 80000 | |
| 31108 | Pachrukhi | Fazzur Rahman | Amir Hossain | Business | 250000 | 200000 | 120000 | |
| 41101 | BoroNuapara | Alamgir | Almas Mia | Business | 450000 | 400000 | 300000 | |
| 41102 | BoroNuapara | Rashed Mia | Md. Motiur Rahman | Teacher | 300000 | 250000 | 150000 | 150000 |
| 41103 | BoroNuapara | JohirulHaque | RohisUddin | Business | 300000 | 250000 | 150000 | |
| 41104 | BoroNuapara | S M Helal Uddin | Late Sahasuddin | Business | 350000 | 350000 | 250000 | |
| 41105 | BoroNuapara | Sharif Ahmed | A B M Abdul Gani | Teacher | 400000 | 350000 | 300000 | 85000 |
| 41106 | BoroNuapara | Amzad Hossain Khan | Abdul Nur Khan | Farmer | 250000 | 250000 | 150000 | |
| 41106 | BoroNuapara | Sahadat Hossain | Amir Hossain | Business | 350000 | 280000 | 170000 | |
| 41107 | BoroNuapara | Shariful Islam | AnisulMollah | Imam | 300000 | 230000 | 180000 | |

| Survey Form No. | Mouza Name | Name of Respondent | Father's/Husband's Name | Occupation | Land Price/decimal through Market survey | | | |
|-----------------|-------------|---------------------|-------------------------|-------------|--|----------------|----------------|---------------|
| | | | | | Homestead | Viti | Null | Pond |
| 41108 | BoroNuapara | KamrunNahar | Humayun Ahmed | Teacher | 450000 | 400000 | 300000 | 300000 |
| 51101 | Pachgaon | Md. Mujibor Rahman | Late Nurul Islam | Vendor | 350000 | 300000 | 150000 | 80000 |
| 51102 | Pachgaon | Md. Juyel | Nurul Islam | Business | 350000 | 300000 | 250000 | |
| 51103 | Pachgaon | Md. Roman Chawdhury | Md. Habibur Rahman | Teacher | 150000 | 100000 | 50000 | |
| 61101 | Pachgaon | Md. Fazlul Karim | Hazi Abdul Mazid Khan | Business | 150000 | 150000 | 70000 | |
| 61102 | Pachgaon | Jahangir Alam | Samsuzzaman | Farmer | 200000 | 150000 | 70000 | |
| 61103 | Pachgaon | Md. Jony Mia | Mukhlesur Rahman | Business | 150000 | | 65000 | |
| 61104 | Pachgaon | Ebadur Rahman | Nure Alam Molla | Teacher | 200000 | 175000 | 150000 | |
| 61105 | Pachgaon | Mr. Ajit Roy | Avijit Roy | Black Smith | 350000 | 300000 | 250000 | |
| Total | | | | | 9950000 | 7255000 | 5535000 | 615000 |
| Average | | | | | 310937 | 259107 | 172968 | 153750 |

In the course of data analysis, the EQMS produced two separate table averaging unit price for each category of land in the affected mouza namely panchrukhi and panchgaon. Table 4 is presenting the averaged unit price for panchrukhi mouza and table 5 shows the averaged price for panchgaon mouza.

Table 4: Averaged Current Market Price of Panchrukhi Mouza

| Survey Form No. | Mouza Name | Name of Respondent | Father's/Husband's Name | Occupation | Land Price/decimal through Market survey | | | |
|-----------------|------------|--------------------|-------------------------|-------------|--|----------------|----------------|----------------|
| | | | | | Homestead | Viti | Null | Pond |
| 31101 | Pachrukhi | Nurul Islam | Minnot Ali | Vendor | 450000 | 300000 | 300000 | |
| 31102 | Pachrukhi | Mizanur Rahman | Late Abdul Toyab | Rtd. Person | 350000 | 200000 | 150000 | |
| 31103 | Pachrukhi | Md. Mashulur Mia | Kofil Ali | Farmer | 400000 | | 200000 | |
| 31104 | Pachrukhi | RobiUllah | Samsuzzaman | Farmer | 300000 | 250000 | 70000 | |
| 31105 | Pachrukhi | HaziShahidulHaque | Late Afsar Uddin | Farmer | 300000 | 250000 | 150000 | |
| 31106 | Pachrukhi | Abu Taher | Abdul Latif | Farmer | 300000 | 300000 | 100000 | |
| 31107 | Pachrukhi | Abu Hanif | SamsulHaque | Imam | 300000 | | 80000 | |
| 31108 | Pachrukhi | Fazzur Rahman | Amir Hossain | Business | 250000 | 200000 | 120000 | |
| | | | | | Total | 2650000 | 1500000 | 1170000 |
| | | | | | Av. | 331250 | 250000 | 146250 |

Table 4: Averaged Current Market Price of Panchgaon Mouza

| Survey Form No. | Mouza Name | Name of Respondent | Father's/Husband's Name | Occupation | Land Price/decimal through Market survey | | | | |
|-----------------|------------|---------------------|-------------------------|-------------|--|----------------|----------------|----------------|--------------|
| | | | | | Homestead | Viti | Null | Pond | |
| 51101 | Pachgaon | Md. Mujibor Rahman | Late Nurul Islam | Vendor | 350000 | 300000 | 150000 | 80000 | |
| 51102 | Pachgaon | Md. Juyel | Nurul Islam | Business | 350000 | 300000 | 250000 | | |
| 51103 | Pachgaon | Md. Roman Chawdhury | Md. Habibur Rahman | Teacher | 150000 | 100000 | 50000 | | |
| 61101 | Pachgaon | Md. Fazlul Karim | Hazi Abdul Mazid Khan | Business | 150000 | 150000 | 70000 | | |
| 61102 | Pachgaon | Jahangir Alam | Samsuzzaman | Farmer | 200000 | 150000 | 70000 | | |
| 61103 | Pachgaon | Md. Jony Mia | Mukhlesur Rahman | Business | 150000 | | 65000 | | |
| 61104 | Pachgaon | Ebadur Rahman | Nure Alam Molla | Teacher | 200000 | 175000 | 150000 | | |
| 61105 | Pachgaon | Mr. Ajit Roy | Avijit Roy | Black Smith | 350000 | 300000 | 250000 | | |
| | | | | | Total | 1900000 | 1475000 | 1055000 | 80000 |
| | | | | | Av. | 237500 | 210714 | 131875 | 80000 |

Comparison: The Deputy Commissioner will pay compulsory cash compensation at government approved mouza and additional 50% in accordance with provision of ARIPO-1982 for 491.47 acres of land and mouza rate+ additional 200% in accordance with ARIPA-2017 for rest 50 acres selected for retention pond. The project owner, BEZA agreed to pay compensation at mouza rate+ additional 200% for all Project Affected Persons (PAPs). On the other hand, the project financier, JICA's safeguard requirement is to ensure Replacement Cost (RC). To assess replacement cost, The EQMS Consulting Ltd. conducted Land Market Survey to assess current market price of land. Based on survey findings a comparison between mouza rates and averaged surveyed price for each category of land is presented in below Table.

| Name of Mouza | Category of Land | Unit Price/decimal (Mouza Rate+addi. 200%) | Averaged Unit price/decimal (LMS) | Difference/decimal (+/-) |
|-------------------------|-------------------------|--|-----------------------------------|------------------------------------|
| Panchrukhi ⁹ | Agricultural Land(Null) | 192,900 | 146250 | +46650 |
| | Homestead (Bari) | 232,500 | 331,250 | (-98750) |
| | Viti | 946,000 | 250000 | (+696,000) |
| | Pond | 375,000 | 0000* | Respondent can't answer pond price |
| Panchgaon | Agricultural Land(Null) | 169,500 | 131,875 | (+37625) |
| | Homestead (Bari) | 227,700 | 237,500 | (-10500) |
| | Viti | 256,000 | 210,714 | (+45286) |
| | Pond | 96,000 | 80,000 | (+16000) |

Agreed compensation rate is comparatively high than market survey price in the project location except homestead land.

Calculate Replacement Cost

The government of the Peoples Republic of Bangladesh promulgated and enacted the Acquisition and Requisition of Immovable Property Act on 21st September 2017 replacing old

⁹ Panchrukhi mouza is adjacent to the Dhaka-Sylhet national highway. This mouza is also lucrative location for Real Estate Developer and have two business center on both north and south of the mouza. Which land is close to highway is considered to be very valuable land and which land is far away from the highway having low price.

law. Since the compensation provision in ARIPO-1982 found insufficient and unrealistic, the government up dated the acquisition laws after long 34 years. The ARIPA-2017 ensures compensation of acquired land with additional 200% of mouza rate for land and additional 100% of assessed value by DC for other assets. The agreed compensation rate at 3 times higher than mouza rate or additional 200% of mouza rate is commensurate with the ARIPA-2017. The survey result also shows that the agreed rate is found higher than market assessed price. **Therefore compensation rate with additional 200% of mouza rate is considered as Replacement Cost rate of acquired land.**

Annex 6: Details Budget

| Estimated budget for various categories of losses | | | | | | | | |
|---|---|----------------------------------|----------------------------|---------------------------------------|---|--|-------------------------|--------------|
| Sl. No. | Category of loss | Unit/Quantity in decimal/No./sft | Mouza Rate/decimal/No./sft | CCL Rate (Mouza rate+50%) per decimal | CCL To be paid By DC (Mouza rate + 50%) | Top-UP To be paid by BEZA (residual additional 150%) | Estimated budget in BDT | \$ =81 (BDT) |
| A | Compensation at current market value for land (in Acre) | | | | | | | |
| A-1 | Panchrukhi Mouza | | | | | | | |
| | Null | 31620 | 64300 | 96450 | 3049700775 | 3049700775 | 6099401550 | 75,301,254 |
| | Homestead | 225 | 77500 | 116250 | 26156250 | 26156250 | 52312500 | 645,833 |
| | Vita | 300 | 315000 | 472500 | 141750000 | 141750000 | 283500000 | 3,500,000 |
| | Doba | 400 | 84900 | 127350 | 50940000 | 50940000 | 101880000 | 1,257,778 |
| Sub Total | | | | | 3268547025 | 3268547025 | 6537094050 | 80,704,865 |
| A-2 | Null land for canal area (calculated as per new Law.CCL rate calculated with additional 200% of mouza rate) | 5000 | 64300 | 192900 | 964500000 | 0 | 964500000 | 11,907,407 |
| A-3 | Panchgaon Mouza | | | | | | | |
| | Null | 16058 | 56500 | 84750 | 1360915500 | 1360915500 | 2721831000 | 33,602,852 |
| | Homestead | 215 | 75900 | 113850 | 24477750 | 24477750 | 48955500 | 604,389 |
| | Vita | 110 | 85000 | 127500 | 14025000 | 14025000 | 28050000 | 346,296 |
| | Doba | 220 | 27300 | 40950 | 9009000 | 9009000 | 18018000 | 222,444 |
| Sub Total | | | | 367050 | 1408427250 | 1408427250 | 2816854500 | 34775981 |
| Total Compensation for Land | | | | | 5641474275 | 4676974275 | 10318448550 | 127388254 |
| | | | | | | With Residual 50% | | |
| B | Compensation for Structures | | | | 16200000 | 5400000 | 21600000 | |
| Sub Total | | | | | | 5400000 | 21600000 | 266667 |
| C | Compensation for Trees | | | | | | | |
| | Fruit trees (Large) | 39 | 5600 | | | 218400 | | |
| | Fruit trees (Medium) | 75 | 3500 | | | 262500 | | |

| Estimated budget for various categories of losses | | | | | | | | |
|---|---|----------------------------------|----------------------------|---------------------------------------|---|--|-------------------------|---------------|
| Sl. No. | Category of loss | Unit/Quantity in decimal/No./sft | Mouza Rate/decimal/No./sft | CCL Rate (Mouza rate+50%) per decimal | CCL To be paid By DC (Mouza rate + 50%) | Top-UP To be paid by BEZA (residual additional 150%) | Estimated budget in BDT | \$ =81 (BDT) |
| | Fruit Trees (Small) | 189 | 1500 | | | 283500 | | |
| | Fruits Trees (Plants) | 46 | 150 | | | 6900 | | |
| | Timber Trees (large) | 14 | 10800 | | | 151200 | | |
| | Timber Trees (medium) | 54 | 6300 | | | 340200 | | |
| | Timber Tress (small) | 56 | 3000 | | | 168000 | | |
| | Timber (Plants) | 3 | 80 | | | 240 | | |
| | Banana | 253 | 250 | | | 63250 | | |
| | Bamboo | 318 | 250 | | | 79500 | | |
| | Sub Total | | | | | 1,573,690 | 1,573,690 | 19,428 |
| D | Additional Resettlement Assistance for Land | | Unit Rate | | | | | |
| | Allownce of Tk. 650 per decimal for income from agricultural land. | 52678.00 | 650 | | | 34,240,700 | | |
| | Allownce of Tk. 400 per decimal for income from Doba land. | 620.00 | 400 | | | 248,000 | | |
| | Assistance @ BDT 10000 per Decimal for ldeveloping homestead | 440.00 | 10000 | | | 4,400,000 | | |
| | Sub Total | | | | | 38888700 | 38888700 | 480107 |
| E | Assistance for Structures | | | | | | | |
| | Transfer Grant | 6283 | 15 | | | 94245 | | |
| | Reconstruction Grant | 6283 | 20 | | | 125660 | | |
| | Reinstallation Grants per household @ BDT 10000 for utility services (Gas, Electricity, Tube-well etc.) | 11 | 10000 | | | 110000 | | |
| | Sub Total | | | | | 329905 | 329905 | 4073 |
| F | Special Allowances | | | | | | | |

| Estimated budget for various categories of losses | | | | | | | | |
|---|---|----------------------------------|----------------------------|---------------------------------------|---|--|-------------------------|--------------------|
| Sl. No. | Category of loss | Unit/Quantity in decimal/No./sft | Mouza Rate/decimal/No./sft | CCL Rate (Mouza rate+50%) per decimal | CCL To be paid By DC (Mouza rate + 50%) | Top-UP To be paid by BEZA (residual additional 150%) | Estimated budget in BDT | \$ =81 (BDT) |
| | Transitional cash grant to Share Cropper @ BDT 5000 per Month for 3 Months | 23 | 15000 | | | 345000 | | |
| | One time Transitional Cash Grant to Vulnerable households @ BDT 15000 per household | 150 | 15000 | | | 2250000 | | |
| | Livelihood restoration training assistance for one person per vulnerable household @ BDT 6000 | 150 | 6000 | | | 900000 | | |
| | Sub Total | | | | | 3495000 | 3,495,000 | 43,148 |
| G | ILRP Training | | | | | | | |
| | Skill development Training for Selected PAPs | 500 | 5000 | | | 2500000 | | |
| | Sub Total | | | | | 2500000 | 2,500,000 | |
| | Total (BDT) | | | | 5657674275 | 4729161570 | 10,386,835,845 | 128,232,541 |
| | Contingency 2% of the total | | | | | 94583231 | 207736717 | 2,564,651 |
| | Grand Total | | | | | 4823744801 | 10,594,572,562 | 130,797,192 |

