



Bangladesh Economic Zones Authority

Final

Kushtia Economic Zone Resettlement Action Plan



Infrastructure Investment Facilitation Company

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Resettlement Action Plan Kushtia Economic Zone



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Glossary

Acquisition	Acquisition means acquiring the ownership and possession of any immovable property for any requiring person or organization in exchange for compensation or rehabilitation or both.
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 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. As per land acquisition law and process, serving date of notice u/s-4 is considered as legal cut-off-date for compensation. However, the consulting firm conducted the census and survey during 20-25 July 2022. Thus, 25 June 2022 is the cut-off-date for this RAP.
Displaced Person	As per 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).
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.
Household	Those who dwell under the same roof and compose a family; <i>also</i> : 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>i.e.</i> , those people without legal title to land and/or structures occupied or used by them.
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 and 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.
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



Abbreviations

AH	Affected Household
AHH	Affected Household Head
AP	Affected Person
ARIPA	Acquisition and Requisition of Immovable Property Act
BBS	Bangladesh Bureau of Statistics
BEZA	Bangladesh Economic Zone Authority
BDT	Bangladeshi Taka
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
DC	Deputy Commissioner
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
EZs	Economic Zones
FGD	Focus Group Discussion
GoB	Government of Bangladesh
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
HIES	Household Income and Expenditure Survey
HH	Households
LAP	Land Acquisition Plan
IOL	Inventory of Losses
MIS	Management Information System
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
RHD	Roads and Highways Department
RV	Replacement Value

SC	Supervision Consultant
SEC	Social and Environmental Circle
SES	Socio-Economic Survey
SIU	Safeguard Implementation Unit
SPS	Safeguard Policy Statement



Executive Summary

Project Background: Bangladesh has an impressive track record of growth and development. It has been among the fastest growing economies in the world over the past decade, supported by a demographic dividend, strong ready-made garment (RMG) exports, remittances, and stable macroeconomic conditions. The country made a strong economic recovery from the COVID-19 pandemic. To achieve its vision of attaining upper middle-income status by 2031, Bangladesh needs to create jobs and employment opportunities through a competitive business environment, increased human capital and skilled labor force, efficient infrastructure, and a policy environment that attracts private investments.

Keeping the target to be a middle-income country by 2021 and developed country by 2041, BEZA is working with the aim to establish 100 economic zones in all potential areas in the country including backward and underdeveloped regions with a view to encouraging rapid economic development through increasing and diversifying industry, employment, production and export. For achieving the national agenda, BEZA has approval to establish 97 Economic Zones (EZ) countrywide comprising 68 under government and the remaining 29 under private initiatives.

In line with the above initiatives, BEZA is planning to establish an EZ at Bheramara Upazila of Kushtia District, for which a Feasibility Study has carried out by the Infrastructure Investment Facilitation Company (IIFC), an advisory body of the Government of Bangladesh under the Economic Relations Division (ERD) of the Ministry of Finance, GoB. Since the government intends to establish EZ countrywide, Kushtia has selected as a potential area.

Land Acquisition and Resettlement Impact: The Kushtia EZ in Bheramara requires approximately 420 acres of land. Already, 382.07 acres of land has been transferred by Bangladesh Railway to BEZA’s custody for the project. The project has impact on living and commercial structures as well as on trees and livelihoods. It has been found that 200 households are to be displaced from the land that has been received from Bangladesh Railway.

Legal Policy Framework: The compensation packages are prepared based on the national Act: (i) the Acquisition and Requisition of Immovable Property Act 2017, (ii) Resettlement and Social Management Framework (RSMF) under Private Sector Development Support Project (PSDSP) and (iii) Resettlement Policy Framework (RPF) under Private Investment and Digital Entrepreneurship (PRIDE) Project of BEZA. The Act 2017 details out the land acquisition and requisition process and way of determining compensation for loss and damages of properties. It under section 4 (13) permits the acquisition of the land of religious institutions for a public purpose by relocating and rebuilding on own money of the Requiring Person or Organization. It has provision for compensation payment for affected land, structures, trees, crops and any other damages caused by acquisition for public purposes. Matters to be considered in determining compensation payment provisioned in the Act 2017 is furnished below.

Relevant Section under the Act 2017	Steps in the Process	Responsibility
Section 9 (1)	During valuation of assets, Deputy Commissioner will consider the following: (i) Average market price of land of	Deputy Commissioner

Relevant Section under the Act 2017	Steps in the Process	Responsibility
	the same category in the last 12 months; (ii) Impact on existing crops and trees; (iii) Impact on other remaining adjacent properties; (iv) Impact on properties and income; and (v) Relocation cost for businesses, residential dwellings etc.	
Section 9 (2)	Additional 200% compensation on current market price is added to the estimated value. If private organizations acquire, added compensation will be 300%.	Deputy Commissioner
Section 9 (3)	Additional 100% compensation on top of the current market price for impacts mentioned under section 9(1) and (2).	Deputy Commissioner
Section 9 (4)	Other than the compensation measures mentioned in Section 9 (subsections 1-3) appropriate action should be taken in prescribed form for resettlement of the displaced households/persons.	Deputy Commissioner and The Requiring Body (Executing Agency)

Where impacts are found unavoidable, BEZA will plan to mitigate them in accordance with the following principles:

- (1) Compensation for acquired land will be paid at replacement cost ahead of civil construction is started.
- (2) Compensation and other benefits for the affected trees and crops will be assessed at current market price and paid directly by BEZA with assistance from RAP Implementing Agency.
- (3) The absence of legal titles in cases of public land users will not be considered a bar to resettlement and rehabilitation assistance.
- (4) Vulnerability, in terms of socio-economic characteristics of the PAPs/ households, will be identified and mitigated according to the provisions in the RAP.
- (5) Crops owners will be allowed to harvest the crops if it is near or at harvesting stage.
- (6) Trees owners will be allowed to fell and take away the trees free of cost.
- (7) BEZA will undertake the following measures in consultation with the concerned communities and design supervision consultant:
 - ❖ Plan and implement the construction works in a manner to avoid/minimize inconvenience and disruption to the embankment/road users, and to business/trading activities where applicable.
 - ❖ Ensure payment of benefits to the sharecroppers and or lessees of land for their category of loss if they are even socially recognized
- (8) Where the project activities cause community-wide impacts affecting community facilities, access to common property resources, etc., BEZA will rebuild them with project finance or provide alternatives in consultation with the user communities.

Implementation Arrangement: Institutional Arrangement for RAP implementation specified the role of DC's, PD, Social safeguard Unit of BEZA, Assistant Manager (Resettlement) BEZA and Implementing Agency (IA). A property Valuation Advisory Committee (PVAC) has been proposed which consists of seven (7) members in the committee. In this regard female representation has been ensured with an appropriate way to deal with gender sensitive issues.

Income and Livelihood Restoration Strategy: The project will cause to relocate only 214 households affected in their land and/or housing, shops and a mosque from the project boundary. The project affected populations are largely farmers on their land selected for the project. The livelihood restoration strategy of the Project includes the criteria for the PAPs, which are as follows:

- (1) delivery of transitional allowance at three times the value of the crops produced in one year in the acquired portion of land, if the acquired land is agricultural and amount to 20% or more of the total productive area as per good practices of BEZA. It is, however, proposed here in the LRP that the PAPs who will lose less than 20% of the total productive land due to the Project should also be considered for livelihood restoration assistance;
- (2) offering livelihood restoration assistance (training and seed money to PAPs) that will help the PAPs in their efforts to restore, where possible improve, their livelihoods to pre-Project levels through a targeted LRP; and
- (3) providing employment opportunities during construction period where possible.

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 was also facilitated through consulting them in the course of the census and socioeconomic survey. One public consultation and 4 FGDs were conducted in RAP preparation stage. It was revealed through 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 BEZA website.

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

Grievance Redress Mechanism: Considering BEZA's policy commitments and good practices for land acquisition and resettlement, BEZA will establish a two-tier Grievance Redress Mechanism (GRM), in which the project affected persons will have the chance to file a complaint of their legitimate grievances against the activities of the project, to address complaints and grievances in acquiring land and RAP implementation. The mechanism will, however, not obstruct an aggrieved person's right to go to the courts of law. In two-tier GRM, one each of two Grievance Redress Committees (GRCs) will be formed, respectively at local level (site/union/upazila) and at project/PIU level to be known as first level and second level.

Monitoring and Evaluation: Monitoring will be done both internally and externally to provide feedback to the PIU, BEZA and to assess the effectiveness of the RAP policy and implementation. Internal monitoring will be carried out by the Resettlement Unit (RU) of BEZA through their field offices and prepare monthly reports on the progress of RAP implementation. The Social Safeguard Specialist/Supervision Consultant will monitor implementing progress and submit quarterly progress reports of RAP implementation to the PD. The external monitoring agency to be appointed by BEZA will carry out the evaluation of

the RAP implementation. EMA will suggest actions for addressing the issues if any and corrective measures to be implemented by the PIU and EA to ensure the safeguards management is fully consistent with RAP provisions.

Resettlement Cost and Budget: The total estimated cost to be incurred for implementation of the RAP is about BDT 128,494,579 (twelve crore eighty four lac ninety four thousand five hundred seventy nine only). Whereas, Land acquisition and resettlement cost for private land BDT 60,105,062, Resettlement cost for BEZA's land BDT 40,675,000 and RAP Implementation cost is BDT 27,714,517 including contingency provision.



1 Background of the RAP

BEZA planned to establish an EZ at Bheramara Upazila of Kushtia District, for which a Feasibility Study is being carried out by the Infrastructure Investment Facilitation Company (IIFC), an advisory body of the Government of Bangladesh under the Economic Relations Division (ERD) of the Ministry of Finance, GoB. Since the government intends to establish EZ countrywide, Kushtia has been selected as a

potential area.

Kushtia EZ falls under “Red” category, according to the Environmental Conservation Act (ECA), 1995 and Environmental Conservation Rules (ECR), 2023 including related amendments. The proposed site requires both Site Clearance Certificate (SCC) and Environmental Clearance Certificate (ECC) simultaneously upon approval of the Initial Environmental Examination (IEE) and Environmental Impact Assessment (EIA) study reports by the Department of Environment (DoE). Considering the importance of establishing EZ aiming to fulfill the long vision of GoB, BEZA requested DoE to get necessary exemption from carrying out IEE for obtaining the SCC. In a request letter, BEZA desired to conduct an Environmental and Social Impact Assessment (ESIA) study based on a Terms of Reference (ToR) to obtain ECC from the DoE. Taking the noted issues in consideration, DoE provided exemption order (vide the Memo No.22.02.0000.018.72.041.22.60; dated 28 April, 2022) from conducting IEE and approved the ToR for conducting a comprehensive ESIA of Kushtia EZ. In order to conduct the ESIA, BEZA assigned IIFC for conducting the study.

1.1 Project Objective

With the aim of encouraging rapid economic development by increasing and diversifying industry, employment, production and exports, BEZA plans to establish 100 economic zones and Kushtia EZ is one of them. Kushtia is one of the least developed Districts with low industrialization. One of the main objectives of this Kushtia EZ establishment is to upgrade the economic condition of the district by enabling the environment of industrialization and economic diversification. It will encourage local entrepreneurs as well as attract investors from outside including foreign investment. It will enable opportunities for creating new employment. The project would also encourage other induced development especially infrastructural development, economic development, etc.

1.2 Location of the Project

The proposed Kushtia EZ is located at following 4 Mouzas; Char Ruppur, Arazisara, Mocarimpur and Char Mocarimpur of Mocarimpur Union, Bheramara Upazila in Kushtia District. Geographically, the area is situated in the south-western part of Bangladesh between 24°00.220' north latitudes and 88°59.868' east longitudes. The Padma River is flowing just beside the site. The Hardinge Rail Bridge and Lalonshah Road Bridge is situated within 1 km of the site. The project will be blessed of having comparatively better and easier roads and water connectivity.

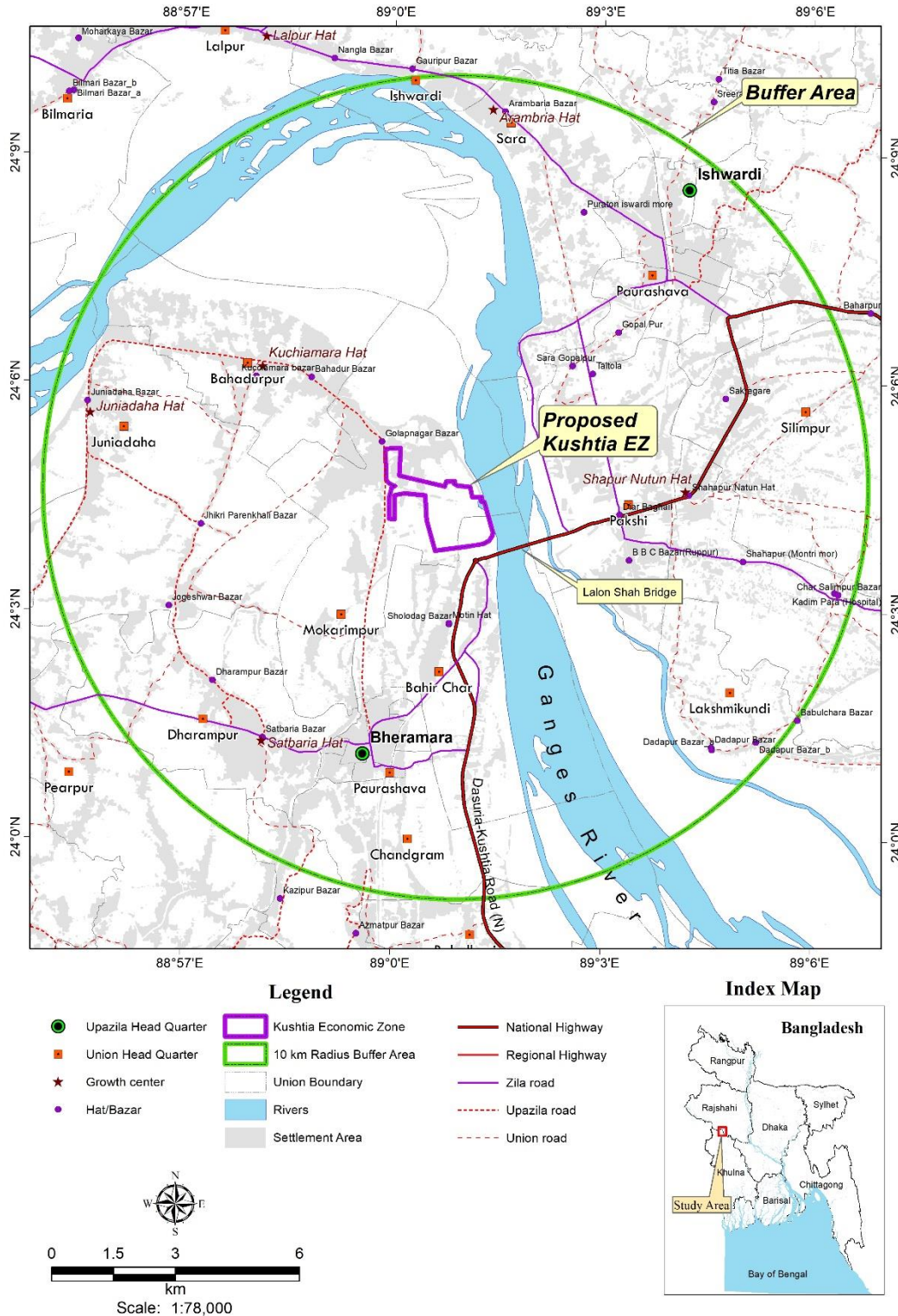


Figure 1-1: Location Map of the Project

1.3 Rationale for Preparation of Resettlement Action Plan

The Resettlement Action Plan (RAP) for the Kushtia EZ is based on Acquisition and Requisition of Immovable Property Act, 2017 (ARIPA) of Government of Bangladesh. This RAP 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 Kushtia EZ, a resettlement action plan is prepared. The RAP will present:

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

1.4 Methodology for Preparation of RAP

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

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 household. Census and IoL carried in 20 June 2022 to 25 June 2022. Questionnaire of census and IoL survey has been prepared in concurrence with BEZA team.

Focus Group Discussion: During SIA and census a total of 4 FGD were conducted with the affected population selected on the basis of occupational identity in 20 June 2022 to 25th June 2022. 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): A public consultation meeting was organized at Natun hat, Mokalimpur Union, Bheramara Upazila of Kushtia District on 17 March 2023. In PCM, the process of site selection through alternative options, project objective, purpose, opportunities for the locals, and land acquisition and compensation policy to the affected person were discussed. There was a question-answer session to obtain their views towards the project. Bheramara Upazila Chairman, Mokalimpur Union Chairman and the affected people and community people were participated and expressed their opinion regarding the proposed EZ.

1.5 Eligibility and Cut-Off-Dates

Eligibility to receive compensation and resettlement assistance is limited by cut-off date (COD). The cut-off date for Compensation Under Law (CUL) is considered for those identified on the project location/ right of way land proposed for acquisition at the time of service of notice under section 4 or joint verification by DCs whichever is earlier (legal COD).

The commencement date of the census and IOL survey has considered as “cut-off” date for eligibility for any non-titled persons such as squatters/encroachers or other informal settlers living in the project right of way or similar designated date by BEZA (social COD).

Any persons moving into the project area after the cut-off dates will not be entitled to have compensation by DCs or any assistance from BEZA. However, any displaced persons (PAPs)

not covered in the enumerations before the CODs can be enlisted with sufficient proof and approval from the GRCs. In case, land acquisition and RAP implementation delays more than a year, BEZA will adopt revised CODs for the applicable substations. However, the consulting firm conducted the census and survey during 20-25 June 2022. Thus, 25 June 2022 is the cut-off-date for this RAP.



2 Land Acquisition and Resettlement Impact

2.1 Introduction

A detailed inventory of losses and social survey has been conducted for identifying and confirming the impacts and losses. Therefore, major impact of the project will be on the land, structures, tree, crops and livelihoods. Compensation of the PAPs as per their entitlements will be paid prior to commencement of the civil work.

2.2 Impact on Land

The proposed project is planned to be implemented on 420 acres of land out of which 382.07 acres of land of Bangladesh Railway has already been transferred to the custody of BEZA and additional 37.93 acres of private land is to be acquired as part of the EZ and 9.61 acres for off-site utility networks and approach roads. More details are presented in Table 2.1 of this section and Table 4.2 under Section 4.2.4.

This RAP conducted against the total proposed land. The following table provides the particulars of the land.

Table 2.1: Particulars of Land (acres)

	Mouza	Agricultural	Railway ¹	Road	Fallow	Homestead	Others ²	Under Custody of BEZA	To be acquired
1	Arazisara	4.59	-	-	-		0.42	5.01	
2	Char Ruppur	15.73	2.39	-	0.9		-	19.02	
3	Char Mokalimpur	250.02	-	22.09	6.18		9.68	287.97	
	Proposed to be acquired ³	36.90				0.07	0.96		37.93
4	Mokalimpur	53.91	16.17	-	-		-	70.07	
	Total	361.15	18.56	22.09	7.08	0.07	11.06	382.07	37.93
								420	

Source: AC (Land) office, Bheramara, Kushtia

2.3 Statistics of Affected Households

The proposed project will be implemented on a mix of land taken under custody from Bangladesh Railway and private land, some of them are title holders and some are not. The following table provides the statistics:

¹Line or Dam

²Layek Patito, Doba and vita

³private land in Char Mokalimpur

Table 2.2: Statistics of HHs to be Affected

Amount of Land	Category	Number	Reference
382.07 acres	Non titleholder HHs to be affected on land brought under custody of BEZA from Bangladesh Railway	200	Annexure 1
37.93 acres	Land owning (or title holder) HHs to be affected on private land to be acquired	16	Annexure 2
	Non titleholder HHs to be affected on private land to be acquired	14	Annexure 2

2.4 Impact on Structures

The project has impact on 591 structures (Pucca, Semi Pucca and Tin shed/Kutchra), there are 193 households housing in acquired land and 14 household housing in proposed land) and 7 shops and a mosque structures has found to be located in the proposed project area. These structures are pucca, semi pucca or kutchra made of concrete, tin and concrete, and of wood, bamboo, and tin, respectively. A total of 294,996 sft structures will be affected by the project of which 138,944 sft is kutchra/tin shed, 124,508 sft is semi-pucca and 31,544 sft structures were identified as pucca and need to be relocated. Owners of these structures are mostly poor and engaged as farm laborers or lease holding farmers living in the project area. Impact on structures in project is given in Table 2.3.

Table 2.3: Quantum of Affected Structures

Types of Structure	Nos	Unit	Quantum of structures (sft)
Pucca	41	sft	31,544
Semi Pucca	208	sft	124,508
Tin shed/ Kutchra	342	sft	138,944
Total	591		294,996



Figure 2-1: An Affected Structure of Mokalimpur Union

2.5 Impact on Secondary/Associated Structures

The project has impact on secondary or associated structures. A total of 158 tube-wells and 236 toilets were identified as secondary/associated structures in the project area. Impact on secondary or associated structures is shown in Table 2.4.

Table 2.4: Quantum of Secondary/Associated Structures

Types of Structure	Unit	Total
Toilet	sft	236
Tube well	No.s	158

2.6 Impact on Crop Production

Different species of crops (paddy, jute, vegetables) are cultivated in the project area in which yearly 1,815 ton crops are produced. Production of the crops in the project area by species is given in Table 2.5.

Table 2.5: Crop-wise Production (in ton) in the Project Area

Crop Name	Area (acre)	Yield (ton/acre)	Total (ton)/acre
Aus	40	3.8	152
Jute	70	1.2	84
Chili	5	1.2	6
Summer Vegetable	44	12.5	550
Winter vegetable	35	13.5	473
Betal leaf	10	10	100
Banana	20	22.5	450
Total	224		1,815

Source: SCL field estimation, July 2022, UAO, SAAO of DAE and local farmer of Study area. (1 ton = 1000 kg)



Figure 2-2: A View of Affected Crops and Trees

2.7 Impact on Trees

In addition to impact on land, structures and crop, the Kushtia EZ project in Bheramara has some impact on trees. A total of 3165 fruits trees were identified of which 1031 were large, 862 were medium and 1272 were small and saplings. Impact on trees is presented in below Table 2.6.

Table 2.6: Number of Affected Trees (by Type and Size)

Categories of trees	Number of Trees by size (Nos)			
	Small	Medium	Large	Total
Fruits	1,272	862	1,031	3,165
Timber	1,456	1,159	805	3,420
Banana				1,667
Bamboo				1,548
Total				9,800

2.8 Impact on Livelihood

Different tenurial patterns are found in the project area. Most of the affected households are engaged in Livestock farming, agricultural farming on the khas land, agricultural laborers in particular period of time in each year and the owners of the shopkeepers in the proposed area. Distribution of farmers and farm laborers are presented below by their numbers.

Table 2.7: Livelihood Dependent on the Project Land

Types of tenure	No of People
Farming in leased in land/sharecropper	84
Seasonal temporary labors	68



Figure 2-3: Livestock farming is the most affected livelihoods

2.9 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 belonging to indigenous or ethnic minority population. The above groups have been recognized as “vulnerable groups” under the Project. The Cost of Basic Need (CBN)⁴ method will follow to determine the poverty-line income.

In the Kushtia EZ project, out of 200 HHs on land brought under custody of BEZA were identified to be affected, out of which 18 women headed households were identified as vulnerable. Additional 30 HHs (16 title holders and 14 who are not holding titles) on private land to be acquired, were identified to be affected.

2.10 Impact on Indigenous and Ethnicity

According census and HH Surveys in 2022 conducted by Shahidul Consultant Ltd, no indigenous or ethnic minority populations were identified in the project area.

2.11 Other Impact

Due to implementation of heavy construction activity for a certain period of time, social safety and security of local community (especially for vulnerable community *i.e.*, women, children, elderly people etc.) may be impacted. However, proper training and moral lessons for working labor force may ensure safety and security in the project adjacent society. In this regard, some fund may be required for training and lesson learning sessions. Besides some capacity building and vocational training program for vulnerable community, and emergency support/responses for any unexpected event could be managed through contingency fund and it may also be accounted as Corporate Social Responsibility (CSR) of BEZA.

⁴ Household income and expenditure Survey (HIES)-2016



3 Social-Economic Profile of Affected Populations

3.1 Introduction

The census and socio-economic survey were carried out in June, 2022 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 Shahidul Consultant Limited designed and developed appropriate questionnaire to carry out census and socio-economic survey of project affected households. The census and socio-economic survey collected a wide range of data, for example, demography, age/sex distribution, education, occupation, income/poverty data, types of businesses, types and ownership status of affected structures and other assets.

3.2 Methodology for census and socio-economic survey

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 household.

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.

3.3 Population and Demography

100% census and socio-economic survey was carried out in the project surroundings area. A total of 230 project affected households with having 927 family members were identified and surveyed in the area of Kushtia EZ project. The average household size is 4.33 which are higher than national average. The national average household size is 4⁵.

Table 3.1: General/Demographic Profile of Affected Population

Profile	Number BR Land	Private Land		Total
		Titleholders	Non- titleholders	
Number of total affected Households	200	16	14	230
Number of total Population				927
Average AHs Size	4.33			

Source: SCL survey, June 2022

⁵ Preliminary Report on Population and Housing Census, 2022 BBS, Bangladesh

3.4 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 area. This comprises of gender profile and age-sex distribution of the affected populations in project area. The survey result clearly indicates that the highest segment of the population is 22.55% of PAPs fall under age group (30-39 years). Gender specific age group percentage of PAPs is presented in below Figure 3-1 Only 6.11% persons of affected population belong to the retiring and elderly age category (61 years and above).

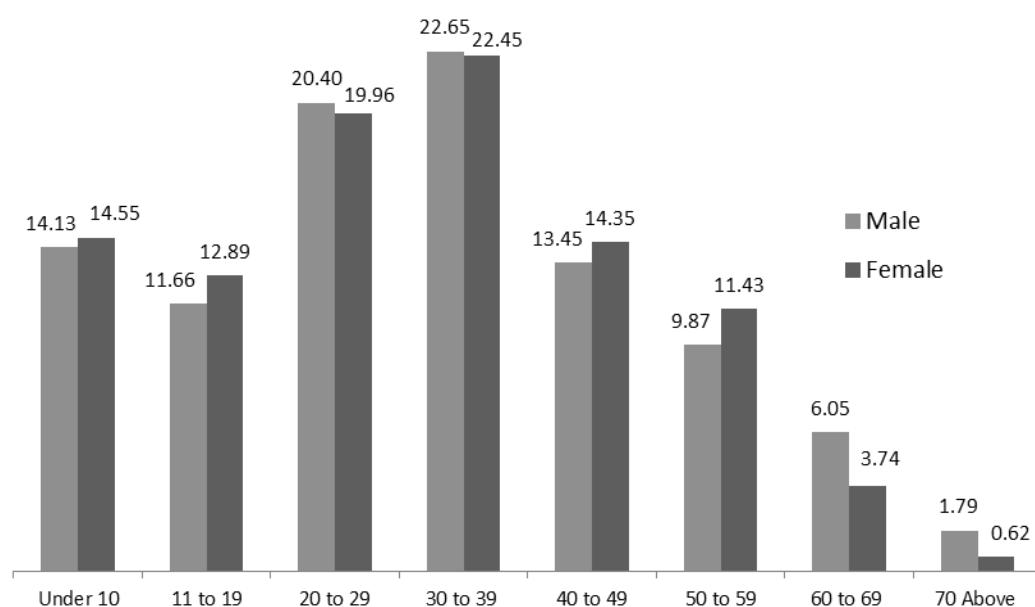


Figure 3-1: Age and Sex Distribution of Project Affected Person⁶

3.5 Marital Status of Affected Population

Almost two-third (60.21%) of total affected population was found married while 36.64% of them unmarried. A total of 17 persons were identified as widow/widower. Marital status of affected population is presented in the following table:

Table 3.2: Marital Status of Affected Populations

Marital Status	Gender				Total	
	Male	%	Female	%	N	%
Married	255	27.51	293	31.61	548	59.12
Unmarried	188	20.28	164	17.69	352	37.97
Widow/widower	1	0.11	16	1.73	17	1.83
Separated/Divorced	2	0.22	8	0.86	10.00	1.08
Total	446	48.11	481	51.89	927	100

Source: SCL survey, June 2022

⁶ Socio-economic Survey, Mokalimpur, 2022

3.6 Education

Based on census and socio-economic data, it was revealed that majority (35.98%) of Affected Household Heads are literate⁷ while second largest (30.37%) segment are illiterate. 25.23% have completed Primary education, 4.67% SSC, 1.87% HSC. The Survey result also revealed that illiteracy rate is high among male household heads than female household heads.

Table 3.3: Level of Education of Affected Household Heads⁸

Education	Male		Female		Total	
	Nos.	%	Nos.	%	Nos.	%
Primary	50	24.75	4	33.33	54	25.23
S.S.C	9	4.46	1	8.33	10	4.67
H.S.C	4	1.98	0	0.00	4	1.87
B.A or Equivalent	2	0.51	0	0.00	2	0.93
M.A or Equivalent	2	0.99	0	0.00	2	0.93
Literate	75	37.13	2	16.67	77	35.98
Illiterate	60	29.70	5	41.67	65	30.37
Total	202	99.52	12	6.06	214	100.00

Source: SCL survey, June 2022

3.7 Occupation of Affected Household Heads

According to the census and SES findings, most of the affected household heads (74.30%) are laborers. A detail of occupation distribution of affected household heads is presented below:

Table 3.4: Distribution of Occupation of Affected Household Head⁹

Name of Occupation	Male		Female		Total	
	N	%	N	%	N	%
Laborer	156	72.90	6	2.80	162	74.30
Farmer	20	9.35	0	0.00	20	9.35
Driver	11	5.14	0	0.00	11	5.14
Business	7	3.27	0	0.00	7	3.27
Mason	4	1.87	0	0.00	4	1.87
Housewife	0	0.00	4	1.87	4	1.87
Job	2	0.93	2	0.93	4	1.87
Tailor	1	0.47	0	0.00	1	0.47
Carpenter	1	0.47	0	0.00	1	0.47
Total	202	94.39	12	5.61	214	98.60

Source: SCL survey, June 2022

3.8 Standard of Living

Standard of living indicates socio-economic status of the PAPs. In determining the standard of living access to drinking water, sanitation, fuel and energy source and housing condition facility of the PAP households are needed to be addressed.

⁷ Literate means they can read simple native language and write their name only.

⁸ Affected HHs on land received from BR and on private land as non-title holders

⁹ Affected HHs on land received from BR and on private land as non-title holders

3.8.1 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 uses. The following table shows the status of AHH's access to safe water.

Table 3.5: Access to Water¹⁰

	Sources of Water	No. of HH by use pattern		
		Drinking	Cooking	Bath/Washing and other
1	Tube-well	183	183	183
2	Motor/deep tube-well	31	31	31
3	River/canal	0	0	0
4	Pond	0	0	0
Total		214	214	214

Source: SCL survey, June 2022

3.8.2 Access to Sanitation

Survey shows that only 1.52% (3 nos.) affected households are using kutcha *i.e.*, unhygienic latrine, and almost 98.48% affected households have sanitary latrine *i.e.*, hygienic sanitation facilities. Available sanitation facilities used by project affected households is presented in the below Table.

Table 3.6: Access to Sanitation¹¹

	Type of Latrine	No. of HH.	%
1	Sanitary Latrine	41	19.16
2	Pit Latrine	170	79.44
3	Kutcha	3	1.40
Total		214	100

Source: SCL survey, June 2022

3.8.3 Fuel and Energy Source

A total of 208 (97.20%) affected households are using wood or cow dung cake for cooking while 6 (2.80%) households are using gas cylinder. 214 (100%) affected households are connected to the National power grid for electricity. Fuel and energy sources and consumption intensity is presented in below Table.

Table 3.7: Fuel and Energy Sources of AHH¹²

	Sources of Fuel for Cooking	No. HH	%	Sources of Fuel/Power for HHs Lightening	No. of HH	%
1	Gas	6	2.80	Electricity	100	100
2	Wood/Cow dung Cake	208	97.20			
Total		214	100		214	100

Source: SCL survey, June 2022

¹⁰ Affected HHs on land received from BR and on private land as non-title holders

¹¹ Affected HHs on land received from BR and on private land as non-title holders

¹² Affected HHs on land received from BR and on private land as non-title holders

3.8.4 Housing Condition

It reveals from the field survey that, 47.61% of houses in Mokalimpur are Kutcha, 49.69% are Semi-pucca, and 2.5% are Pucca. Minimal percentages of dwellings are living in Jhupri. The predominant 'Semi Pucca' and 'Katcha' houses indicate the low social and economic status of the study area. The Kutcha houses are vulnerable and increase the risk to life during natural disasters such as floods or cyclones. Providing suitable housing will be challenging for the administration and will have to be dealt with effectively. The housing pattern is shown in the figure below;

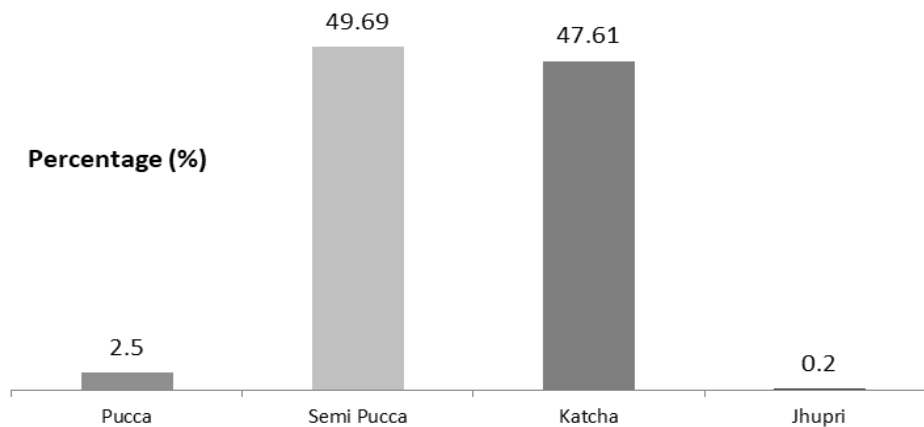


Figure 3-2: Housing Pattern in Mokalimpur Union¹³

3.8.5 Monthly Household Income and Expenditure

Census and socioeconomic survey reveal that about 91% of Project Affected Households earned BDT 10,000 to 20,000 per month. A total of 2.53% households earned below BDT 10,000/month. About 1.52% households' expense is more than BDT 35,000/month for households' purposes. Monthly income and expenditure of affected households are presented in the below Figure 3-3.

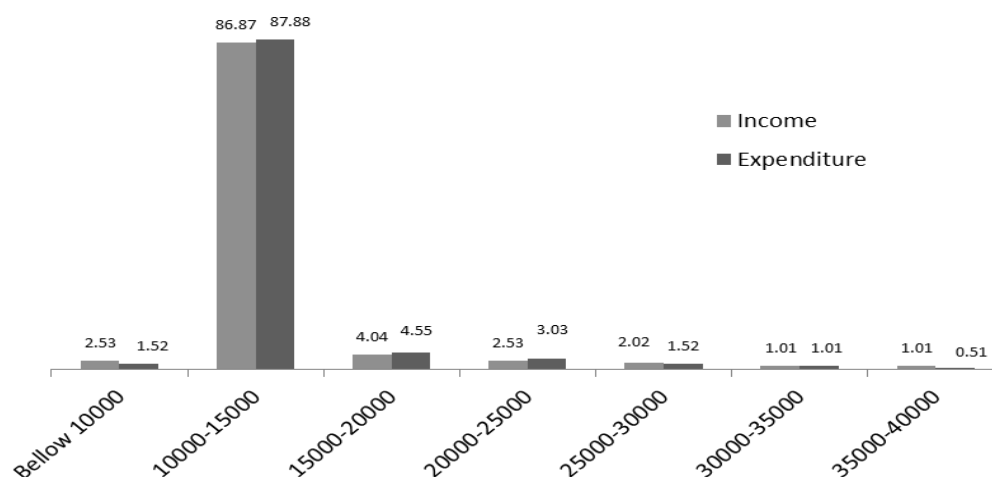


Figure 3-3: Monthly Income and Expenditure of HHs¹⁴

¹³ Socio-economic Survey, Mokalimpur, 2022

¹⁴ Socio-economic Survey, Mokalimpur, 2022



4 Land Acquisition and Social, Legal Frameworks

4.1 Introduction

The Government of Bangladesh has the right to acquire land for “public purposes” under Article 42 of the Constitution. The Constitution gives citizens the fundamental right to own, acquire, hold, transfer, or otherwise dispose of property on one hand; on the other hand, admits the absolute power of the state to acquire any piece of land by providing compensation, if the land is needed for a public purpose/interest. On the basis of this provision, the legal and policy framework for land acquisition and involuntary resettlement for the interest of the present Project will be synchronized based on the national Act: (i) the *Acquisition and Requisition of Immovable Property Act 2017* (Act 2017), (ii) Resettlement and Social Management Framework (RSMF) under Private Sector Development Support Project (PSDSP) of BEZA and (iii) Resettlement Policy Framework (RPF) under Private Investment and Digital Entrepreneurship (PRIDE) Project of BEZA.

However, for government to government land transfer, which is the case of the most of the land of this EZ, ARIPA does not apply.

The Act 2017 of Bangladesh recognizes resettlement of the displaced persons. However, it is important to mention that in the project area most of the land (382.07 acre) which was owned by Bangladesh Railway and fallow, has been transferred to BEZA’s custody. An area of 37.93 acres of private land is to be acquired as part of the EZ. It was found that 200 households live on the land that is under custody of BEZA from Bangladesh Railway and some of their livelihoods depend on that land. Thus, the project requires physical dislocation of those households and mitigates other adverse impacts. And, the affected persons will lose their access to resources for losing possession of resources.

In case of private land owners the project does not involve resettlement in terms of relocation/preparation of new residential sites. Some of those affected persons may require to shift to alternative forms of livelihood. Such involuntary loss of access to resources deserves involuntary resettlement. Resettlement or rehabilitation is a process by which the affected persons are compensated and those adversely affected are assisted along with compensation in their efforts to improve, or at least to restore, their incomes and living standards.

The compensations that are planned to be provided are discussed in Section 4.2.4.

4.2 The National Law for Land Acquisition in Bangladesh

The Government of Bangladesh by dint of the Acquisition and Requisition of Immovable Property Act 2017 (Act 2017) acquires the private properties with compensation for the interest of public purposes. The Act details out the land acquisition and requisition process and way of determining compensation for loss and damages of properties. It under section 4 (13) permits the acquisition of the land of religious institutions like masjid, temple, church, pagoda; graveyard, crematorium if it is essential for a public purpose by relocating and rebuilding on own money of the Requiring Person or Organization.

It has provision of compensation payment for affected land, structures, trees, crops and any other damages caused by acquisition for public purposes. The Deputy Commissioner (DC) concerned is mandated to determine the value of the acquired assets as at the date of issuing the notice of acquisition under section 4.

The DC determines the average market value of the properties of similar description and with similar advantages in the vicinity during the twelve months preceding the date of publication of the notice under section 4.

While the government is acquiring land, it shall provide the persons interested with compensation of additional 200% of the market price and 100% of the market price for (i) the standing crops or trees, (ii) the damage that may be sustained for serving the proposed immovable property from other immovable property of the person interested (affected person), (iii) the damage that may be sustained by reason of the acquisition injuriously affecting other properties, movable or immovable, in other manner, or earnings of the person interested, (iv) the reasonable expenses incidental to change of residence or place of business due to the acquisition of the property.

For compensations other than the ones mentioned above necessary steps may be taken to rehabilitate evicted persons due to acquisition in the prescribed form. If the land to be acquired has standing crops cultivated by Bargadar/sharecropper (tenant), compensation (under section 12) as determined by the DC for the crops shall be paid to the Bargadar/sharecropper as per the agreement. The Government is obliged to pay compensation for the assets acquired. Matters to be considered in determining compensation payment provisioned in the Act 2017 is furnished in Table 4.1.

Table 4.1: Matters to be considered in Determining Compensation

Relevant Section under the Act 2017	Steps in the Process	Responsibility
Section 9 (1)	During valuation of assets, Deputy Commissioner will consider the following: (i) Average market price of land of the same category in the last 12 months; (ii) Impact on existing crops and trees; (iii) Impact on other remaining adjacent properties; (iv) Impact on properties and income; and (v) Relocation cost for businesses, residential dwellings etc.	Deputy Commissioner
Section 9 (2)	Additional 200% compensation on current market price is added to the estimated value. If private organizations acquire, added compensation will be 300%.	Deputy Commissioner
Section 9 (3)	Additional 100% compensation on top of the current market price for impacts mentioned under section 9(1) and (2).	Deputy Commissioner
Section 9 (4)	Other than the compensation measures mentioned in Section 9 (subsections 1-3) appropriate action should be taken in prescribed form for resettlement of the displaced households/persons.	Deputy Commissioner and The Requiring Body (Executing Agency)

Forced Eviction: The project will not resort to forced evictions of affected persons. The exercise of eminent domain, compulsory acquisition or similar powers by DC will not be considered to be forced eviction provided it complies with the requirements of the Act 2017

and is conducted in a manner consistent with basic principles of due process. Due process includes the following types of procedural protections:

- (1) consultation with all affected household;
- (2) adequate and reasonable notice for all affected persons prior to the scheduled date of eviction;
- (3) information on the proposed evictions;
- (4) where groups of people are involved, impartial observers will be presented during eviction;
- (5) all persons carrying out the eviction will be properly identified;
- (6) evictions are not to take place in inclement weather or at night, or during festivals or holidays unless the affected persons consent otherwise;
- (7) provision of legal remedies; and
- (8) provision, where possible, of legal aid to persons who are in need of it to seek redress from the courts.

1.1 Social Safeguards Policy Compliance

The legal framework on land acquisition in Bangladesh is only compensatory and lacks any measures for livelihoods restoration and social inclusion of the affected persons. It covers only the legal title holders and does not recognize the non-titled persons like squatters/encroachers, informal tenants of acquired lands and lease-holders without legally constituted agreement. The legal framework does not deal with social and economic consequences of land acquisition or population displacement due to vacating project sites for civil works construction. Under legal framework compensation for assets is provided at a market price determined through a legal procedure which does not ensure replacement cost of the land property acquired in some cases; while the legal procedure ensures replacement cost of other properties than land. Payment of compensation is conclusive for the dispossession of the acquired property. Relocation and livelihood restoration rests solely with the affected persons receiving compensation. As a result, in this case, land acquisition by the project potentially diminishes productive base of the project affected farm households and imposes risks of the impoverishment on them.

Following are the specific short-falls of the legal framework in Bangladesh:

- (1) The affected persons are not provided effective compensation at full replacement cost for loss of land attributable directly to the project. The compensation under law (CUL) paid for land is generally less than the “market value” as owners customarily report lower values during registration to avoid and/or pay fewer taxes. The land price is estimated by the Deputy Commissioner (DC) on the basis of average value of land registered in the last 12 months.
- (2) The affected persons are not offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living.
- (3) The affected persons are not provided with development assistance other than compensation such as assistance for land preparation, training, or job opportunities.
- (4) No efforts are taken for ensuring socially inclusive design and implementation of project interventions.

4.2.1 Policy Principles of BEZA

BEZA will undertake land acquisition process ahead of the award of civil works contracts to facilitate DCs to complete land acquisition for respective substations before the start of civil works construction. BEZA will prepare land acquisition plans (LAPs) for the same and submit to concerned DC office for processing with prior consultation with the affected people. In case of delay of land acquisition, an informal agreement is supposed to be documented with the potential land owners and other affected persons (as per ARIPA 2017 and WB ESS5) that civil works construction will continue pending compensation payment but compensation will be paid to all affected people without dispute on titles within six months of signing the agreement. Compensation funds will be placed with the DCs for payment to titled owners and the payment process will be coordinated to ensure timely disbursement to the land owners. Non-titled PAPs will be paid monetary assistance and other benefits as per WB ESS5 by the BEZA prior to award of civil contract. Crops and trees owners will be eligible for compensation and benefits for the affected trees and crops as per ARIPA 2017.

In addition to the above, BEZA will use the following principles to minimize adverse impacts on affected persons and their community:

- (1) Avoid or minimize acquisition of private lands and use as much public land as possible;
- (2) Avoid or minimize displacement of people from homesteads, land valued higher in terms of productivity and uses, buildings/structures that are used for permanent business and/or commercial activities, dislocation of squatters/encroachers; and impacts on community facilities, such as educational institutions, places of worship, cemeteries, etc., and buildings/structures that are socially and historically important.
- (3) Where the portion of a plot remaining after acquisition for substations becomes economically unviable, the landowner will have the option to offer the entire plot for acquisition.

4.2.2 Impact Mitigation Principles of BEZA

Where impacts are found unavoidable, BEZA will plan to mitigate them in accordance with the following principles:

- (1) Compensation for acquired land will be paid at replacement cost ahead of civil construction is started.
- (2) Compensation and other benefits for the affected trees and crops will be assessed at current market price and paid directly by BEZA with assistance from RAP Implementing Agency.
- (3) The absence of legal titles in cases of public land users will not be considered a bar to resettlement and rehabilitation assistance.
- (4) Vulnerability, in terms of socio-economic characteristics of the PAPs/ households, will be identified and mitigated according to the provisions in the RAP.
- (5) Crops owners will be allowed to harvest the crops if it is near or at harvesting stage.
- (6) Trees owners will be allowed to fell and take away the trees free of cost.
- (7) BEZA will undertake the following measures in consultation with the concerned communities and design supervision consultant:
 - ❖ Plan and implement the construction works in a manner to avoid/minimize inconvenience and disruption to the embankment/road users, and to business/trading activities where applicable.

- ❖ Ensure payment of benefits to the sharecroppers and or lessees of land for their category of loss if they are even socially recognized
- (8) Where the project activities cause community-wide impacts affecting community facilities, access to common property resources, etc., BEZA will rebuild them with project finance or provide alternatives in consultation with the user communities.

4.2.3 Valuation Method and Compensation Payment for Acquisition of Private Land

- (1) In cases of acquisition, a part of the compensation for lands and other affected assets built or grown thereon will be assessed and paid to the title holding PAPs by the Deputy Commissioner. The properties have been left behind by the people of minority communities who migrated to India and other countries since the independence and partition of India in 1947. An investigation through 1984 designated some of such properties as 'vested and non-resident (VNR)'.

There still remains an unknown amount of such properties, which are used by people claiming to be legal heirs of the original owners. If the legal documents possessed by the present users are found unsatisfactory during acquisition, DCs would declare them VNR and disqualify them for the compensation-under-the-law. The law is known to be controversial and has been widely abused by the influential people. BEZA will however implement the proposed mitigation measures on the ground that until the EZ takes over possession is without the EZs the current users will be eligible to use these properties.

- (2) Deputy Commissioner (DC), the head of the Acquiring Body. If this payment, 'compensation- under-law' (CUL), is found smaller than their replacement costs and/or market prices, BEZA will directly pay the difference or 'top-up' to make up for the shortfall.
- (3) With or without acquisition compensations/assistance due to all other PAPs, such as non-titled persons, business owners and employees and those, who are not covered by the acquisition ordinance, but eligible according to this RSMF, will also be directly paid by BEZA.
- (4) Top-up Determination and Payment: Where an owner loses lands and other assets in more than one mouza or land administration unit, the person will be counted once, and his/her top-up will be paid together. The amount of top-up due to the affected person will be determined by comparing the total amount of CUL paid by the DCs for lands and other assets acquired in all mouzas with the total replacement costs and/or market prices thereof.
- (5) Compensation/entitlement due to the PAPs, including those who are not covered by the acquisition ordinance, but eligible according to this RSMF, will be paid in full before they are evicted from the acquired private and khas/other public lands.
- (6) Based on the principles proposed for impact mitigation, the following matrix defines the specific entitlements for different types of losses, entitled persons, and the institutional responsibility to implement them.

4.2.4 Compensation Plan

There will be households/individuals who are to be resettled from Category A: the land which is already under custody of BEZA from Bangladesh Railway (382.07 acres as per Table 2.1 under Section 2.2) and Category B: private land (47.54 acres as per following Table 4.2).

For Category A land, having no compensation provisions as per ARIPA, BEZA has decided to pay resettlement allowance of BDT 50,000 each household. There are 200 HHs to be resettled under Category A.

In Category B land, there are 30 HHs (16 title holders and 14 having no title) living. Accordingly ARIPA shall apply to them. *i.e.* Compensation plus other benefits will be provided to the households/individuals, who are to be resettled.

An area of 26.11 acre has been dedicated for such resettlement. In addition, BEZA will compensate as following:

Table 4.2: Plan of Compensation to Affected HHs

	Items	Width	Length	Area	Unit Rate (2022) Tk/unit
1	Category A or land from BR				
1 . 1	Compensation for Resettlement from Land under BEZA's Custody				200 t 50,000 HH each
2	Category B or private land			41.96 acre	119,427 t/dec.
2 . 1	Land (private) acquisition for the zone (at Char Mokarimpur mouza)			37.93 acre	120,000 t/dec.
2 . 2	Land of Bangladesh Railway Transferred for the Zone (at token price/nil)			382.07 acre	-
2 . 3	Land acquisition for gas pipeline (not required as it will follow existing road network)			Nil	
2 . 4	Land acquisition for surface water intake pipeline (Plots 37, 46, 48, 49, 50, 51, 55, 61, 62, 194 of Char Ruppur mouza from river bank upto EZ boundary)	21.75 m	407 m	2.19 acre	10,020 t/dec.
2 . 5	Land acquisition for Drainage Discharge Canal (Plots 32, 33, 35, 38, 39, 40, 47 of Arizishara mouza from EZ boundary upto the river)	22 m	339 m	1.84 acre	9,150 t/dec.
2 . 6	Land Acquisition for EZ Approach Road 1 (Plot no 320 of Char Mokarimpur)	45 m	315 m	3.50 acre	14,841 t/dec.
2 . 7	Land Acquisition for EZ Approach Road 2 (Plot no 12, 16, 17, 20, 31 of Charrupur. (1.17 acres of plot 21 is already acquired 3.25 - 1.17 = 2.08	30 m	438 m	2.08 acre	9,150 t/dec.

		Items	Width	Length	Area	Unit Rate (2022) Tk/unit
		Acres)				
2	.	8 Stamp duty and registration cost (@7.5% of land rate)				
3		Resettlement (Category B Land)				
3	.	1 Compensation for Structures (private land)				
3	.	1 . 1 Katcha			0 sft	
3	.	1 . 2 Semi Pucca			12,224 sft	1254 t/sft
3	.	1 . 3 Pucca			3,768 sft	2611 t/sft
3	.	1 . 4 Toilet (Water sealed sanitary)			4	t 85,675 each
3	.	1 . 5 Toilet (non water sealed sanitary)			10	t 44,850 each
3	.	1 . 6 Toilet (Non sanitary)				
3	.	1 . 7 Tubewell			12	t 34,500 each
3	.	3 Compensation for crops (on private land to be acquired)			24.66 dcl	6,400 t/dcl
3	.	4 Compensation for tree (on private land to be acquired)			1,02 6	t 5,618 each



5 Income and Livelihood Restoration Program

5.1 Objective

The Kushtia EZ project will be developed mostly on khas land. A significant number of households will lose their homestead and 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.

5.2 Livelihood Restoration Strategy

The Project will use mostly khas land which causes loss of livelihood resources and income. Almost all of the Project Affected Persons (PAPs) will be economically displaced, as their agricultural land will be acquired by the Project. As such, the Project needs Livelihood Restoration Plan (LRP) to implement the remedies against the loss of livelihood resource base and income of the PAPs. The LRP as a part of the RAP sets the livelihood restoration program so that the Project can take initiative to ensure improvement or at least restored the livelihoods and to avoid severe long-term hardship and impoverishment of the PAPs following the relevant good practices of BEZA. The entitlement matrix already identifies the probable impact criteria and losses and accordingly defines compensation, allowances and benefits for the losses to be incurred and livelihood restoration. As defined the entitlement of the PAPs in the Entitlement Matrix, the cash compensation at full replacement cost will be paid to landowners for land acquisition and for the loss of standing crops. Primarily active land users among the landowners/sharecroppers may need further assistance in their efforts to recover any loss of household income during the transition period. In this regard, LRP primarily targeted PAPs with some basic criteria.

In addition to the basic criteria, LRP based on the experiences and good practices considers the targeted PAPs who may be limited in their ability to adapt changes because of different types of vulnerabilities and are potentially eligible for livelihood restoration assistance packages. These targeted PAPs have socioeconomic and physical condition-based vulnerabilities and they are female head of households, poor, landless, elderly, and persons with disabilities. The livelihood restoration strategy of the Project includes those criteria for the PAPs, which are as follows:

- (1) delivery of transitional allowance is BDT 5,000/month for three months will be paid to the major livelihood affected persons. If the acquired land is agricultural and amount to 20% or more of the total productive area as per good practices of BEZA. It is, however, proposed here in the LRP that the PAPs who will lose less than 20% of the total productive land due to the Project should also be considered for livelihood restoration assistance;
- (2) offering livelihood restoration assistance (training and seed money to PAPs) that will help the PAPs in their efforts to restore, where possible improve, their livelihoods to pre-Project levels through a targeted LRP; and

- (3) providing employment opportunities during construction period where possible.

5.3 Livelihood Restoration Assistance for the PAPs

The LRP offers livelihood restoration assistance packages in addition to transitional allowance. The packages are grouped under four main categories, two of which are monetary supports to be provided for PAPs on the condition that these supports are used for agricultural production activities; the third category is based on a cash support for specific vulnerable groups; the fourth/last category is the livelihood restoration program training. All packages defined under these four categories are described in detail below:

- I. Cash assistance for agricultural interventions includes:
 - (1) Support for agricultural machine/equipment
 - (2) Supply of certified crops seeds
- II. Cash assistance for livestock production interventions involve:
 - (1) Supply of bull
 - (2) Supply of dairy cattle
 - (3) Preventive animal healthcare
- III. Cash support packages include:
 - (1) One-time cash support for the vulnerable PAPs
 - (2) Transitional allowance
- IV. Livelihood restoration program training

The PAPs are provided with benefit of the targeted set of livelihood restoration programs training (Table 5.1). This training should include financial training for the sustainable use of cash compensation and allowances on small household investments, saving strategy and financial planning on the household level. These programs should be able to support the affected persons to gain a similar or even better livelihood, independently. One adult member, however, from each of the affected households will be given chance for livelihood restoration program training.

Table 5.1: Proposed Livelihood Restoration Program by Affected Households

Training components	Selected business/enterprise	Prioritized Households	Implementing organization
Agriculture	Vegetables and crops (depending on need assessment and crop suitability of the settlement area)	Livelihood losing all farming households	BEZA (by appointing implementing agency)
Livestock	Livestock rearing Apiculture (beekeeping)	Fishing households (Any other households willing to participate)	BEZA (by appointing implementing agency)
Off-farm Business	Hair dressing Tailoring Handicraft	Livelihood losing all affected	BEZA (by appointing implementing agency)

Training components	Selected business/enterprise	Prioritized Households	Implementing organization
	Hotel and restaurant, tourism	households	agency)
	Stock and sale of agricultural commodities		
Business development trainings	Business plan	Interested household member from all affected households	BEZA (by appointing implementing agency)
	Linkage to financial institutions		
	Small entrepreneurship		
	Food processing and packaging		
Tech based trainings	Cooperative formation	Interested household member from all affected households	BEZA (by appointing implementing agency)
	Computer literacy training, printing, photocopy and scanning etc.		
	E-commerce training		
	Web based training		
	Electronic device repairing training		
	Mechanical training (Automobiles, machineries, hardware etc.)		
	Accessories and logistic preparation and supply		

Other than those benefits the Project should hire unskilled laborers from the affected households for the construction activities under the Project. The contractor will give preference to hiring affected persons willing to work in Project construction activities. In the operation phase the Proponent can take initiative for employment opportunities in different industries based on their (affected persons) skill. Employment in the Project construction and post construction periods will act as an added source of income in the income and livelihood restoration processes of the affected households.



6 Consultations, Participation and Disclosure

6.1 Introduction

Stakeholder engagement is an inclusive process that involves stakeholders into meaningful consultations throughout the project life cycle. It is the preliminary task of land acquisition and resettlement related activities. The involuntary resettlement generally leads the affected population to face severe problems in the socio-economic life and livelihood, making them apprehensive towards the Project. Generally, projects aim to provide a two-way communication channel between the stakeholders and the scheme proponents so that such types of distress can be eliminated. Public consultation and participation are now an integral part in any development scheme and exclusive community engagement is recommended for the land acquisition and resettlement activities.

Through the consultations the PAPs are involved with the plan, policy and program of the proposed Project which is helpful for understanding about the efficiency and transparency of the project implementing units (PIU).

6.2 Objectives and Purpose of Stakeholder Consultation

The main objectives of the stakeholder consultation/meetings were to:

- (1) Inform PAPs about the goal and objective of the proposed project;
- (2) Share the land acquisition requirements for the proposed project;
- (3) Share probable entitlement of the compensation packages;
- (4) Accumulate the feedback of the PAPs regarding LAP, RAP and compensation package, and design a grievance redress mechanism accordingly;
- (5) Share cut-off dates for ensuring eligibility of PAPs and compensation; and
- (6) Develop a linkage between PAPs and PIU during the project development and operation phase.

6.3 Classification of Project Stakeholders

Kushtia EZ in Mokalimpur will be developed and managed by BEZA. 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:

Table 6.1: 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.

Type of Stakeholders	Stakeholders profile
Secondary Stakeholder	BEZA-the Project owner and EA, Deputy Commissioner (DC) and their supporting agencies, Local Government Agencies, Project Consultants, Contractors, Non-Government Organizations (NGOs) and Civil Society Organizations (CSOs)

Source: SCL, 2022

6.4 Consultation Process

BEZA has conducted meaningful consultation with displaced persons/affected persons, their host communities, and civil society for every project and subproject identified as having involuntary resettlement impacts. Meaningful consultation is a process that:

- (1) begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle;
- (2) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people;
- (3) is undertaken in an atmosphere free of intimidation or coercion;
- (4) is gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and
- (5) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.

Consultation has carried out in a manner commensurate with the impacts on affected communities. The IA has pay particular attention to the need of disadvantaged or vulnerable groups, especially those below the poverty line, the landless, the elderly, female headed households, women and children, Indigenous Peoples, and those without legal title to land.

However, consultation with affected populations and project stakeholders of Kushtia EZ were carried out at their convenient places through Focus Group Discussions, Public Consultation Meeting and individual contact. In all consultation events, a brief description about the project, Kushtia EZ 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.

6.4.1 Focus Group Discussion

A total of 4 Focus Group Discussions were 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. 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:



Figure 6-1: FGD with the local people (Male) at Mokarimpur Union

Table 6.2: Summary of Focus Group Discussion

Date and Place	Target Group	Participants			Issues/ Topic discussed	Opinion of APs
		M	F	T		
20/06/22 Mokarimpur	Male	21	0	21	Project objective and goals, Opportunities that to be created by the project, land requirement, livelihood and income restoration, compensation, improvement of service facilities etc.	In all FGDs, the participants mostly affected person expressed their concern on losing their only shelter and livelihood as they do not possess any land. Their livelihood mostly depends on that small parcel of land too. As they aren't educated or skilled enough to migrate their occupation other than agriculture and homestead vegetation and losing the shelter means losing everything to them. They requested the concern authority to arrange some rehabilitation plan for shelter. They also demanded job placement priority in the Kushtia EZ according to their qualification.
21/06/22 Mokarimpur	Women	0	17	17		
22/06/22 Char Mokarimpur	Mixed	5	6	11		
22/06/22 Mokarimpur	Mixed (Youth)	7	5	12		



Figure 6-2: FGD with the Aged and Youth (Female) at Mokarimpur Union

6.4.2 Public Consultation Meeting (PCM)

A public consultation meeting was held regarding proposed Kushtia EZ at Notunhat Mor, Mokarimpur, Bheramara, Kushtia on 17th March 2023. Goals and objectives of the project has disclosed with the affected people and their communities through open public consultation meeting. The main objective of the public consultation meeting is to get stakeholders input in project planning and implementation. Participants from both primary and secondary stakeholders' groups had attended the public consultation meeting. To ensure stakeholder's participation, a rigorous publicity has undertaken at the community. The project proponent (BEZA) has 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. Alhaj Aktaruzzaman Mithu, Upazila Chairperson Bheramara, Md. Abdus Samad, Chairperson Mokarimpur Union, local school teacher, journalist and other people including project affected people has attended the consultation meeting.

Public consultation meeting was carried out with the local people in the project impact areas to disclose information about the proposed project and its various activities and discuss their views and concerns. The poor people illegally living in the khas land expressed their concern of losing their housing and requested to replace them properly. Because they don't have the ability to buy land and build housing for them. Moreover, the land owners of the proposed private land also requested to leave the private land from the proposed Kushtia EZ. The overall opinion of the participants which has been expressed during public consultation is mostly positive. They are happy about this project. There are some positive as well as negative impacts of the project reported by the local people.

Participants of the consultation were expressed their opinion as follows, "Proper rehabilitation should be arranged". "We need to do the development work without

hampering our environment specially the Padma River”. “May our compensation be given to us without any discrimination and we give the responsibility to our honorable chairman”



Figure 6-3: Public Consultation Meeting Mokarimpur Union

UP Chairperson says that my village will be my city. The proposed Kushtia EZ will changed and upgraded the roads and communication system, people of this area especially women will get work opportunity, this will changed their lives.

1.2 RAP Disclosure Plan

BEZA will provide relevant resettlement information, including information from the above mentioned documents in a timely manner, in an accessible place and in a form and language understandable to affected persons and other stakeholders. In case there is no impact and no RAP, BEZA will make disclosure of the same informing the main villages, habitations, market places along the corridor that no land or structure, irrespective of their title will be affected by any activities of this project. The report of this disclosure giving detail of date, location will be shared with the stakeholders.

The details on consultation process and disclosure at various phases of project development including the responsible agency are described in the following table.

Table 6.3: Consultation and Disclosure Roles and Responsibilities

Project Phase	Activities	Details	Responsible Agency
Project Initiation Stage	Subproject information dissemination of various components; Disclosure of preliminary plans for proposed land acquisition; Preliminary Information sharing about the tentative alignment/sites with the Aps in case of temporary impact on business, income and livelihood.	-Leaflets posted or distributed containing information on the project. -Public notice issued in public places including newspapers and direct consultation with APs.	BEZA
RAP Preparation	Stakeholder consultations.	-Further consultations with APs and households, titled and non-	BEZA

Project Phase	Activities	Details	Responsible Agency
Phase		titled. -Summary RPF made available to all APs at the convenient place which is easily accessible and should be in local language.	
	Disclosure of final entitlements and rehabilitation packages and disclosure of draft RAP.	RAPs disclosed to all APs in local language	BEZA
	Finalization of RAP.	-Review and approval of RAP by BEZA. -Review and clearance of RAP by World Bank (prior to award of contract). Web disclosure of the RAP. Disclosure of the Final RAP to APs	BEZA
RAP Implementation Stage	Ongoing consultation with APs during RAP implementation.	-Continued discussions and information disclosure to APs; -Payment of entitlements (all compensation must be paid before displacement occurs). -Grievance Redress Mechanism activated. -Written notification from BEZA to WB that all compensation paid before displacement occurs. Construction can begin on sections where compensation is paid and community notified of start date of civil works. - APs with unresolved grievances or disputes over land ownership, compensation amounts, etc. are notified of any compensation payments set aside by EA/IA in separate escrow accounts to be paid when disputes are resolved.	BEZA



7 Grievance Redress Mechanism

7.1 Requirements of Grievance Redress Mechanism

BEZA has privilege of acquiring land for establishing economic zones by dint of Bangladesh Economic Zone Act 2010 (under section 6). In line with this BEZA has to follow the Acquisition and Requisition of Immovable Property Act 2017 for acquiring the land. The Act 2017 has provision of raising objections under section 4(7) and under section 5(1) respectively against the joint verification assessment and acquisition of land by the Person Interested at the outset of the legal process. Once the objections are heard and disposed of, there is virtually no provision to address grievances and complaints that individual landowners, the Persons Interested may bring in the later stages of the acquisition process. As the Act 2017 does not recognize the non-titled users of khas/public land which they may have been using to live in or making a livelihood, no mechanism is there to hear and redress grievances of them.

7.2 Composition of GRC

BEZA will ensure that the public, particularly those directly affected by the project components will have the chance to express their legitimate grievance or to file a complaint about the project by setting up a mechanism to address the issues raised. A two-tier bottom up GRC system will be established in this Project. First, there will be GRCs at the local level, hereafter called Local GRC (union/municipality level); and second, GRC at the project level to give room for grievances to be fairly reviewed. The APs will be informed through public consultation that they have a right to have their grievances redressed by the local committees as well as by the project management.

To provide a more structured local level GRM, project-level grievance redress mechanism, a grievance redress committee (GRC) will be formed as soon as the funding of the project becomes effective and will continue until project completion. The PD will act as the convener and members of the GRC will be representative from the NGO, chair of the union where the project is located, a witness for the AP, and a representative from a local group (*i.e.* religious, teacher, etc.). There will be two entry points in filing a complaint(s) as follows:

7.2.1 Local Level GRC

Affected persons (APs) will be informed in writing or by phone call/sms/email to the conveyor of local level GRC of their losses and entitlements. If APs agree with the conditions of entitlements, they can claim for the payments from the EA as per entitlement policy of the RAP. GRCs at the union/municipality level (community level) will be formed with representatives from Project site manager (BEZA), local elected representatives from the Local Government Institutions (LGI), representatives of the affected persons (preferably women representative in case of women AP's), and RAP implementing NGO. There will be one GRC at local (union/municipality) level by the project to make it accessible to affected people both in terms of distance and time.

7.2.1 Project Level GRC

If the APs disagree, he/she can be approached to PMU for clarifications. The PMU will respond to queries within two weeks. Grievances raised will be documented providing details on the person, concern(s) raised, and the action taken by the PMU. If the AP(s) is satisfied, the compensation and benefits will be paid as per policy of the RAP. The Project-Level GRC will review all unresolved cases forwarded to by Local GRCs. It will be headed by the Project Director (PD). The Project-level GRC with representation of senior elected official and civil society member will make decision by further investigation, where required, and establish fairness and transparency in the resolution of disputes or grievances. In specific cases, Project-level GRC may seek legal advice from the Legal Advisor, if required.

The GRC will meet once a month to deliberate on the complaint(s), if any and will keep a record of the grievances. The record will include the contact details of the complainant, date the complaint was received and the nature of the complaint, agreement on corrective actions and the date it was enforced, and the final outcome. Complaints received, with appropriate documentation, will become part of the environmental and social monitoring reports submitted to stakeholders.

PMU will ensure that the grievance redress mechanism maintains a transparent process that is gender and special needs-responsive, culturally-appropriate and easily accessible to all project affected people at no costs and without retribution. The proposed mechanism does not impede access to the country's judicial or administrative remedies.

7.2.2 Documentation and Record Keeping

All GRC documents will be maintained by BEZA field officials for review and verification by supervision Project Implementation Unit of BEZA and consultants. 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.



8 Institutional Framework

8.1 Introduction

BEZA under the Prime Minister’s Office, is representing the Government of Bangladesh as the Executing Agency (EA) of the proposed Kushtia EZ project. BEZA has developed a Resettlement Policy Framework to guide the land acquisition and resettlement activities under the PRIDE project. The institutional arrangement of BEZA is aligned as per this framework. BEZA will appoint Consulting Firm/NGO as a RAP implementing agency (IA) for preparation and or implementation of the land acquisition and RAP. BEZA will supervise and monitor the activities of the RAP IA.

In the institutional arrangement procedure, Project Director, and Team Leader/Deputy Team Leader will be directly involved. The PD and DPD would be supported by Environmental and Social Specialists. Under PMU, there will be relevant officials and consultants to support the PD.

The E&S unit and PMU will submit monthly and quarterly progress reports on Environmental and Social Compliances to GM (P&D). Institutional setting and implementation arrangement of BEZA for environmental and social issues is shown in **Error! Reference source not found..**

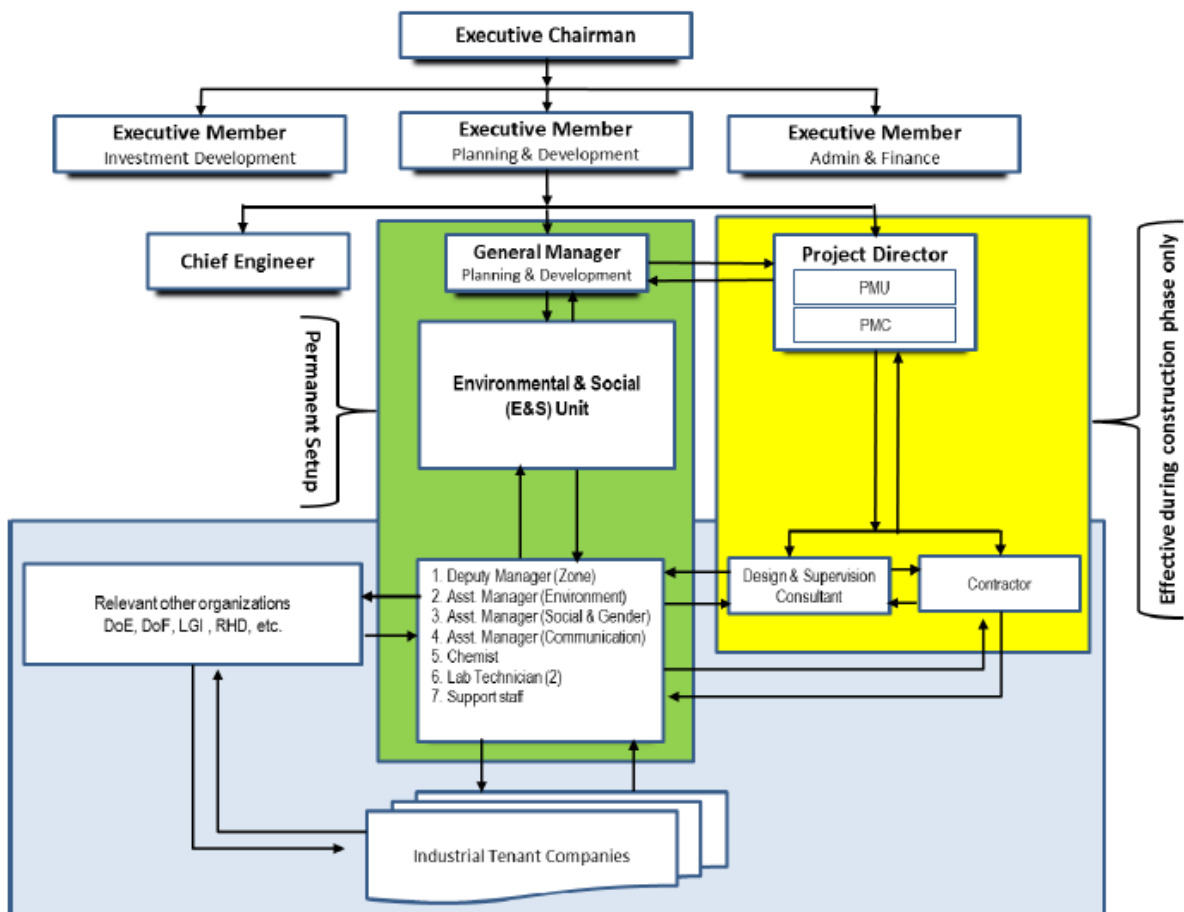


Figure 8-1: Institutional Arrangement

8.2 Project Implementation Unit (PIU)

BEZA will establish a Project Implementation Unit (PIU) headed by the Project Director (PD) of Manager level. A 'Social Safeguard Unit' (SSU) will also be established under the PIU headed by the Social Safeguard Specialist of BEZA to implement and monitor safeguard activities in safeguard management. The SSU will be responsible for implementing the RAP of the Project. During implementation of the Project an "Engineering, Procurement, and Construction (EPC)" Contractors will be engaged. The EPC Contractor may implement the RAP by itself or by appointing an Implementing Agency (IA). This instruction will be recorded in the contract agreement between the EPC Contractor and BEZA.

8.3 Roles and Responsibilities of the PIU and Other Agencies

8.3.1 Deputy Commissioner's Office

The Deputy Commissioner (DC) has a key role to play in land acquisition (LA), resettlement and rehabilitation processes. 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 Act 2017. DC has the access to all official land records and the Legal/Administrative authority for determining market price of land and other assets for Compensation under Law (CUL). 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 and quantification of acquired property and estimate cost for acquisition. The DC office will receive funds from BEZA for the payment of compensation directly to the affected persons. DC's involvement and assistances will be required in any kind of legal and administrative aspects related to the land acquisition and resettlement.

8.3.1 Project Management Unit

Bangladesh Economic Zones 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.

8.3.2 Project Director Office

The PD will be entitled for planning and execution of necessary policies; administrative and financial decisions; and actions for effective and timely implementation of the Project following the GoB guidelines and approved implementation arrangements.

The PD may delegate his/her power through the Social Safeguard Specialist, head of SSU, for overall management and implementation of the RAP. The PD will appoint and mobilize an experienced EPC Contractor for designing and implementing the resettlement activities.

8.3.3 Safeguard Implementation Unit

The Social Safeguard Specialist, as head of the SSU will be responsible for overall management and implementation of the RAP on behalf of the PD. Following roles and responsibilities will be for the SSU:

- (1) Prepare RAP implementation, management and monitoring plan;
- (2) Synchronize the resettlement activities with the construction schedule of the Project;

- (3) Install necessary computer and software facilities for the preparation of ID cards, automated loss etc. with the help of EPC Contractor/IA;
- (4) Prepare entitlement and payment files of individual EPs so as to effectively monitor and evaluate RAP implementation;
- (5) Ensure respective entitlements (as per the resettlement policy/package) following the implementation schedule, on time, with minimum hardships;
- (6) Make liaison with the respective DC Office providing support for smooth mobilization of the project;
- (7) Prepare and maintain profiles of affected persons;
- (8) Disseminate information to the APs on the entitlements;
- (9) Provide ID cards as a proof of their eligibility to the designed resettlement benefits (as per the policy/package);
- (10) Formulate Grievance Redress Committee (GRC);
- (11) Ensure smooth functions and disposal of grievances;
- (12) Monitor the effectiveness of entitlement packages and delivery mechanism;
- (13) Prepare Terms of Reference (ToR) for EPC Contractor and other agencies to execute specific components of resettlement implementation on behalf of the PIU;
- (14) Prepare quarterly progress reports for PD, PIU and BEZA Management;
- (15) Propose establishment of PVAC to determine realistic replacement costs of land and crops and recommend accordingly;
- (16) Guide the field level resettlement officers to develop rapport with APs;
- (17) Guide and direct resettlement officers to conduct awareness raising programs among APs on their entitlements and mechanism of payments as mentioned in the entitlement matrix;
- (18) Direct the resettlement officers to assist APs in opening their bank accounts;
- (19) Ensure timely delivery of full entitlements to AP;
- (20) Wherever possible, guide the resettlement officers to ensure proper utilization of compensation and resettlement assistance by APs for productive purposes;
- (21) Assist APs in redressing their grievances through Grievance Redress Committee;
- (22) Negotiate with EPC Contractor for providing preferential employment to APs in the construction activities;
- (23) Study and monitor unforeseen adverse effects during and after construction and take necessary mitigation measures.

8.3.4 Role of Assistant Manager

The Assistant Manager (Resettlement) will be appointed to manage activities of RAP. He/she will report to the Social Safeguard Specialist with a copy to the PD, PIU about progress and RAP implementation status. He/she will work in close coordination with the field - office and EPC Contractor/IA on the day-to-day activities of the RAP implementation. The Assistant Manager's (Resettlement) responsibilities will be:

- (1) Ensure proper implementation of RAP including compensation, benefit/allowance payments;
- (2) Identify critical social and resettlement issues, (if any);
- (3) Work closely with the EPC Contractor/IA to ensure proactive engagement for the compliance of social safeguard issues;
- (4) Monitor the effectiveness of taken safeguard measures;
- (5) Prepare and submit the quarterly report to the Social Safeguard Specialist with a copy to PD, PIU.

8.3.5 Role of Implementing Agency (IA)

EPC Contractor will be appointed by the PIU with the support of the SSU. The EPC Contractor may itself implement the RAP or may engage an Implementing Agency. Whoever may be the implementer – the EPC Contractor or Implementing Agency (IA), the third party will play a key role in the RAP implementation. The EPC Contractor/IA will set up necessary field office, carry out information campaign and involve Project affected persons (PAPs) in the RAP implementation process. The EPC Contractor/IA will collect, collate, computerize and process data for correct identification of eligible persons for compensation payment through assessment of the entitlement policy framed in this RAP. Some of the key roles and responsibilities of the EPC Contractor/IA will comprise of the following:

- (1) Closely work with affected community and disseminate information to ensure correct and complete information is available to PAPs;
- (2) Assist the Assistant Safeguard Manager (Resettlement) in disbursement of compensation (making of ID cards, etc.);
- (3) Take lead responsibility in planning and implementing the resettlement activities following the entitlement package;
- (4) Ensure safeguard interest of the PAPs; and
- (5) Prepare and submit quarterly progress report to the local project office of BEZA. The project office will then submit that report to the SSU.

8.4 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 Bheramara 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.

Property Valuation Advisory Committee (PVAC)

BEZA will form PVAC through a gazette notification from the Prime Minister Office for implementation of the RAP at field level. The PD at the PIU, BEZA will approve the nomination of PVAC. PVAC will be constituted for determining the market price as replacement cost of properties.

The major responsibilities of PVAC are as follows:

- (1) PVAC will assess Replacement Cost (RC) based on CMP;
- (2) PVAC will conduct PVS and consult secondary data to recommend RCs;

PVAC Committee: PVAC will be formed with the following members:

General Manager (Planning), BEZA	: Convener
Assistant Manager (Social), BEZA	: Member-Secretary
Manager (Environment and Social), BEZA	: Member
Deputy Manager (Planning), BEZA	: Member
Representative of the DC office concerned	: Member
Representative of the DAE	: Member
Representative of the BFD	: Member
Representative of the UP Chairperson/Member/Elites	: Member
Representative of the PAPs (female preferences)	: Member

Grievance Redress Committee (GRC)

A detail of the Grievance Redress Committee (GRC) has been presented in Chapter 7.

Activities of the compensation and resettlement process have been detailed with respective responsibility of the institutions in Table 8.1.

Table 8.1: Institutional Responsibility for Compensation and Resettlement Activity

Related Activities and Responsibilities	Responsibility
A. Finalization of RAP	
Recruitment of RAP implementation agency	SSU-BEZA
Design and update RAP information	SSU/IA
Disclosure and public consultations	SSU/IA
Selection of members and establishment of PVAC	SSU/IA
Design and carry out joint verification survey	PIU/SSU/IA
Property Valuation Survey on Land and other assets	PVAC
Establishment of unit prices of entities	PVAC
Updating the census survey data of AHs	IA
Determination of entitlements and consultations with AHs	SSU/IA
Disclosure of RAP to BEZA, APs and concerned stakeholders	PIU/SSU/IA
Approval of RAP	BEZA
B. RAP Implementation	
Preparation and Issuance of ID cards to AP	IA
Establishment of GRC	PIU/SSU/IA
Establishment of internal monitoring team	PIU/SSU
Budget approval for compensation and resettlement benefits	PIU/SSU
Release of funds for payment of compensation/resettlement benefits	PIU/SSU
Payment of compensation and resettlement benefits	SSU/IA
Filing and resolution of complaints of Aps	GRC
Confirmation of 'No Objection' for the award of civil works contract	BEZA/GRC
Livelihood/Income Restoration Assistance	IA
C. Monitoring, Evaluation and Reporting	
Internal Monitoring and Evaluation Report	SSU/IA
External Monitoring and Evaluation Report	SSU/IA

8.5 Women Headed AHHs 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.



9 Monitoring and Evaluation

9.1 Introduction

Monitoring and Evaluation (M&E) are the key apparatus of RAP 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 an activity aimed to assess 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. Monitoring will continue till the end of RAP implementation. Components will include performance monitoring *i.e.*, physical progress of work and impact monitoring and external evaluation.

9.2 Objective of Monitoring and Evaluation

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.

9.3 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.

9.4 Monitoring and Evaluation Indicators

Potential monitoring indicators are given below which subject to the nature of project to be used in monitoring the implementation process about compliance to the RAP policy. The essential indicators to be monitored are the specific activities and the entitlement matrix contents. Table 9.1 includes indicative indicators for achievement of the objectives. Additional indicators will be chosen in consultation with the Social Safeguard Specialist during the early phase of monitoring.

Table 9.1: Potential Indicators for Monitoring

Monitoring Aspects	Potential Indicators
Institutional set-up and resource allocation	RAP implementation and monitoring institutional set-up is in place.
	Setting up of PIU with necessary social safeguard staff
	Budgeted RAP costs released and placed at disposal of LAR implementation entities.
	Grievance redress mechanism established and explained to the PAPs and affected communities.
	Formation of GRC and PVAC.
Delivery of Entitlements	Coordination initiative implemented and PAPs committees notified for continued consultations and participation of PAPs in RAP implementation and monitoring.
	Payment of compensation and entitlements before displacement.
	Compensation entitlements disbursed, compared with number and category of losses set out in the entitlement matrix.
	Disbursements against timelines.
	Identification of the displaced persons losing land temporarily, e.g., through soil disposal, borrow pits, contractors' camps, etc.
	Relocation and rehabilitation costs and income restoration support provided as per entitlements and schedule.
	Social infrastructure and services restored as and where required.
	Entitlements against lost business including transitional support to reestablish enterprises delivered.
	Income and livelihood restoration activities being implemented as set out in the income restoration plan.
	Documented evidence of land acquisition completed with transfer of title.
	Documented evidence of land requisition/rented.
	Percentage of compensation paid for land acquisition/requisition or rented.
	Percentages of compensation paid for the affected structures/assets/crops/trees.
Disputed cases	A clear and adequate rule for the recognition of relevant land tenure rights is provided.
	Fair criteria and functioning, transparent and participatory processes for resolving competing tenure claims are established.
	Efforts are taken to inform affected people about their rights and access to impartial advice are provided.
	Efforts to resolve disputed cases mutually with community level meetings.
Consultation	Strategy for consultation and information disclosure is prepared.
	Whether resettlement information brochures/leaflets have been prepared and distributed.
	Consultations organized as scheduled.
	Project information is disclosed.
	Affected, interested, disadvantaged and vulnerable groups are identified.
	Views of disadvantage and vulnerable groups are considered during designing the

Monitoring Aspects	Potential Indicators
	<p>entitlement and special measures are taken.</p> <p>Schedules are planned for the various stakeholder engagement activities.</p> <p>Knowledge of entitlements by the relevant stakeholders including project affected people.</p> <p>If tribal people are affected, separate consultation has to be conducted with them.</p>
Grievances	<p>Operationalization of the grievance redress mechanism proposed in RAP.</p> <p>Process by which people affected by the project can voice their grievances and concerns.</p> <p>Process to document complaints and concerns.</p> <p>Information on the resolution of the grievances is recorded.</p> <p>Grievance recording <i>e.g.</i>, MIS, grievance log book.</p> <p>Stipulated timeframes for acknowledgement and resolution of complaints.</p> <p>Provisions to analyze complaints and share feedback with management.</p> <p>Grievance reports published and frequency.</p>
Communication and participation	<p>Number of general meetings (for both men and women).</p> <p>Percentage of women out of total participants.</p> <p>Number of meetings exclusively with women.</p> <p>Number of meetings exclusively with vulnerable groups.</p> <p>Number of meetings at new sites.</p> <p>Number of meetings between hosts and the displaced persons.</p> <p>Level of participation in meetings (of women, men, and vulnerable groups).</p> <p>Level of information communicated—adequate or inadequate.</p> <p>Translation of information disclosure in the local languages.</p> <p>Information disclosure.</p>
Budget and timeframe	<p>Funds allocation for resettlement to implementing agencies on time.</p> <p>Receipt of scheduled funds by resettlement offices.</p> <p>Funds disbursement according to the RAP.</p>
Livelihood and Income Restoration	<p>Types of training and number of participants in each.</p> <p>Number of displaced persons who have restored their income and livelihood patterns (women, men, and vulnerable groups).</p> <p>Number of new employment activities.</p> <p>Extent of participation in rehabilitation programs.</p> <p>Degree of satisfaction with support received for livelihood programs/activities.</p> <p>Percentage of displaced persons who improved their income (women, men, and vulnerable groups).</p> <p>Percentage of displaced persons who improved their standard of living (women, men, and vulnerable groups)</p> <p>Number of displaced persons with replacement of agriculture land.</p> <p>Quantity of land owned/contracted by displaced persons (women, men and vulnerable groups)</p>

9.5 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. The project affected persons, their community and local level NGO will also participate in the M&E process.

9.5.1 Internal Monitoring

Internal monitoring will involve the concurrent checking of implementation activities to ascertain whether these activities are being implemented in accordance with the RAP and thereby enable the project authorities to take appropriate action to address any gaps, deviations, etc. It will be day to day tracking progress about land acquisition and resettlement (LAR) planning and implementation activities including compensation payment progress, consultation and community feedback campaigns launched, resettlement, rehabilitation and income restoration measures implemented, community concerns and grievances recorded and resolved and corrective actions implemented, etc. Internal monitoring will be supervised and monitored by the General Manager (Planning), BEZA. Meanwhile, Manager (Environment and Social), BEZA will assist him to proper implementation and monitoring RAP in time.

9.5.1 Environmental and Social Monitoring

Environmental and Social (ES) cell of BEZA, with prior experience in resettlement and rehabilitation of development induced displacement engaged to carry out M&E and reporting of the implementation of the RAP. The ES cell 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 Environmental and social monitoring will cover compliance monitoring and social impact evaluation of RAP implementation.

The ES cell 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 ES cell 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. 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.

9.6 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/ Firm are 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. Table 9.2 provides details on the content and timing for various report associated with M&E.

Table 9.2: Reporting cycle /frequency

Activity/Reporting	Contents	Timeline	Responsibility
Monthly Monitoring 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	NGO/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 6th month	SIU/EMA
Final Report	Project achievement and impacts	To be submitted within 90 days of end of the Project	NGO/Firm and EMA



10 Resettlement Cost and Budget

10.1 Introduction

The areas selected for developing economic zone in Bheramara, Kushtia will affect land, structures, crops and trees. Therefore, cost for resettlement covers compensation for affected land, structures, crops and trees with related permanent occupation. The costs for compensating structures, crops and trees due to the Project are estimated at current market price for the year 2022-23 as per section 9 of ARIPA 2017 for proposed private land. Moreover, the households illegally living on the BEZA's land will be relocate by BEZA providing 4 dcl lands to each affected household along with BDT 50,000 as shifting cost. Meanwhile, except this no other compensation and/or benefits will be provided to non-titled persons. This budget is an indicative outlay where the information of the affected land including Dag/JL/Sheet number was collected from local land offices.

It has been prepared based on several technical assumptions, mouza rate and current market prices of land, structures, crops and trees of different types as reported by community members during consultations, and information elicited through a rapid market survey with key stakeholders in the land market, Sub-register Offices and other relevant Government Departments such as Agricultural Marketing, Forest and Public Works (reviewing schedule rate), and based on other previous project experiences.

PVAC will recommend the replacement cost following the rates of respective Government Departments prior to implementation of the proposed project. Replacement cost will be updated annually if the PVAC can observe any changes in the annual cost. There is also a budget allocation for RAP implementation with 15% contingency over the total budget for managing abrupt cost inflation and other unexpected issues. Therefore, this RAP budget will remain as a dynamic process for cost estimate during implementation.

10.2 Calculation/Valuation of Estimated Costs

Costs of land, structure, crops and trees are estimated based on the Compensation Under Law (CUL), while cost of structures and trees that would be affected could not be standardized through the rate and criteria of relevant Government Departments (as the types and criteria of affected items does not match with the criteria of relevant government departments), thus current market price (CMP) is considered for estimating land, structures, crops and trees cost. The preparation of the budget was guided by the entitlement matrix which provides criteria and strategies of payment of compensation at replacement cost and includes compensation and allowances/ assistances for loss of house and other assets, and livelihood restoration. The budget, therefore, makes provisions for additional resettlement assistances for significantly affected households, non-titleholders, and vulnerable households for their livelihood restoration. This estimated replacement costs will be reviewed, verified and determined by the PVAC. The costs for monitoring and operations of RAP implementation are included following the standard practice of BEZA in such types of development projects.

10.3 Summary of Land Acquisition and Resettlement Budget

This budget includes compensation for proposed private land, structures, crops and trees, cash compensation for non-titled household and other cost. The CUL value of land considers additional 200% premium with the CMP rate of land; additional 100% premium with the

CMP of standing crops, trees and structures for compensation. Bulk of the budget is required for compensation for the proposed private land, structures, crops and trees. The RAP budget also includes operational cost for RAP implementation and monitoring costs. Contingency costs are also calculated and incorporated in this budget. The resettlement fund will be provided by the Project Executing Agency (*i.e.* BEZA).

Table 10.1: Summary Budget

Items		Total Cost Taka crore (2022)	
1	Category A or land from BR		
1	. 1 Compensation for Resettlement from Land under BEZA's Custody	1.00	1.00
2	Category B or private land		50.11
2	. 1 Land (private) acquisition for the zone (at Char Mokarimpur mouza)	45.5	
2	. 2 Land of Bangladesh Railway Transferred for the Zone (at token price/nil)		
2	. 3 Land acquisition for gas pipeline (not required as it will follow existing road network)	-	
2	. 4 Land acquisition for surface water intake pipeline (Plots 37, 46, 48, 49, 50, 51, 55, 61, 62, 194 of Char Ruppur mouza from river bank upto EZ boundary)	0.22	
2	. 5 Land acquisition for Drainage Discharge Canal (Plots 32, 33, 35, 38, 39, 40, 47 of Arizishara mouza from EZ boundary upto the river)	0.17	
2	. 6 Land Acquisition for EZ Approach Road 1 (Plot no 320 of Char Mokarimpur)	0.52	
2	. 7 Land Acquisition for EZ Approach Road 2 (EZ Approach Road 2 Plot no 12, 16, 17, 20, 31 of Charrupur. (1.17 acres of plot 21 is already acquired 3.25 - 1.17 = 2.08 Acres)	0.19	
2	. 8 Stamp duty and registration cost (@7.5% of land rate)	3.50	
3	Resettlement (Category B Land)		
3	. 1 Compensation for Structures (private land)		2.64
3	. 1 . 1 Katcha	-	
3	. 1 . 2 Semi Pucca	1.53	
3	. 1 . 3 Pucca	0.98	
3	. 1 . 4 Toilet	0.03	
3	. 1 . 5 Toilet	0.04	
3	. 1 . 6 Toilet	-	
3	. 1 . 7 Tubewell	0.04	
3	. 3 Compensation for crops (on private land to be acquired)	0.02	0.0158
3	. 4 Compensation for tree (on private land to be acquired)	0.58	0.58
4	RAP Implementation Cost		14.95
4	. 1 Administrative cost of DC office [7.5% of (1)+(2)+(3)]	4.08	
4	. 2 Operation cost for RAP Implementation [5% of (1)+(2)+(3)]	2.72	

Items		Total Cost Taka crore (2022)
4	3 Contingency [15% of (1)+(2)+(3)]	8.152
Total Estimated Budget		69.29

Source: Property Valuation Survey conducted for this RAP, 2022

10.4 Assessment of Unit Value of Land for Compensation

Replacement value of land is calculated using the average CMP rate of last year plus a premium to determine the CUL. The PVAC will finally decide the amount of compensation by types of land and location during RAP implementation. However, the proposed land for the project Kushtia EZ is mostly received from Bangladesh Railway at token price. An area of, 47.54 acre of private land (37.93 acres as part of EZ and 9.61 acres for off-site utility networks and approach roads) will need to be acquired for the project. The details are provided in Table 4.2 under Section 4.2.4.

10.4.1 Replacement Value of Land

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 (DC) determined mouza-wise price by “Land Category” which differs from mouza to mouza. The land types in the project area recognized by DC are as agricultural, road, rail road, fallow and others.

The land losers, whether purchasing or not, will be provided with compensation against the acquired land that include titling cost and Current Market Price (CMP). Compensation Cost of all categories of land has been determined as per CMP rate plus additional 200% of CMP rate. The cost for acquired land has been calculated at CMP rate for each category of land of each mouza. 7.5% of total land cost also added as stamp duty and registration cost.

Table 10.2: Estimated Amount of Land Compensation for the Project

Items	Width	Length	Area	Number	Unit Rate (2022) Tk/unit	Total Taka (2022)	Cost crore
1 Category A or land from BR							
1 . 1 Compensation for Resettlement from Land under BEZA's Custody				200 HH	50,000 each	1.00	1.00
2 Category B or private land			41.96 acre				50.11
2 . 1 Land (private) acquisition for the zone (at Char Mokalimpur mouza)			37.93 acre		120,000 t/dec.	45.5	
2 . 2 Land of Bangladesh Railway Transferred for the Zone (at token price/nil)			382.07 acre		-		
2 . 3 Land acquisition for gas pipeline (not required as it will follow existing road network)			Nil				

Items	Width	Length	Area	Number	Unit Rate (2022) Tk/unit	Total Taka (2022)	Cost crore
2 . 4 Land acquisition for surface water intake pipeline (Plots 37, 46, 48, 49, 50, 51, 55, 61, 62, 194 of Char Ruppur mouza from river bank upto EZ boundary)	21.75 m	407 m	2.19 acre		10,020 t/dec.	0.22	
2 . 5 Land acquisition for Drainage Discharge Canal (Plots 32, 33, 35, 38, 39, 40, 47 of Arizishara mouza from EZ boundary upto the river)	22 m	339 m	1.84 acre		9,150 t/dec.	0.17	
2 . 6 Land Acquisition for EZ Approach Road 1 (Plot no 320 of Char Mokarimpur)	45 m	315 m	3.50 acre		14,841 t/dec.	0.52	
2 . 7 Land Acquisition for EZ Approach Road 2 EZ Approach Road 2 Plot no 12, 16, 17, 20, 31 of Charrupur. (1.17 acres of plot 21 is already acquired 3.25 - 1.17 = 2.08 Acres)	30 m	438 m	2.08 acre		9,150 t/dec.	0.19	
2 . 8 Stamp duty and registration cost (@7.5% of land rate) Total						3.50	51.11

Source: Property Valuation Survey conducted for this RAP, 2022

10.4.2 Compensation for Structures

The Deputy Commissioner of Kushtia assessed Cash Compensation under Law (CCL) for structures in accordance with the ARIPA-2017. The Deputy Commissioner will assess value of affected structures at the rate of Public Works Department (PWD). As per ARIPA-2017, the affected structures loser person to be compensated with 100% additional of assessed value for structures. The indicative value of affected structures (Pucca) has been calculated at rate of PWD. The rate of semi-pucca types of structures is not available at the PWD schedule rate. Therefore, CMP is considered for estimating those cost of the structures. Estimated cost for structures is presented in Table 10.3.

Table 10.3: Estimated Amount of Structures Compensation for the Project

Type of Structure	Number	Area/ Size	Compensation per Unit	Compensation [1]	CUL* 100%	Shifting allowance[2]	Total
			₹				₹ crore
Semi Pucca		12,224 sft	1,090	1.33	1.33	0.20	2.86
Pucca		3768 ""	2,270	0.86	0.86	0.13	1.84
Toilet (water sealed sanitary)	4		74,500	0.03	0.03	0.00	0.06
Toilet (non water sealed sanitary)	10		39,000	0.04	0.04	0.01	0.08
Tubewell	12		30,000	0.04	0.04	0.01	0.08
Total							4.93

Source: Property Valuation Survey conducted for this RAP, 2022

10.4.3 Compensation for Crops

Compensation for affected standing crops is calculated considering the market value of crops at BDT 3,200/decimal. Therefore, in total BDT 157,824 is estimated for compensating the affected standing crops on proposed private land (Table 10.4).

Table 10.4: Estimated Amount of Compensation for Affected Crops

Mouza	Agricultural Land Quantity in (dcl)	Rate in BDT/ dcl	CUL including 100% premium (BDT/dcl)	Estimated cost (BDT)
Char Mokarimpur	24.66	3,200	6,400	157,824
Total	24.66			157,824

Source: Property Valuation Survey conducted for this RAP, 2022

10.4.4 Compensation for Trees

Some fruit and timber trees along with banana and bamboos of different size will be affected by the proposed project. PAPs will be compensated for affected trees according to the ARIPA, 2017. In compliance with acquisition law, an estimated budget for trees is calculated in this RAP. Valuation of trees is assessed in line with the CMP rates of Bheramara local market. (Table 10.5).

Table 10.5: Estimated Amount of Compensation for Affected Trees

Item	Quantity (nos.)	Rate in BDT/no.	CUL including 100% premium (BDT/dcl)	Estimated cost (BDT)
Fruit Trees:				
Large	140	5,200	10,400	1,456,000
Medium	70	3,000	6,000	420,000
Small	84	1,200	2,400	201,600
Timber Trees:				
Large	112	10,200	20,400	2,284,800
Medium	70	5,800	11,600	812,000
Small	70	2,500	5,000	350,000
Banana	200	250	500	100,000
Bamboo	280	250	500	140,000
Total				5,764,400

Source: Property Valuation Survey conducted for this RAP, 2022

10.4.5 Compensation for Non-titled Households

The non-titled households illegally living on BEZA's land will be compensated by 4 dcl land and BDT 50,000 per household.

Table 10.6: Estimated Amount of Cash Compensation for Non-titled Households

No. Household	Cash Compensation	Estimated Cost (BDT)
200	50,000	10,000,000
Total		10,000,000

10.5 Approval of Resettlement Budget

Cost of the compensation amount will be verified by the respective DC office. If any variation in smaller scale is found between the cost of Development Project Proposal (DPP) and DC assessment, then it would be managed through the approval of Project Director and Chairman, BEZA. It would be allocated for the respective Project Office, BEZA. However, if the variation is much higher which may exceed the approval capacity of Executive Board, BEZA, and then it would be approved through the Governing Board chaired by honorable PM. After approval of the budget, the allocated amount will be disbursed to the BEZA.



11 Recommendation

- (1) The authority should provide proper support to rehabilitate the landless households and farmers in any other suitable location so that they can develop their house for living and practice their traditional livestock farming and agricultural farming in that area.
- (2) Loss of livelihood issue is one of the most crucial, to which emphasis should be given.
- (3) Comprehensive investigation is required to identify sustainable livelihood options for the PAPs; accordingly provide training to them for the sustainability of their livelihoods.
- (4) Employment opportunity for local people during construction and post construction period must be provided.
- (5) Local women's employment opportunity at Kushtia EZ should be focused and prioritized.
- (6) Compensation should be paid in time not more than six months delayed from notice.
- (7) To protect natural environment including soil, water and air authority should properly maintain environmental management plan, waste management plan and any other necessary steps as required.
- (8) The authority should discuss with stakeholders to find out optimum solution for all.

12 Annexure

12.1 Annexure – 1: List of Non titled Affected Household Heads

	Name	Father/Husband	Village	Mobile No
1.	Md. Malek	Md. Neherul	Gopinathpur	01780-521421
2.	Siddique Khamaru	Bader Khamaru	Gopinathpur	01705-372113
3.	Ashraful Haque	Siddique Khamaru	Gopinathpur	01721-329052
4.	Md. Saidul	Ranjit	Gopinathpur	01766-336376
5.	Bulbuli	Mannan	Gopinathpur	01741-637143
6.	Sahida Khatun	Aslam	Gopinathpur	01741-637143
7.	Md. Banez	Md. Hashem	Gopinathpur	01772-656326
8.	Md. Fazlu	Matahab Biswas	Gopinathpur	01747-312349
9.	Shahalam Mandal	Hakim Mandal	Gopinathpur	01308-002878
10.	Hakim Mandal	Feresh Mandal	Gopinathpur	01735-798509
11.	Tashkira	Chad Ali	Gopinathpur	01822-528005
12.	Bakkar	Farman Shah	Gopinathpur	
13.	Sajeda Khatun	Late: Khatmuddin	Gopinathpur	01300-209621
14.	Majnu	Bajlu	Gopinathpur	01768-315507
15.	Jamir	Azahar Mandal	Gopinathpur	01756-353255
16.	Md. Kaber	Matahab	Gopinathpur	01765-182527
17.	Md. Shafi	Md. Chadu	Gopinathpur	
18.	Ripon and Liton	Iyakub	Gopinathpur	01786-889934
19.	Nija	Chad Ali	Gopinathpur	01615-698093
20.	Shyamal and Kamal	Nija	Gopinathpur	
21.	Md. Sujan	Chad Ali	Gopinathpur	01301-829378
22.	Md. Polan	Banat Sardar	Gopinathpur	
23.	Md. Ramjan	Sharid	Gopinathpur	01747-651300
24.	Majnu and Shahan	Md. Ramjan	Gopinathpur	01774-329535
25.	Md. Hashem	Daraj Mollah	Gopinathpur	01621-907922
26.	Rony and Jony	Hashem	Gopinathpur	
27.	Jahangir Alam	Hashem	Gopinathpur	01758-493362
28.	Minaj	Asher Khamaru	Gopinathpur	
29.	Md. Nasir	Amjer Ali	Gopinathpur	01790-847241
30.	Md. Ratan	Md. Mamun	Gopinathpur	01742-471025
31.	Md. Ridoy	Md. Mamun	Gopinathpur	01930-474288
32.	Mst: Parvena	Ping Amjer	Gopinathpur	01762-394051
33.	Md. Faruk	Amjer Ali	Gopinathpur	01762-394051
34.	Md. Anwar	Amjer Ali	Gopinathpur	01732624253
35.	Mst. Ayron Nasa	Md. Ranjit Kamaru	Gopinathpur	
36.	Md. Palash	AH Samad	Gopinathpur	01784-094252
37.	Ashraful	Dabir Uddin	Gopinathpur	01740-635728
38.	Momin Uddin	Dabir Uddin	Gopinathpur	01745-561249
39.	Robzel	Khabir Uddin	Gopinathpur	01767-950275
40.	Rasel	Robjel	Gopinathpur	01767-950275
41.	Masum	Robjel	Gopinathpur	01767-950275
42.	Shahidul	Akbar Sardar	Gopinathpur	01765-766838
43.	Anwar	Jabbar Ali	Gopinathpur	01316-483837
44.	Md. Nazmul	AH kuddus	Gopinathpur	01706-895042
45.	Habibul	Shafiuddin	Gopinathpur	01799-296723
46.	Md. Kha	Habibur Rahman	Gopinathpur	01730-185535
47.	Sheju Kha	Habibur Rahman	Gopinathpur	01730-185535
48.	Sajedul kha		Gopinathpur	01730-185535
49.	Momin Kha		Gopinathpur	01730-185535

	Name	Father/Husband	Village	Mobile No
50.	Abul Kalam	Ping- Abdur Rauf	Gopinathpur	01730-185535
51.	Rezaul Islam	Rupchad	Gopinathpur	01766173856
52.	Rupchad	Johir Pramanik	Gopinathpur	01742649869
53.	Md. Sohail	Rupchad	Gopinathpur	01742649869
54.	Sujan	Khalek	Gopinathpur	01732061906
55.	Momin	Hashem Mandal	Gopinathpur	01719839514
56.	Nil Chad	Hakim Mandal	Gopinathpur	01771355803
57.	Sajdar	Idris Mistry	Gopinathpur	01704784401
58.	Esken	Idris Mistry	Gopinathpur	01752397211
59.	Billal	Ranjit Khamaru	Gopinathpur	0170338805
60.	Kari Siraj Uddin	Late: Ilimoddin	Gopinathpur	01797308716
61.	Abu Musa	Sihab Uddin	Gopinathpur	01778483554
62.	Zahurul Islam	Ranjit Khamaru	Gopinathpur	01775442433
63.	Parvena	Shafi	Gopinathpur	01747312349
64.	Atiyar Rahman	Alimuddin Pramanik	Gopinathpur	01729381966
65.	Likhon	Atiyar Rahman	Gopinathpur	01729381966
66.	Shahidul Islam	Omar Ali	Gopinathpur	01768247616
67.	Shyamol	Shahidul	Gopinathpur	01768247616
68.	jarina Khatun	Amrul Mandal	Gopinathpur	01722539415
69.	Md. Montu Ali	Riazuddin	Gopinathpur	01737457268
70.	Md. Mithun Ali	Montu Ali	Gopinathpur	01737457268
71.	Md. Liton	Montu	Gopinathpur	01737457268
72.	Md. Kafilddin	Aminuddin	Gopinathpur	01740587466
73.	Momin Ali	Akbar	Gopinathpur	014306772212
74.	Md. Inshar Ali	Idris Ali	Gopinathpur	01772773831
75.	Md. Rakib	Chadu	Gopinathpur	01730653720
76.	Palash	Amirul Islam	Gopinathpur	01746076520
77.	Bajlu	Kadilshah	Gopinathpur	01319764877
78.	Nazmul	Bajlu	Gopinathpur	01329764877
79.	Mojibul	Bajlu	Gopinathpur	01329764877
80.	Majnu	Mallick	Gopinathpur	01740572008
81.	Md. Muktar Hossain	Lalchand	Gopinathpur	01788551998
82.	Nazrul	Dobir Uddin	Gopinathpur	01705839005
83.	Akman Choukidar	Tashir Uddin	Gopinathpur	01705839005
84.	Toriqul	Nazrul	Gopinathpur	01705839005
85.	Tuhin	Nazrul	Gopinathpur	01739170925
86.	Amirul Islam	Robzel	Gopinathpur	01798242756
87.	Md. Nayan Ali	Nabil	Gopinathpur	01759268308
88.	Md. Nahid	Nabil	Gopinathpur	01759268308
89.	Sujan	Montu	Gopinathpur	01746210604
90.	Rahman	Montu	Gopinathpur	01773901783
91.	Jahurul	Dabir Uddin	Gopinathpur	01759210769
92.	Md. Lal Mia	Rezaul Islam	Gopinathpur	01767685132
93.	Md. Ruhanur Rahman	Rezaul Islam	Gopinathpur	01757313822
94.	Md. Nurul Islam	Late: Mubarak	Gopinathpur	01710966533
95.	Habibar Malitha	Nurul Islam	Gopinathpur	01760530001
96.	Habibur Rahman	Nurul Islam	Gopinathpur	01760530001
97.	Kashem Ali	Nurul Islam	Gopinathpur	01709032219
98.	Md. Kabil Uddin	Nurul Islam	Gopinathpur	01740636727
99.	Md. A. Halim	Malek Mia	Gopinathpur	01737695413
100.	Vola	AH Halim	Gopinathpur	01719166953
101.	Monirul Mandal	Late: Akul Hossain	Gopinathpur	01311052979

	Name	Father/Husband	Village	Mobile No
102.	Anarul	Abul Hossain	Gopinathpur	01763698357
103.	Jewel	Anarul	Gopinathpur	01949879659
104.	Shukur Ali	Azimuddin Sarkar	Gopinathpur	01788643162
105.	Rahul	Shukur Ali	Gopinathpur	01760118113
106.	Rafiq	Shukur Ali	Gopinathpur	01768316120
107.	Rubel	Shukur Ali	Gopinathpur	01719770956
108.	Noba	Omar Ali	Gopinathpur	01733733505
109.	Md. Siddique Ali	Hatem Ali	Gopinathpur	01771973969
110.	Sagar Ali	Siddique Ali	Gopinathpur	01773931895
111.	Hasmat Ali	Hatem Ali	Gopinathpur	01795973818
112.	Swapan Ali	Naba Ali	Gopinathpur	01753689928
113.	Md. Karim	Mubarak Malitha	Gopinathpur	01768073251
114.	Arman	Karim	Gopinathpur	01794385951
115.	Md. Arif	Karim	Gopinathpur	01638982142
116.	Emdadul Haque	Huzur Ali	Gopinathpur	01717816875
117.	Shihab Ali	Emdadul Haque	Gopinathpur	01717816875
118.	Shipon	Mallick Chad	Gopinathpur	01752437037
119.	Sumon	Imdadul	Gopinathpur	01746454727
120.	Shahin	Emdadul	Gopinathpur	01746454727
121.	Sokta	Zahiruddin Pramanik	Gopinathpur	01856528236
122.	Jibon	Nilchad	Gopinathpur	01749246764
123.	Likhon	Nilchad	Gopinathpur	01760610831
124.	Ripon	Nilchad	Gopinathpur	01992990719
125.	Robi	Nur Islam	Gopinathpur	01712190351
126.	Dukhu Mia	Mallikchad	Gopinathpur	01752437037
127.	Mithun	Ramjan	Gopinathpur	01760462730
128.	Mamun	Ramjan	Gopinathpur	01730654143
129.	Masum	Mamun	Gopinathpur	01771434962
130.	Doyel	Mamun	Gopinathpur	01730564143
131.	Chaidul	Afer Mollah	Gopinathpur	01731232854
132.	Rakib	Chaidul	Gopinathpur	01731232854
133.	Habib	Chaidul	Gopinathpur	01759283159
134.	Samad	Mojibar Rahman	Gopinathpur	01790847332
135.	Saad Ahmed	Kurban Mandal	Gopinathpur	01752473144
136.	Saidur Rahman	Mojibar Rahman	Gopinathpur	01720936507
137.	Safiul Islam	Late Mojibar Rahman	Gopinathpur	01759542039
138.	Ranju Hossain	AH Samad	Gopinathpur	01319839518
139.	Md. Amirul Islam	Aftab Sardar	Gopinathpur	01728228988
140.	Zia Rahman	Late: Abul Kashem	Gopinathpur	01726540993
141.	Md. Khairul Islam	Abul Kashem	Gopinathpur	01737304511
142.	Rezaul Islam	Abul Kashem	Gopinathpur	01762296216
143.	Jhantu	Abul Kashem	Gopinathpur	01747401696
144.	Babul Hossain	Abul Kashem	Gopinathpur	01725219090
145.	Abul Hossain	Mujibur Mollah	Gopinathpur	01717047949
146.	Nantu	Abul Hossain	Gopinathpur	01315516391
147.	Santu	Abul Hossain	Gopinathpur	01736383073
148.	Monirul Islam	Abul Hossain	Gopinathpur	01717047949
149.	Alal	AH Jalil	Gopinathpur	01760183821
150.	Salam	Polan	Gopinathpur	01764302142
151.	Md. Fazlul Haque	Makched Sheikh	Gopinathpur	01782883768
152.	Md. Anwar Hossain	Fazlul Haque	Gopinathpur	01781906372
153.	Ainul	Fazlul Haque	Gopinathpur	01782883768
154.	Kalam	Polan	Gopinathpur	01764302142

	Name	Father/Husband	Village	Mobile No
155.	Md. Mulam Ali	Turan Chowkidar	Gopinathpur	01731232592
156.	Khairul	Faizuddin	Gopinathpur	01780128980
157.	Rubel	Insan	Gopinathpur	01799922305
158.	Jahurul	Ismail	Gopinathpur	01766717943
159.	Shahin	Insan	Gopinathpur	01300641912
160.	Shamim	Jahurul	Gopinathpur	01630988402
161.	Rakibul	Rahajaddin	Gopinathpur	01742117497
162.	Azim	Jahurul	Gopinathpur	01784507113
163.	Raja	Khairul	Gopinathpur	01818013541
164.	Md. Rezaul	Rahajaddin	Gopinathpur	01761125723
165.	Zia	Rahajuddin	Gopinathpur	01763489640
166.	Ripon Ali	AH Samad	Gopinathpur	01722875745
167.	Akul pramanik	Tasim Pramanik	Gopinathpur	01789990151
168.	Selim Khan	Jalal Khan	Gopinathpur	01766717943
169.	Jahurul	Ismail	Gopinathpur	01766717943
170.	Amen	Jahurul	Gopinathpur	01784507113
171.	Shihabul	Mojiruddin	Gopinathpur	01778429682
172.	Rabiul	Mojiruddin	Gopinathpur	01778429682
173.	Rakibul	Rahajuddin	Gopinathpur	01742117497
174.	Shilpi	Samad	Gopinathpur	010406834220
175.	Rajia Khatun	Mokbul Kabiraj	Ramakrishnapur	01762324853
176.	Ramjan Ali	Late: Nakimuddin	Ramakrishnapur	01798142151
177.	Md. Chleman	Md. Amir Shah	Ramakrishnapur	01757059051
178.	Md. Zakir	Md. Noju	Ramakrishnapur	01761353469
179.	Md. Ratan	Md. Rashed	Ramakrishnapur	01748345235
180.	Ashraful	Amjad	Ramakrishnapur	01730657864
181.	Md. Azadul	Muharram Shaw	Ramakrishnapur	01730657864
182.	Amjad Ali	Late: Aslam	Ramakrishnapur	01730657864
183.	Majnu	Ahad Ali Mandal	Ramakrishnapur	01768976613
184.	Sumon Ali	Kasem	Ramakrishnapur	01760819683
185.	Sumon Ali	Rafiq Mandal	Ramakrishnapur	01760473409
186.	Idbar Hossain	Ranjit Prah	Ramakrishnapur	01722636894
187.	Afroza	Late: Ershad	Ramakrishnapur	
188.	Saiful	Jodu Prah	Ramakrishnapur	01749363776
189.	Alam Ali	Late: Asadul	Ramakrishnapur	01786888942
190.	Sumon Ali	Tarik Mahmud	Ramakrishnapur	01726446949
191.	Abu Taleb	Ershad Ali	Ramakrishnapur	01738359542
192.	Alal	Ershad Ali	Ramakrishnapur	01728228985
193.	Sonia Khatun	Delbar Sah	Ramakrishnapur	01729382367
194.	Ujjwal Ali	Altaf	Ramakrishnapur	01741553593
195.	Md. Nisan Ali	Md. Chand Ali	Ramakrishnapur	
196.	Sujon Ali	Haran Mandal	Ramakrishnapur	01741553593
197.	Haider Hossain	Atiyar Rahman	Ramakrishnapur	
198.	Chapiya Khatun	Muharram Shaw	Ramakrishnapur	01706191115
199.	Atiyar Rahman	Late: Aslam	Ramakrishnapur	01731933583
200.	Md. Nazrul Islam	Ahad Ali Mandal	Ramakrishnapur	01731933583

12.2 Annexure – 2: List of Affected Land Owners

	Mouza	Name of the owners as per record
1.	Char Mocarimpur	Matiar Rahman
2.	Char Mocarimpur	Abdul Haq Pramanik Ding
3.	Char Mocarimpur	Samsunnesa Ding

4.	Char Mokarimpur	Afez Uddin Mallick
5.	Char Mokarimpur	Chaidur Rahman Ding
6.	Char Mokarimpur	Abdul Haque Ding
7.	Char Mokarimpur	Mukhlesur Rahman Ding
8.	Char Mokarimpur	Afaz Uddin
9.	Char Mokarimpur	Charatan Nesha Ding
10.	Char Mokarimpur	Ishaq Ali Sheikh
11.	Char Mokarimpur	Samsul Haque Pramanik Ding
12.	Char Mokarimpur	Abdul Mannan Pramanik Ding
13.	Char Mokarimpur	Shakiran Nesha Ding
14.	Char Mokarimpur	Jalal Uddin Khan Ding
15.	Char Mokarimpur	Abdul Mannan Pramanik Ding
16.	Char Mokarimpur	Nader Hossain Ding

12.3 Annexure – 3: List of Affected Household Heads on Private Land

SL	Mouza	Name	NID No	Mobile No
1.	Char Mokarimpur	Md. Muttakinur Rahman	5011581138348	01760118124
2.	Char Mokarimpur	Md. Ruhul Amin	5011581138350	01760118123
3.	Char Mokarimpur	Md. Mostafa Kamal	2821480981	01733527751
4.	Char Mokarimpur	Md. Maniruzzaman	2357662143	01405271323
5.	Char Mokarimpur	Md. Matiar Rahman	1457445318	01704577804
6.	Char Mokarimpur	Md. Arif	5011581138446	01725848800
7.	Char Mokarimpur	Md. Saidar	5011581138367	01765598038
8.	Char Mokarimpur	Md. Rabiul Islam	5011581138316	01732655692
9.	Char Mokarimpur	Md. Nazrul Islam	5011581138356	01726290460
10.	Char Mokarimpur	Md. Lippu Ali	2405492667	01789143911
11.	Char Mokarimpur	Md. Sanirul Islam	5011581138442	01961804412
12.	Char Mokarimpur	Md. Jiem Ali	1033054113	01735697779
13.	Char Mokarimpur	Md. Jahangir Alam	1965501158113830	01740968387
14.	Char Mokarimpur	Md. Abdur Razzak	5011581138343	01780204388