

Resettlement Plan

April 2016

BAN: SASEC Chittagong-Cox's Bazar Railway
Project Phase 1

Prepared by Ministry of Railways for the Government of Bangladesh and the Asian Development Bank.

CURRENCY EQUIVALENTS

(as of 3 March 2016)

Currency unit	–	Bangladesh Taka (BDT)
BDT 1.00	=	\$ 0.013
\$1.00	=	BDT 77.70

ABBREVIATIONS

ADB	-	Asian Development Bank
AH	-	Affected Household
BFD	-	Bangladesh Forest Department
BR	-	Bangladesh Railway
BDT	-	Bangladeshi Taka
CCL	-	Cash Compensation under Law
CPR	-	Common Property Resources
CSC	-	Construction Supervision Consultant
DC	-	Deputy Commissioner
DoF	-	Department of Fisheries
EA	-	Executing Agency
EM	-	Entitlement Matrix
FGD	-	Focus Group Discussion
GoB	-	Government of Bangladesh
GRC	-	Grievance Redress Committee
GRM	-	Grievance Redress Mechanism
ha	-	Hectare
HH	-	Household
IoL	-	Inventory of Losses
JVC	-	Joint Verification Committee
LAP	-	Land Acquisition Plan
NGO	-	Non-Government Organisation
NTH	-	Non-Titled Holders
PIU	-	Project Implementation Unit
PD	-	Project Director
PVAC	-	Property Valuation Advisory Committee
PWD	-	Public Works Department
RoW	-	Right-of-Way
RP	-	Resettlement Plan
RV	-	Replacement Value
SES	-	Socio-economic Survey
sft	-	Square feet
TH	-	Titled-Holders
ToR	-	Terms of Reference
USD	-	United States Dollars

GLOSSARY

Affected Person	includes any person, firms or private institutions who, on account of changes that result from the Project will have their (i) standard of living adversely affected; (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with or without displacement.
Assistance	Support, rehabilitation and restoration measures extended in cash and/or kind over and above the compensation for lost assets.
Compensation	Payments in cash or kind for assets acquired or affected by a Project at replacement cost or current market value.
Cut-off Date	Date after which eligibility for compensation or resettlement assistance will not be considered. Date of service of notice under Section 3 of Land Acquisition Ordinance is considered to be the cut-off date for recognition of legal compensation and the start date of carrying out the census/inventory of losses is considered as the cut-off date for non-titled holders.
Encroachers	People who move into the Project area after the cut-off date and are therefore not eligible for compensation or other rehabilitation measures provided by the Project. The term also refers to those extending attached private land into public land.
Entitlements	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:	A household includes all persons living and eating together (sharing the same kitchen and cooking food together as a single-family unit).
Inventory of Losses	Assets listed during the survey/census as a preliminary record of affected or lost assets.
Khas Land	State-owned land which the Government is entitled to both lease and give away to citizens of the country who do not own land. Khas land is considered an important livelihood source for the extreme poor and can generate and protect the gains made ward achieving sustainable livelihoods, particularly for

those with low quality, under-sized and flood prone land.

Non-titled	Persons who have no recognizable rights or claims to the land that they are occupying and includes people using private or public land without permission, permit or grant i.e., those people without legal title to land and/or structures occupied or used by them. ADB's policy explicitly states that such people cannot be denied resettlement assistance.
Project Affected Unit	Combines residential households, commercial and business enterprises, Common Property Resources (CPRs) and other affected entities as a whole.
Relocation	Displacement or physical moving of the affected persons because of loss of shelter or business premise as a result of the project.
Replacement cost	Value of assets to replace the loss at current market price, or its nearest equivalent, and is the amount of cash or kind needed to replace an asset in its existing condition, without deduction of transaction costs or for any material salvaged.
Resettlement	Mitigation of all the impacts associated with land acquisition including restriction of access to, or use of land, acquisition of assets, or impacts on income generation as a result of land acquisition.
Severely Affected Households	Households losing over 80% of their agricultural land or whose plot of land is no longer viable for agricultural purposes and as a result permanently lose their income or sustenance from farming.
Squatters (Informal settlers)	Non-titled and other households, business and common establishments on land owned by the Government (BR). Under the Project this includes railway land on which railway track, stations; residential structures are established and/or remain fallow.
Structures	All buildings including primary and secondary structures including houses and ancillary buildings, commercial enterprises, living quarters, community facilities and infrastructures, shops, businesses, fences, and walls.
Vulnerable Households	Households that are (i) headed by single woman or woman with dependents and low incomes; (ii) headed by elderly/disabled people without means of support; (iii) households that are below the latest nationally defined poverty line; (iv) households of indigenous population or ethnic minority.

WEIGHTS AND MEASURES

1 ha	–	2.47 acre
1 ha	–	10,000 sq.m
1 acre	–	100 decimal

NOTE

In this report, "\$" refers to US dollars

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EXECUTIVE SUMMARY

A. Introduction

1. This Resettlement Plan (RP) has been prepared for the construction of a new single 100.831 km railway line from Dohazari to Cox’s Bazar via Ramu. This new ‘greenfield’ alignment will connect Cox’s Bazar, a tourist region with developing industries, with the capital Dhaka as well as other important cities, such as Chittagong. The executing agency (EA) for the project is Bangladesh Railway (BR) and the investment will be financed through a loan from the Asian Development Bank (ADB). BR will recruit an implementing non-governmental organization (INGO) to support the day-to-day implementation of resettlement activities.

B. Social impacts of the project

2. The project will require a total of 562.83 ha of land, of which at least 60% is private. It is expected to affect 1,984 private households for a total of 9,946 people, and to lead to the physical displacement of 79.08% of affected households. Given that the impacts described above are significant, the project is categorized as “A” as per ADB’s *Safeguards Policy Statement* (2009). Table 1 provides a summary of the impacts:

Table 1: Summary of Project Impacts

Sl. No.	Project Impacts	Total	%
A	Amount of land to be acquired (ha)	562.83	
B	Total Number of Affected Persons	9,946	
C	Common Property Resources affected	43	
D	Total Number of private household affected	1,984	
	No. of affected households requiring physical relocation	1,569	79%
	No. of households economically affected (i.e., loss of land, fish ponds, trees, wages – no relocation required)	415	21%
E	No. of affected titled-holders households (TH)	1,032	52%
	No. of affected non-titled-holders households (NTH)	537	27%
	No. of affected encroachers	12	
F	Total Number of vulnerable Households	984	49.6%

C. Impacts and Socio-economic Profiles

3. All of the affected households are ethnically Bangladeshi and most of them are Muslim (95.13%). The principal occupations of the heads of affected households are: day labor (21.57%), business (21.88%), farming (19.61%), and service (9.27%). Most of the households (32%) are below the poverty line as defined by the latest national census survey. Moreover, 984 households (50%) were identified as “vulnerable” (i.e. female-headed, or headed by person whose income is below the poverty line, is elderly, is disabled, is from an indigenous group or ethnic minority).

D. Stakeholders Consultation and Responses

4. During the consultation process, which took place from October 2013 to February 2016, the project reached out to 1,621 persons through 14 public stakeholder meetings, 12 focus groups discussions, 12 hotspot discussions and 1,984 individual interviews conducted through the surveys. Overall, affected persons view the project positively.

They see the rail line as an easy and affordable means of transport to access Cox's Bazar and other parts of the country. However, some concerns were raised with regard to the timely and adequate compensation and resettlement assistance.

E. Legal and Policy Framework

5. This RP draws its legal framework on the Government of Bangladesh's Acquisition and Requisition of Immovable Property Ordinance 1982 (ARIPO) and its subsequent amendments in 1993 and 1994 and ADB's Safeguards Policy Statement (SPS), 2009. ARIPO regulates any public land acquisition process in the country and covers titled owners only. ADB's SPS, which applies to all ADB-financed and/or administered projects, covers all affected persons irrespective of titles. An analysis was undertaken to identify the discrepancies between these two applicable frameworks and specific measures were included to bridge these gaps, particularly in the entitlement matrix (see section F below).

F. Entitlements, Assistance and Benefits

6. The types of entitlements will depend on specific eligibility criteria (titled vs. non-titled, vulnerable, etc.), as well as the nature of the impacts suffered by the affected household. These are outlined in the entitlement matrix (see Chapter 5), which includes: (i) compensation for loss of assets (land, structures, crops, trees), based on the principle of replacement value; (ii) assistance for loss of income and (iii) resettlement and rehabilitation assistance measures. More details on the key entitlements are provided below:
7. **Compensations for loss of assets:** For Titled-holders, the RP will follow both the national procedures for land acquisition (ARIPO) and ADB's SPS. In addition to cash payment for land, structures, crops and trees that will be paid by the Deputy Commissioner (DC) under ARIPO, additional cash payments will be paid by the project should the DC's compensations be lower than replacement cost. As for non-titled holders, they will be paid replacement cost for all their assets, with the exception of land.
8. **Assistance measures for loss of income:** In addition to compensation for loss of assets, any affected person who loses income as a result of the project will be eligible for income restoration assistance. These include: (i) cash assistance to business owner for loss of income related to the physical relocation of business structure; (ii) cash assistance for loss of income for wage employees whose place of employment is affected by the project; (iii) cash assistance for structure owners losing rent income and (iv) cash assistance for loss of sharecropping land or fishery.
9. **Other assistance measures:** In accordance with SPS, assistance measures to support the households who are physically displaced and special measures for vulnerable households have been included in the RP. They are described in sections G and H below, respectively.

G. Relocation of Housing and Resettlement

10. Of the total 1,984 households, 1,569 (79.08%) households will require physical relocation. These include all affected households who lose 25% or more of their residential or commercial structure or whose residential/commercial structure becomes

unviable as a result of the project. Of them, 52.11% are titled-holders, among whom about 82% will lose less than 30% of their landholding, which means that, although their residential or commercial structure will be affected, they will be able to rebuild their structure on their residual land. Consultation findings and surveys indicate that most of the households (80%) were more interested in cash assistance over an alternative resettlement site or land for land. In addition to these consultations, a survey designed to explore the availability of alternative and residual land or rental spaces within the project area concluded that land and rental options are widely available and affordable in the project area.

11. In light of the above and the fact the land for land is not an option for this project, the following relocation assistance measures have been included in the RP in addition to cash compensation for land and residential/commercial assets:

- (i) Transfer grant of BDT 8,000.00 for structure owners and BDT 3,000.00 for renters;
- (ii) Reconstruction grant of BDT 20,000.00 for pucca/semi-pucca (concrete), BDT 15,000 for tin shed, BDT 8,000.00 for katcha (mud) and BDT 5,000.00 for thatched structures;
- (iii) CPR Reconstruction grant of BDT 50,000.00 for large, BDT 25,000.00 for medium and BDT 15,000.00 for small CPR structures; and
- (iv) Assistance from the NGO in finding an alternative place to buy or rent. The INGO will establish a list of available plots and structures to rent or buy and support the affected households with legal documentation for lease or purchase.

H. Special measures for vulnerable households and gender considerations

12. A total of 984 vulnerable households will be eligible to an additional BDT 10,000 vulnerability allowance. Female-headed households will get, on top of this, a BDT 8,000 gender allowance. Each vulnerable household will be eligible to send a family member to participate to the livelihood improvement training (see section I below).

I. Livelihood Improvement Training

13. The Livelihood Improvement Training will be provided to one member of each 984 vulnerable and severely affected household. It will be up to the household to designate the eligible member. Training courses will be identified during the implementation of the RP through a needs assessment of the participants.¹ Each participant will also receive a seed grant upon completion of the course to invest in the trade that s/he learned. To encourage families to send female participants, the seed grant provided to women will be higher (BDT 35,000.00) than the one offered to men (BD 25,000.00). This will be advertised during the needs assessment phase. A separate institution specialized in skills development will be recruited by BR to conduct the training.

J. Grievance Redresses Mechanism

14. BR will establish a grievance redress mechanism (GRM) to voice and resolve all concerns linked to the project and ensure accountability towards affected persons. This

¹ Examples of training courses are poultry farming, cattle raising, sewing classes, etc.

mechanism will be readily accessible to all segments of affected or other concerned people. The GRM will be composed of a series of local-level committees (at municipality or local administration level) and one project-level committee (based in Chittagong). Cases that are not resolved at the local-level will be escalated to the project-level committee. The contact information of the local level committee focal person will be posted on sign boards in different relevant locations along the alignment.

K. Disclosure of information and Brochure

15. The RP, which will be disclosed on ADB's and BR's websites and included on BR's dedicated website for the project, will be designed to provide updates on the progress of civil works, land acquisition and resettlement and environmental measures. The entitlement matrix and a one page summary of the RP with the INGO and BR's information in Bangla will be distributed in the villages along the alignment and will be made available in relevant Upazila, government agencies (including the DCs' offices) and the project's office in Chittagong.

L. Resettlement Cost and Budget

16. The total estimated budget for implementation of the Resettlement Plan is BDT 33,755.98 million (USD 434.44 million) and represent around 30% of the entire project cost. Resettlement activities will be entirely financed by the Government of Bangladesh.

Table 2: LAR Cost and Budget

Detailed Break-up Cost of Land Acquisition and RP Implementation						
Sl. No.	Description	Unit	Quantity	Rate (BDT)	Total Cost	Total Cost
					(Million BDT)	(Million USD)
A	Land Acquisition, structures, trees and crops as per CCL					
A-1	Market Price of Land/DC's Price	Acre	1,391	11,157,147	15,519.59	199.74
A-2	Market Price of Primary Structure/DC's Price	Sqft.	1,596,455	1,066	1,701.82	21.9
A-3	Market Price of Secondary Structure/DC's Price		LS		692.86	8.92
A-4	Market Price of Trees/DC's Price	Nos.	239,761	2,511	602.04	7.75
A-5	Market Price of Crops/DC's Price	Dec	83,756	400	33.5	0.43
A-6	Market Price of Fish production/DC's Price	Dec	1,549	1,000	1.55	0.02
A-7	Premium of Total Property Cost (50%)				9,275.68	119.38
A-8	Overhead administrative fee @ 2% of Total Cost				556.54	7.16

	Total (A.1 - A.7)				28,383.58	365.3
	Lump Sum for Unforeseen Tasks @ 5%				1,419.18	18.26
	Subtotal "A"				29,802.76	383.56
B	Resettlement					
B-1	Additional Grant as Top-up of DC's price to reach the Replacement Value of Land [Actual rate and costing would be determined by PVAC]	acre	1,391	1,706,330	2,373.50	30.55
B-2	Additional Grant as Top-up of DC's price to reach the Replacement Value of structure [Actual rate and costing would be determined by PVAC]	sft.	1,596,455	100	159.65	2.05
B-3	Stamp Duty and Registration cost (for 50% AH's losing land only)	LS			708.7	9.12
B-4	Other resettlement benefits	LS			174.84	2.25
B-5	Livelihood improvement program	LS			50	0.64
B-6	Assistance in identifying space to rent/buy	LS			6.28	0.08
	Total (B.1 - B.6)				3,472.97	44.70
	Lump Sum for Unforeseen Tasks @ 5%				173.65	2.23
	Subtotal "B"				3,646.62	46.93
C	Administrative Cost					
C-1	RP Implementing NGO/Consultancy Firm including Capacity Building & Training of officials of EA	LS			232	2.99
C-2	Cost of NGO/Consultancy Firm for carry out Income Generating & Livelihood Restoration (ILRP) program training and payment of grant for trained up EPs	LS			60	0.77
	Total (C1 - C2)				292	3.76
	Lump Sum for Unforeseen Tasks @ 5%				14.6	0.19
	Subtotal "C"				306.6	3.95
	Total Estimated Cost (A+B+C)				33,755.98	434.44

M. Institutional Arrangements for RP Implementation

17. BR will establish a project implementation unit (PIU), headed by a Project Director in the city of Chittagong. It will allocate 2 staff dedicated to land acquisition and resettlement activities. They will be supported by two (2) resettlement consultants hired as part of the project management consultant (PMC) team. A NGO will be recruited to implement the day-to-day activities of the RP. Another specialized institution will be recruited to implement the livelihood improvement training. Moreover, two resettlement experts (one national/one international) will be part of the supervision consultant team to guide the land acquisition and resettlement process and ensure compliance with SPS. Details on the implementation arrangements are further discussed in Chapter 11.

N. Monitoring and Evaluation

18. An internal monitoring system will be established by the PIU and NGO. A set of process, outcome and baseline indicators will be developed, with the baseline gathered at the onset of RP implementation. Given that this is a sensitive project where involuntary resettlement impacts are significant, an independent (third-party) monitor will be recruited by ADB as part of the capacity-development technical assistance (CDTA) attached to the loan agreement. Progress on the RP implementation that is specifically dedicated to this project, will be available on ADB's and the EAs websites.

I. OBJECTIVE, DESCRIPTION AND METHODOLOGY

A. Objective

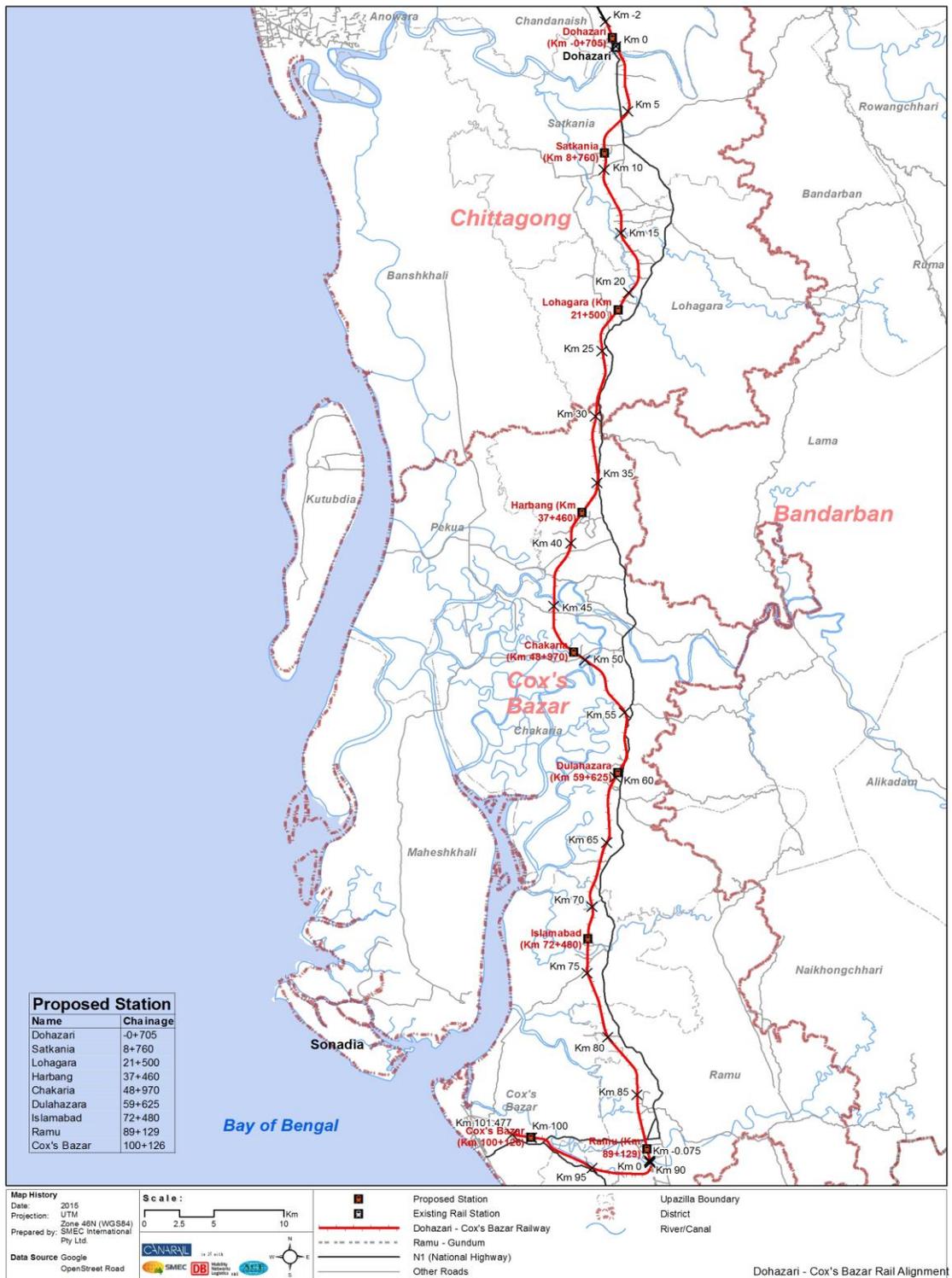
1. The Construction of the new Single Line Dual Gauge Railway Track Project (the project) from Dohazari to Cox's Bazar via Ramu will provide new railway connectivity to the southwestern part of Bangladesh with the capital Dhaka as well as other important cities such as Chittagong. This new 'greenfield' alignment will connect Cox's Bazar, the top tourist destination and a rapidly developing region in the country. The Project is part of the government's strategy to connect all districts to the railway network and is also in line with ADB's Operational Plan for Bangladesh (2016-2018)². The executing agency (EA) for the project is Bangladesh Railway (BR) and the investment will be financed through a loan from the Asian Development Bank (ADB).
2. Following ADB's Safeguards Policy Statement (SPS) 2009, the Chittagong to Cox's Bazar Railway Project is categorized as A for involuntary resettlement given its significant resettlement impacts. The project will require 562.83 ha of land (435 ha private) and will affect an estimated 1984 households (9,946 persons), among whom around 79% will have to physically relocate.
3. The purpose of the this resettlement plan is to assess and document impacts as well as develop mitigation, compensation and rehabilitation measures to restore the assets and livelihoods of all persons affected by this project. The resettlement plan complies with national regulations for land acquisition and ADB's Standard for Involuntary Resettlement outlined in the Safeguards Policy Statement (2009). A resettlement framework (RF) was also prepared and will be disclosed on ADB website along with this document.

B. Project Description

4. The Project is located in the districts of Chittagong and Cox's Bazar and spans across six Upazila (sub-districts)³ and 59 mouzas (land revenue units). The proposed Right of Way (RoW) for the alignment is between 50 m and 60 m over the 100.831 km length of the alignment. The total length of the proposed route is about 100.831 km.
5. The Project will include:
 - 40 bridges, including 6 large bridges (larger than 100 meters);
 - 9 railway stations from Dohazari to Cox's Bazar. Dohazari station will be renovated and eight new stations will be constructed;
 - Cox's Bazar station will be built as a special station of larger size, with sizeable access road and rail yard; and
 - Freight facility in Ramu.
6. The proposed alignment of the new rail line is shown in Figure 1.

² ADB. 2015. *Country Operations Business Plan: Bangladesh, 2016–2018*. Manila

³ Chandanaish, Satkania and Lohagara (Chittagong) and Chakaria, Cox's Bazar, Ramu (Cox's Bazar).



Source: RCIP Consultants Team

Figure 1: Base Map of Project

C. Methodology

7. A combination of methodological tools was used to prepare the resettlement plan. These are detailed in the Table 3.

Table 3: Methods and tools used for RP preparation

Tool	Description	Time frame	Outreach															
Census Survey and Inventory of Losses (IOL)	<p>Structured questionnaires and checklists were used for collecting data/information of 100% of affected households, irrespective of title to the land including squatters, encroachers, vendors, tenants, wage labourer, etc.. The enumerators visited house to house and collected information from the household head or his/her senior proxy. The IOL was conducted in different phases and updated according to the changes in designs. The final IOL is based on the final draft designs. The full census survey of all affected persons was divided into three sections:</p> <table border="1"> <thead> <tr> <th>Section</th> <th>Chainage</th> <th>Length (Km)</th> </tr> </thead> <tbody> <tr> <td>Dohazari-Jungle Chunti</td> <td>(-)2+000 to 29+110</td> <td>31.11</td> </tr> <tr> <td>Harbang-Phulchari</td> <td>29+110 to 68+250</td> <td>39.14</td> </tr> <tr> <td>Napitkhali-Jhilwanja</td> <td>68+250 to 101+477</td> <td>33.23</td> </tr> <tr> <td>Total</td> <td></td> <td>103.48</td> </tr> </tbody> </table>	Section	Chainage	Length (Km)	Dohazari-Jungle Chunti	(-)2+000 to 29+110	31.11	Harbang-Phulchari	29+110 to 68+250	39.14	Napitkhali-Jhilwanja	68+250 to 101+477	33.23	Total		103.48	Oct-Nov 2013 Updated June 2015 Updated February 2016 (short sections due to minor adjustments)	2,039
Section	Chainage	Length (Km)																
Dohazari-Jungle Chunti	(-)2+000 to 29+110	31.11																
Harbang-Phulchari	29+110 to 68+250	39.14																
Napitkhali-Jhilwanja	68+250 to 101+477	33.23																
Total		103.48																
Socio-economic Survey (SES)	Based on the census and IOL survey, 20% of enumerated households were selected for conducting a detailed SES through systematic random sampling	June 2013	400															
Property Valuation Survey (PVS)	The PVS was conducted for the affected land, structures, trees and other properties by collecting information from knowledgeable persons (e.g., local school teachers, deed writers, potential buyers and sellers) of the affected mouzas within the Project areas. At least 05 persons were interviewed in each mouza. Moreover, Government property rates were collected from the Register Offices (for land), from the public Works Department (for structures) and from the Forest Department (for trees) concerned.	2013- updated January 2016	235															
Structure Marking and Video Filming	Affected household structures were numbered with permanent red ink on visible wall of the structure, which was captured in video film to restrict policy abuse and influx of outsiders into the Project RoW.	Oct-2013- June 2015	All structures															

Tool	Description	Time frame	Outreach
Stakeholder Consultation Meeting (SCM)	14 SCM were conducted	Oct-June 2013 October 2015	623
Additional Stakeholders Meetings	2 additional stakeholders meetings held during short surveys for CXB access roads and Ramu Freight Facility surveys	February 2016	92
Focus-Group Discussions (FGDs)	15 FGDs were conducted	Oct-June 2013 October 2015	282
Follow up Short Surveys	Additional short surveys were conducted to inform the RP. These include: (i) the rental space/land availability and affordability survey; (ii) journey patterns by women focusing on mode of transport, origin and destination, and safety issues; (iii) six consultation meetings conducted in selected "hot spot" areas (e.g., cluster impacts, sensitive PCRs like mosques/graveyards).	October 2015 January-February 2016	570
Preparation of Land Acquisition Plans	Detailed land demarcation and cost estimates based on verification of land ownership from the Revenue Record.	Jan-Feb 2016	N/A

II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

A. Impacts of the Project - Summary

8. According to the census and IoL survey conducted in the project area, 2,039 affected households/units will experience different types of losses. (Annex 1, tables 1.A and 1.B, has a full list of IoL by ownership status – i.e., titled and non-titled households). Table 4 presents a summary of the Project impacts.

Table 4: Project Impacts - Summary

Sl. No.	Project Impacts	Total	%
A	Amount of land to be acquired (ha)	562.83	
B	Total Number of Affected Persons	9,946	
C	Common Property Resources affected	43	
D	Total Number of private household affected	1,984	
	No. of affected households requiring physical relocation	1,569	79.08
	No. of households economically affected (i.e., loss of land, fish ponds, trees, wages – no relocation required)	415	20.92
E	No. of affected titled-holders households (TH)	1,032	52.11
	No. of affected non-titled-holders households (NTH)	537	27.06
	No. of affected encroachers	12	
F	Total Number of vulnerable Households	984	49.59

Source: Census & IoL Survey, 2013 & 2015

B. Impact on Land

9. A total of 562.83 hectares (ha) of land will be required for construction of the single railway track for the Dohazari to Cox's Bazar section. This was assessed based on the pegging of the centerline.
10. **Land Ownership:** Overall, 60% of the land required in private and 21% is government/forest land. Over one-fifth of the lands to be acquired are GoB/forest lands and river areas. Ownership of 17% of the lands is yet to be determined due to lack of *khutians*. A small parcel of land is reportedly owned by GoB and a private land due to conflicting claims over forest lands, which will be sorted out at implementation by the DCs. Table 5 presents distribution of land by ownership status as available in the land records/khutians with DC Offices.

Table 5: Distribution of Land by Ownership Status

Sl. No.	Category of Land by Ownership	Land/ha	Perc.
1	Private Land	342.08	60%
2	GoB Land (Nal, hills/forestland, river/lake, railway land, and others)	119.34	21%
3	Ownership not identified yet due to lack of khutians; work in progress in DC offices	96.15	17%
4	Both GoB and Private land	5.26	1%
Total		562.83	100%

Source: LAPs for Chittagong and Cox's Bazar – Updated (2016)

11. **Land requirements per type of land:** Overall, 60% of the land requirements are private agricultural land and only 6% is private homestead land. The land acquisition requirements are similar along the stretch of the alignment and with marginally higher amount required around the Harbang-Phulchari and Napitkhali-Jhilwanja sections. Details of affected land in the Project area by use and area coverage in ha are presented in Table 6.

Table 6: Affected Land in the Project Area by Use and Area Coverage (ha)

Land Use ⁴	Dohazari-Jungle Chunti	Harbang-Phulchari	Napitkhali-Jhilwanja	Total	
Homestead	11.11	11.63	15.12	37.86	6%
High/Forestland	15.99	62.13	48.25	126.37	22.4%
Agricultural/cropped land	90.22	118.16	130.54	338.92	60.2%
Bamboo	0.05	0	0	0.05	-
Orchard	33.82	16.59	2.73	53.14	9%
Pond	3.91	1.71	0.65	6.27	1%
Wet land	0	0.13	0	0.13	-
Others (fallow, road/river, etc.)	0	0	0.07	0.07	-
Total	155.11	210.37	197.35	562.83	100%
%	27.55	37.37	35.06	100	

12. **Extent of impact on land on private landowners:** Close to 70% of affected landowners will lose less than 10% of their total reported holdings, and 82% will lose less than 30%. This means that a large majority of the titleholders along the alignment have residual land for relocation and agricultural use within the vicinity of the Project area. The implications are further discussed in Chapter 7.

Table 7: Loss of Homestead and Agricultural Land (%) by Titleholders due to Acquisition

Section	Number of Title Holders Losing Land (% of the Total Holdings)					Total
	Under 10%	10- 30%	31-50%	51-80%	More than 80%	
Dohazari-Jungle Chunti	385	66	39	16	2	508
Harbang-Phulchari	281	45	50	31	1	408
Napitkhaali-Jhilwanja	318	70	68	46	5	507
Total	984	181	157	93	8	1,423

⁴ Each type of land outlined in this table has a different market value. The definitions of the types of land are: (i) Homestead Land: a piece of land where people have built residential structure; (ii) vitta/high land is land above high flood level and suitable for construction of a structure but the structure is not yet constructed; (iii) orchard land: the orchard land is same category of vitta/highland and used as fruit/timber tree garden; (iv) Cropped/arable (nal) land is basically agricultural land, which is used for crop production in once, twice, or thrice a year; the level of such land is below the homestead, vitta or orchard; and (v) Pond is an area of the land, which is surrounded by embankment/ bund where water is found almost round the year. Ponds are usually used for fish cultivation and/or bathing purposes.

C. Impacts on structures

13. **Ownership status:** Of all affected households losing primary structures, a majority of 86.79% will lose their residential structures. Only 5.20% will lose commercial structures/residential cum commercial structures. Affected households losing structures can be classified into three categories: (i) households with title on land (66.61%); (ii) squatters who have built a structure on government land (32.78%); and (iii) encroachers who have extended their structure on government-titled lands, whose representation in this project is minimal (less than 1%). Table 8 shows distribution of households by type of structure and ownership status of structures.

Table 8: Type of Affected Structures by Ownership Status

Type of HH/Entities	Structures on Privately Owned Land	Structures Owned by Squatters	Structures by Encroachers	Total	%
A					
1. Residential	946	466	7	1,419	91.43
2. Commercial /shops	45	39	1	85	5.48
3. Res-cum-Commercial	32	15	1	48	3.09
Sub-Total of A	1023	520	9	1,552	100
%	65.91	33.51	0.58	100.00	
B					
1. CPR	29	9	0	38	45.78
2. Other/auxiliary Structure	33	7	1	41	49.40
3. Large Business structures	4	0	0	4	4.82
Sub-Total of B	66	16	1	83	100.00
%	79.52	19.28	1.20	100.00	
Ground Total	1089	536	10	1635	
%	66.61	32.78	0.61	100.00	

1. **Physically displaced:** A total of 1,729 households will be physically displaced by the project, most of them (91.75%) because of the loss of their residential structures (TH and NTH combined). Others (9.25%) are renters from private owners. Table 9 shows the details on renters.
2. households will be physically displaced by the project, most of them (91.59%) because of the loss of their residential structures. Others (8.41%) are renters from private owners. Table 9 shows the details on renters.

Table 9: Physically Displaced (including Renters)

Type of HH	No	%
Titled Holders	1,032	59.69
Non-Titled holders	537	31.06
Renters	160	9.25
Total	1,729	100.00

3. **Primary vs. auxiliary structures affected:** The majority of these primary structures (40.90%) will be affected in the Harbang-Phulchari section (Table 10). A total of 35 households are also losing auxiliary structures. A total of 22 secondary structures, mostly boundary walls and septic tanks, will also be affected. Details are discussed in Table 11.

Table 10: Primary Affected Structures

Category of Structure	Dohazari-Jungle Chunti		Harbang-Phulchari		Napitkhali-Jhilwanja		Total	
	No.	Quantity (sft.)	No.	Quantity (sft.)	No.	Quantity (sft.)	No.	Quantity (sft.)
Total Primary Structure	960	412,707	1,725	642,979	1,293	539,916	3,978	1,595,602
Percentage (%)	23.93	25.72	43.68	40.90	32.39	33.37	100.00	100.00

Table 11: Secondary Affected Structures

Category of Structure	Unit	Dohazari-Jungle Chunti		Harbang-Phulchari		Napitkhali-Jhilwanja		Total	
		No.	Quantity	No.	Quantity	No.	Quantity	No.	Quantity
Boundary wall (5")	rft	50	7,940	16	2,070	71	9,026	137	19036
Boundary wall (10")	rft	2	252			5	217	7	469
Gate	rft	12	120	3	37	14	282	29	439
Tin boundary wall	rft	22	1,769	17	1,326	41	2,972	80	6067
Brick stair at pond	rft	8	138	1	36	14	575	23	749
Drain	rft			1	700	2	154	3	854
Pipeline	rft			1	1,200			1	1,200
Concrete Bench	rft	3	29	1	10	12	46	16	85
Concrete Graveyard structure	rft			1	32			1	32
Tube well	no.	163	171	346	353	246	262	755	786
Sanitary latrine	no.	65	87	54	73	95	154	214	314
Slab latrine	no.	131	135	406	417	217	241	754	793
Katcha latrine	no.	1	1	48	48	26	26	75	75
Motor	no.	29	30	17	17	49	52	95	99
Deep tube well	no.	3	4	3	3	4	7	10	14

Category of Structure	Unit	Dohazari-Jungle Chunti		Harbang-Phulchari		Napitkhali-Jhilwanja		Total	
		No.	Quantity	No.	Quantity	No.	Quantity	No.	Quantity
Mobile phone tower	no.					2	2	2	2
Urinal place	no.	1	3	3	6	2	5	6	14
Chimney	no.	1	1			1	1	2	2
R.C.C pillar	no.	6	28	2	3	3	52	11	83
Edara/Kup	no.					1	1	1	1
Pandel	no.			1	1			1	1
Biogas plant	no.			1	1			1	1
Septic tank	cft	18	17,332	6	6,843	33	23,781	57	47,956

D. Impact on Common Property Resources (CPRs)

- There are no physical cultural resources (PCRs) of any major archeological or historical significance that will be affected by the project. However, a list of 43 common property resources (CPRs) have been identified to be partially or fully affected by the project alignment.⁵ Of the affected structures, the most sensitive are the mosques, mandir (temple), pagoda and graveyards. Most of the CPRs are small/katcha and can be easily dismantled and moved. Extensive consultations were carried out with local communities on the sensitive CPR and the details of the consultations and mitigation measures are discussed in Chapter 7. Table 12 lists the CPRs by type. The full list is available in Annex 1.

Table 12: CPRs Affected

CPR Affected	No.	Partially/fully affected
Mosques/madrasas	26	Most are partially affected.
Schools	4	1 fully affected; others partially
Pharmacy/clinics	3	Fully affected
Community clubs	3	Fully affected
Temples/pagoda	3	Fully affected
Ashrayan (public housing)	2	Partially affected
Graveyard - 32 graves	1	Partially affected
Cremation center	1	Fully affected
Total	43	

- Table 13 categorizes the CPRs by sizes. Three CPRs are listed under “Large” category. These include (i) Palakata High School; (ii) Bangladesh Forest Research Institute (Chakaria); and (iii) Bangladesh Forest Department Building in Lohagara. However, only Palakata High School will be included in the budget; the Forest Research Institute and Forest department building are excluded as they are government buildings.

Table 13: Number of Affected CPRs by Category

CPR Size	Number	%
Large (more than 10,000 sft.)	3	7
Medium (5,000 to 10,000 sft.)	1	2
Small (Less than 5,000 sft.)	39	91
Total	43	100

⁵ Memorial Christian Hospital and the Barodona Dovasi Para Grave (around the Old Pond) have been avoided through realignment.

2. **Impact on trees.** The project is expected to impact a total 239,761 private trees on public and private land, most of which (59%) are timber trees. Table 14 provides more information on these impacts.

Table 14: Total Number of Affected Trees

Categories of Trees	Total	%
Fruit Trees (no.)	66,928	28
Timber (no.)	142,397	60
Medicinal (no.)	565	-
Banana (no.)	8,346	3
Bamboo (no.)	21,525	9
Grand Total (no.)	239,761	100

E. Economic impacts

3. A total of 670 households will suffer economic losses. These include owners of commercial/business structures that will have to be physically relocated and affected households who will lose over 10% of their income from land. Also, 122 employees working in the affected shops/businesses, majority of which are in the Dohazari-Jangle Chunti section will lose their jobs due to the project.

Table 15: Type of Income Impact on Affected Households

Type of Loss	No.	
Loss of commercial/residential cum commercial shops	155	
AHs losing 10% or more of their income from land	255	(AHs)
Loss of sharecropping land	4	(AHs)
Loss related to fish cultivation	63	(AHs)
Loss of wage labor	122	(No.)
Loss of rented structures (Structure owner)	71	(AHs)
Total	670	

4. Four large affected business entities will also be affected, of which three are telecom towers, and one a manufacturing company. The telecoms are on private land while the manufacturing company has partially encroached BR land (see Table 16).

Table 16: Details of Other Affected Business Structures

Name of the Business	Chainage	Location	Type of Affected Structure
Amirabad Airtel Tower	15+500/600	Dohazari, Lohagara, Chittagong	Pucca
Banglalink Tower Ltd.	27+500/600	Paschim Marula, Lohagara, Chittagong	Pucca
Banglalink Tower Ltd.	99+00/100	Hajipara, Cox's Bazar	Pucca structure with Tower and boundary wall
Keranihar Manufacturing Ltd.	5+900	Mithachori, Satkania, Chittagong	Land only (encroached on BR land)

F. Additional short surveys completed

5. Additional short surveys/census of affected households in (i) CXB access roads, and (ii) Ramu Freight Facility were conducted following the ADB Mission in February 2016. This involved a total of 10 ha of land, which was already included in the last version of the RP (February 2016), including costs of additional lands in the budget.
6. The results of the additional survey/census are incorporated in this updated RP. The updated RP thus resulted in small changes in nearly all tables. In some instances, the numbers increased while in other cases the numbers slightly decreased due to exclusion of households from the database as a result of adjustments of the alignment. However, overall, the project impacts remained more or less the same in terms of numbers.

G. Efforts to Minimize Impacts

7. The project considered alternative technical options to reduce land acquisition and adverse impacts. All the disputed sites were visited by BR staff along with the technical team in order to find acceptable solutions with the local communities to the extent possible. This led to several adjustments in the project design with the view of minimizing impacts. Examples of this process include:
 - (i) Km 8+760 a pond of cultural and historical significance with a mosque and graveyards on both sides were avoided through a realignment. The changes have already been incorporated in a supplementary LA Plan submitted to DC Chittagong;
 - (ii) Km 26+600 to 29+000 at Dohazari near Jungle Chunti area: a mango nursery, a dairy farm, warehouse and residential quarters of the Bangladesh Forest Department were avoided;
 - (iii) Km 56+500 to 61+500 near Dulahazara: the local Memorial Christian Hospital (MCH) was avoided using an alternative alignment which originally crossed into the hospital compound; and
 - (iv) Km 99 +800: the alignment of the access road to Cox's Bazar (CXB) Station was reviewed at the request of the local community. The straightening of the road was identified as more acceptable by all parties.

III. SOCIO-ECONOMIC DATA AND PROFILES

8. **Distribution of Household Heads:** Table 17 shows sex-wise distribution of household heads. It is observed from the table that the percentage of male-headed households (90%) is higher than that of female-headed households (10%). The Population and Housing Census of Bangladesh in 2011 and in 2001 found 15.6% and 13.8% female-headed households, respectively.

Table 17: Sex-wise Distribution of Household Heads

Type of HH	Total	
	No.	%
Male Headed	1,793	90.37
Female- Headed	191	9.63
Total	1,984	100

Source: Census/loL Survey, 2013, 2015 and February 2016

9. **Age Composition and dependence ratio:** The larger portion of the population belongs to the age group of 5 to 14 years (25%). The dependence ratio of the dependent population (population aged 0-14 years and 60 years and over) to the working age population (population aged 15- 59 years) is 67.75.
10. **Affected household ethnicity, language and religion:** The project alignments are completely outside the three hill districts (i.e., Khagrachari, Rangamati and Bandarban) and include only Chittagong and Cox's Bazar Districts. The social due diligence activities carried out during the preparation of the project, particularly the loL survey and exhaustive consultation processes, also revealed no indigenous person was identified as impacted by the Project.
11. The full census survey of heads of affected households indicated that none of them belonged to an ethnic minority or indigenous peoples group. The survey found that affected households are predominantly Muslims (95.17%). The percentage of Hinduism and Buddhism are minimal even as the project gets closer to Myanmar.

Table 18: Affected Population by Religion

Religion	Dohazari-Jungle Chunti	Harbang-Phulchari	Napitkhali-Jhilwanja	Total
Islam	91.95	94.56	98.75	95.17
Hinduism	7.04	4.01	1.22	3.99
Buddhism	1.01	1.43	0.00	0.83
Total	100	100	100	100

Source: Household Census and loL Survey, 2013, 2015 and February 2016.

12. Most affected households speak a local dialect of Bangla known as Chittagonian – which can easily be understood by non-Chittagonian.
13. **Education:** The illiteracy rate in of affected persons 7 years and above is lower (11.12%) than that at national level, which is 42.1% (BBS, 2011, HIES-2010).

Table 19: Distribution of Affected Population (7 years & above) by Education Levels

Education level	Male		Female		Total	
	Number	%	Number	%	Number	%

Education level	Male		Female		Total	
	Number	%	Number	%	Number	%
Up to class five/Primary Level	1,766	20.17	1,490	17.02	3,256	37.19
Secondary (Grade VI-IX))	1,306	14.94	1,197	13.67	2,505	28.61
SSC (Grade X) Passed	416	4.75	298	3.40	714	8.15
HSC/College (Grade XII)	237	2.71	126	1.44	363	4.15
Bachelor of Arts/Science	177	2.02	48	0.55	225	2.57
Master of Arts/Sciences	73	0.83	10	0.11	83	0.96
Hafez (Islamic education)	32	0.37	4	0.05	36	0.41
Can sign only	433	4.95	541	6.18	974	11.12
Illiterate	237	3.12	317	3.62	590	6.74
Children (under school age)	4	0.05	6	0.07	10	0.11
Total	4,719	53.89	4,037	46.11	8,756	100.00

Source: Household Census and IoL Survey, 2013, 2015 and February 2016

14. **Occupation:** As demonstrated by the data in Table 20 below, the main source of income is day labor, following by business and only third comes agriculture being the main source of income of 19.6% of affected households. The most common occupations of the affected household heads are (i) day labor (21.57%); (ii) business/petty shop (21.88%); (iii) farming (19.61%); and (iv) service 9.27%. A total of 128 heads of households (6.45%) indicated overseas income (Table 20).

Table 20: Occupation of the Head of the Household

Occupation	Male		Female		Total	
	No.	%	No.	%	No.	%
Farming	386	19.46	3	0.15	389	19.61
Transport Worker	81	4.08	0	0.00	81	4.08
Expatriate/Overseas	128	6.45	0	0.00	128	6.45
Service	182	9.17	2	0.10	184	9.27
Housewife	0	0.00	125	6.30	125	6.30
Self Employed	9	0.45	6	0.30	15	0.76
Business	429	21.56	5	0.25	434	21.88
Day Labor	394	19.86	34	1.71	428	21.57
Technical Worker	53	2.67	3	0.15	56	2.82
Religious Leader	6	0.30	1	0.05	7	0.35
Unemployed	6	0.30	0	0.00	6	0.30
Old age/Retired	118	5.95	11	0.55	129	6.50
Social Leader	0	0.00	1	0.05	1	0.05
Student	1	0.05		0.00	1	0.05
Total	1,793	90.37	191	9.63	1,984	100.00

Source: Household Census and IoL Survey, 2013, 2015 and February 2016.

15. **Income level:** The survey indicates the annual income levels of affected households. Overall 40% of the households earned more than BDT 120,000 per annum.

Table 21: Annual Income Level of Household

Income Ranges (Yearly in BDT)	Dohazari-Jungle Chunti		Harbang- Phulchari		Napitkhali- Jhilwanja		Total	
	No.	%	No.	%	No.	%	No.	%

Income Ranges (Yearly in BDT)	Dohazari-Jungle Chunti		Harbang- Phulchari		Napitkhali- Jhilwanja		Total	
	No.	%	No.	%	No.	%	No.	%
Up to 75,265	96	16.96	382	50.26	145	22.04	623	31.40
75,266- 79,363	3	0.53	4	0.53	0	0	7	0.35
79,364-100,000	64	11.31	112	14.74	96	14.59	272	13.71
100,001-120,000	104	18.37	81	10.66	102	15.50	287	14.47
Above 120,000	299	52.83	181	23.82	315	47.87	795	40.07
Total	566	100	760	100	658	100	1,984	100.00

Source: Household Census and IoL Survey, 2013, 2015 and February 2016

16. **Sources of income:** Sources of incomes of affected households are diversified, with business accounting for close to 37% of income, remittance and day labour coming second and third, respectively. The amounts of household income with ranges are presented in Table XXX below.

Table XXX: Sources of Income (%)

Sources of Income	Percentage of Income
Business	36.8%
Remittance	17.17%
Day labour	16.28%
Service	14.33%
Painter	5.33%
Driving	3.31%
Carpenter/Masson	3.13%
Others	3.65%
Total	100%

Source: Socio-economic Survey, 2013

17. **Expenditure:** In the project area, the main outlay of expenditure is food (56.57%), followed by clothes (7.41%), education (6.94) and transport cost (6.37). The expenditure pattern indicates poverty of the households. The following table (Table 22) shows the overall expenditures by sector.

Table 22: Extent of Expenditure by Sectors

Sectors of Expenditure	Percentage of Expenditure
Food	56.57
Clothes	7.41
Education	6.94
Transport cost	6.37
Medical	4.39
House repair and construction	4.13
Fuel	3.82
Electric bill payment	2.92
Hospitality & social obligation	3.61
Investment (agriculture & other productive sectors)	2.40
Loan repayment	1.16
House rent	0.28
Total	100.00

Source: Socio-economic Survey, 2013

18. **Loan:** The following table (Table 23) shows the amount of loan received by the local people from Government, non-Government, and private money lending agencies. On average, they received a total of BDT 14,542.00 as loan from those agencies. It shows that they received loan at various amount for one-year duration of time mainly.

Table 23: Source of Loan

Name of the Area	% AH who have taken loan	Name of Source	Average Loan Size (BDT)	Average Repayment (years)
Dohazari-Jangle Chunti	4 hhs or 3.45% AHs have taken loan	Grameen Bank	10,000	1
		BRAC	10,000	1
		Private Bank	5,000	1
Harbang-Phulchari	26 hhs or 17.11% AHs have taken loan	Grameen Bank	34,200	1
		BRAC	10,250	1
		Private Bank	12,000	1
		Govt. Bank	12,000	1
		ASA	22,111	1
		Local NGOs	16,000	2
Napitkhali-Jhilwanja	13 hhs or 12.26% AHs have taken loan	Grameen Bank	18,600	1
		BRAC	15,000	1
		ASA	9,250	1
		Local NGOs	10,000	1

Source: Socio-economic Survey, 2013

A. Poverty and Gender Dynamics

19. **Gender:** As demonstrated in the survey (see Table 24), most female-affected households stay at home and look after the household chores and have limited access to economic activities outside their homestead. Thirty four (1.71%) affected female households work as day laborers, followed by business (0.25%), and farming (0.15%). The resettlement plan has provisions for female-headed households and more generally women and girls affected by the project. Please see Chapter VII for more details.

20. **Affected Households below the poverty line:** As defined nationally, the upper poverty line is defined at BDT 6,614.00/month or BDT 79,363.00⁶ income per year per household. Using this poverty line, it is observed that close to 32% (630) of the households affected by the project are below the poverty line.

B. Vulnerable affected households

21. In all, there are 984 (49.59%) households listed under vulnerable groups (see Table 24). Of them, 191 (19.41%) are female-headed households, Others in the vulnerable group includes households headed by elderly/disabled persons without adequate means of support, households below the nationally defined poverty line and households losing 80% and above of their agricultural land. Of the vulnerable population, there are 300 (26.83%) elderly (>60 yr.) male headed, 615 (55%) poor male-headed, and 7 (0.63%) land loser households (Table 24).

⁶ Income level according to poverty line is standardized following Household Income and Expenditure Survey (HIES), 2010

Table 24: Number of Vulnerable Households

Category	No.	%
Female-headed HHs	191	19.41
Elderly (>60 yr.) Male-headed HHs	311	31.61
Disabled Male headed household	4	0.41
Male-headed households under poverty line (less than BDT 79,363.00/annual income)	470	47.76
Male HHHs losing 80% and above of their agricultural land (Table 2.2)	8	0.81
Total Vulnerable Households	984	100.00

22. Those listed as vulnerable groups will receive special attention in relocation and benefit from project implementation. The entitlement matrix has provision for one-time grants in addition to eligible compensation. Furthermore, there are provisions for training for income with seed grant money to one member of each vulnerable household.

IV. CONSULTATION, DISCLOSURE AND PARTICIPATION

A. Summary of Consultation Process

23. Consultations were carried out from October 2013 to February 2016, using different methodologies such as 14 public stakeholders meetings, 24 focus-group/ special discussions, and one-on one interview. The consultation process reached out to a total of 1,621 people. An overview of the types of the consultations conducted and their participation numbers are provided in Table 25.

Table 25: Stakeholders Consultation Meetings and FGDs – Summary

Sl. No.	Stakeholders Meetings	No.	Participants at the Meetings/FGDs		
			Male	Female	Total
1	Stakeholders Meetings (October-November 2013 and June 2015)	14	523	0	523
2	12 FGDs conducted in 2013	12	258	24	282
3	Land/Rental Affordability Survey	1	153	40	193
4	Short survey on Journey patterns by women	3	0	104	104
5	Additional Consultation in October 2015 in hotspot areas	6	169	9	178
6	Follow up consultation in hotspots in January 2016	6	83	12	95
	Survey Ashrayan	1			
7	Consultation Meetings in February 2016	3	88	19	107
8	Consultation with NGOs in Chittagong	1	24	5	29
9	Consultation with NGOs in Dhaka at BR	1	13	5	18
10	Consultation during short surveys in February 2016	2	92	0	92
	Total	50	1,403	218	1,621

B. Points of Discussion during the Meeting

24. During consultations, the following points were presented and discussed by the project team: (i) description of the project, its alignment and anticipated impacts; (ii) key principles of the compensation and resettlement process and rehabilitation measures; against probable loss. It was explained clearly that land for land as an alternative was not an option in this project, but that compensations would be made at the replacement cost of the asset (including stamp duties and registration costs in the case of title owners); (iii) special assistance for the vulnerable population; (iv) mechanism for compensation payment, etc. During the revised/updated survey the changes in alignment were discussed for validation and feedback.

C. Stakeholders' Attitude Towards the Project

25. Overall, residents in the project area and affected persons expressed a very positive attitude towards the railway line. They viewed the project as a means for faster and cheaper transportation to and from Cox's Bazar to the rest of the country. Therefore, it was understood that the project will accelerate socio-economic development in the region. Recurrent benefits identified by participants to the consultations were the following:

- (i) New connectivity and cheaper transportation;
- (ii) New businesses and infrastructures around the station areas;
- (iii) New hotels and further promotion of tourism in Cox's Bazar;
- (iv) New foreign investments will likely come to Cox's Bazar;
- (v) Land price will increase due to the connectivity and new investments; and
- (vi) Increase in overall employment opportunities benefiting the local and national economies.

D. Key concerns of Participants to Consultation Process

26. Specific concerns, listed in Table 26, were raised at the stakeholders meetings. The responses provided during the meetings are also summarized below.

Table 26: Stakeholders' Concerns/Issues and Response

Issues	Stakeholders' Concerns	Responses
Project Alignment	Project alignment should avoid built areas, common property resources and BR should consult local people on the alignment where needed	The alignment has minimized impact as much as possible and BR has consulted local communities to further revise it.
Impacts on LA on assets and income	People affected by the project will lose land and other assets and sources of income and employment as well. This includes people without titles.	The project entitlement matrix will consider all types of losses for compensation and shall cover all persons affected irrespective of titles.
Compensation against Losses	Affected persons should receive compensation at current market price for their assets and all types of losses	The project will pay compensation at replacement cost, structures, trees, fish stocks and other types of losses as per the inventory of losses
Relocation assistance and resettlement	Those displaced must receive assistance for resettlement, including assistance to landless and vulnerable people for relocation and resettlement. Resettlement sites should be developed for people who want to go to sites for resettlement	The project will have provisions for relocation assistance, including transfer and reconstruction grants, and additional assistance from the INGO to identify places to rent or buy. Members of vulnerable groups will receive additional assistance. Due to the lack of land owned by BR in the project area, there is no option for resettlement site in this project.
Livelihood restoration and assistance	Many would lose their land and other source of income.	The Resettlement has provisions for income restoration and livelihood training, including grants for restoring their income to at least pre-project level.
Mechanism of compensation payments and grievances	Compensation should be paid by check or directly to the bank account. It should be transparent and people must be able to dispute the compensation amount, if required	Compensation will be paid by check by the DC in the presence of UP chairman or directly to bank account. Dispute over payment is legally provisioned, and in addition, GRC will review any complaint against compensation and other resettlement

Issues	Stakeholders' Concerns	Responses
		assistance
Environment	Local wildlife may face increased pressure on their habitats.	An environmental impact assessment has been prepared for the project. It includes the environmental management plan with specific measures for elephant crossings
Crime increase	The incidence of crime in terms of smuggling of illegal goods and human trafficking may likely increase as a consequence of international connectivity;	Although not part of the resettlement plan, the project includes training for railway police, conductors and station managers to address and report crime
HIV/AIDS transmission	Trend of infectious diseases like HIV/AIDS and STDs may intensify due to migration of people to the project area and the presence of construction workers	The project will include provisions for awareness campaigns for local communities and the labor force on HIV/AIDS transmission, including referrals to health centers
Project Implementation	NGOs should be involved in the implementation of the project, particularly for resettlement	The project will engage two NGOs – one for RP implementation and another for income and livelihood training program with the purpose of assisting affected people and communities in all respects.

E. Consultation in Hotspots Areas and Outcomes

27. During the ADB Mission in August 2015, some location-specific issues with regard to impacts and mitigations were raised for further consultations as well as assess alternatives with the affected communities. As a result, additional stakeholders meetings were conducted in October 2015 in 6 different sensitive locations (i.e., places with significant and clustered impacts, sensitive PCRs, places where local people petitioned and/or proposed review of alignment locations). Table 27 presents a summarized version of the issues and mitigations to address concerns.

Table 27: Additional Consultation Meetings and Outcomes

Location and km	Date (include all dates)	Number of Participants	Description of Issues	Outcomes/Decision
<i>Old Pond and Graveyard</i> (Km 8+760)	23/10/2016	(M: 27 + F: 0) = 27	The original proposed alignment went through an old and historic pond built under colonial time. The pond is owned by the community and is used as a gathering, bathing and washing place by the community. The mosque on one end of the pond and graves were initially	The bridge over the pond was considered as an option, but the option was expensive and did not guarantee keeping the pond usable during train operation. A new alternative alignment was selected to avoid impacting the pond and the mosque. Some of the graves on the one side of the pond may be affected.

Location and km	Date (include all dates)	Number of Participants	Description of Issues	Outcomes/Decision
			affected. Community residents have requested BR to avoid the pond, mosque and graveyard.	
<i>Akbar Munshipara Graveyard (near Amirabad) (Km 16+)</i>	23/10/2016	Friday post-prayer meeting – no attendance sheet possible	The alignment was initially impacting a small mosque with a graveyard beside it.	A new alignment was selected for the project graveyard and mosque is no longer impacted. No additional measures required are required.
<i>Harbang's Cluster of 20 Buddhist Families (Km 37+460)</i>	24/10/2016	Community level meetings held, no attendance sheet completed	The residences of a cluster of 11 Buddhist families are likely to be affected. They own the land. A Buddhist temple is also affected. The families want to stay together as a community after being displaced	BR will not acquire land on behalf of these families. The local Upazila administration official assured to help the affected families to find alternative land to be purchased by the affected families where they can relocate together close by. The INGO will also in this process.
<i>Chiringa Primary and High Schools (Km 50 + after Chakaria Station):</i>	21/10/2016	(M: 16 + F: 0) 16	The alignment runs through the middle of the 3-storied building of the High school. The primary school beside the High school will also be partially affected. The school will require land for relocation and reconstruction of the buildings	The alignment cannot be shifted, as a realignment would affect residences at villages at both ends of the track alignment. The impact on the school was considered as the most minimal when considering alternatives. Several meetings were held with the Headmaster/Chairman of the School Management Committee. The local Upazila administration assured it would support the school in finding private land to purchase for relocation. The project needs to ensure the school will be reconstructed prior to its demolition.
<i>Ultakhali Ashrayan Project (KM 80+):</i>	20/10/2016	(M: 20 + F: 0) 20	The Ashrayan (housing for the poor) was built by the government in 2000. Close to 400 households – mostly landless and poor	The DC confirmed that the affected families will be able to relocate in the remaining land of the Ashrayan or on other nearby khas (government) land. A resettlement

Location and km	Date (include all dates)	Number of Participants	Description of Issues	Outcomes/Decision
			vulnerable families - were resettled. The project alignment will partially affect two ends of the Ashrayan. Ninety-one families will be affected. As Ashrayan settlers, each family received a plot with a structure and some cash for income and livelihood.	survey option was conducted among the 91 families in the first week of February 2016. Over one-third of the families have expressed their desire to move out and relocate on their own with compensation and other assistance from the project. Others want to stay within and close to the existing Ashrayan. BR has already formally written to the DC for assistance for relocation with support from the project.
Cox's Bazar Station (Km100+126):	20/10/2016	(M: 20 + F: 0) 20	The approach road will have significant impacts on local residential and other structures. Local residents petitioned to realign the access road in order to minimize impacts. During consultation meeting, two options were discussed: (a) straightening of the proposed alignment; and (b) following a new alignment beside the school.	After reviewing the alignment options, the project – with the support of the local residents - to adjust the existing impact (i.e. straightening proposed alignment) in order to minimize impacts. The social survey for the realigned section – about 300 m – has been completed (February 2016). The results will be incorporated in the final version of the RP.

F. Field Visits and Consultations with NGOs

28. The ADB visited the project sites during the Fact-Finding Mission (31 January to 10 February 2016) and held meetings with affected people along the entire alignment, including the hotspots of including the hotspots of Ultakhali Ashrayan Project, Cox's Bazar station, the Harbang Buddhist cluster and the old pond and graveyard. In addition, the ADB met local NGOs in Chittagong and in Dhaka. The NGOs attended work largely in the environment and resettlement/social development fields. BR/Consultants explained the project, its impacts and the mitigation measures taken in the RP and the environmental management plan (EMP). The NGO responses were generally very positive to the project. Indeed, some of the NGOs expressed their intent to be involved in the implementation of the project RP and EMP activities. Following the FF Mission in Jan-Feb 2016, two more consultation sessions were held prior to short surveys for Dohazari Station access roads and Ramu Freight Facility.

G. Consultation Outcomes and Policy Issues

29. The outcomes of the consultation meetings were very helpful in understanding the impacts of the project. The project design and compensation packages have been formed by these consultations.

H. Disclosure of the RP

30. The EA will develop a website page for this project where the project description, impacts, progress and environmental and social documents will be summarized and disclosed. Copies of the RP, the entitlement matrix and RP leaflet will be available in DC offices in Chittagong and Cox's Bazar, and in the Upazila (sub-districts) within the Project area for the general public and civil society members. Moreover, a one-page summary (i.e., leaflet) of the project, its impacts and contact information and entitlement matrix in Bangla will be distributed to residents along the alignment. Disclosure sessions with affected persons and communities will be conducted by the implementing NGO along with BR representatives. An draft leaflet is presented in Annex 2. The RP will also be disclosed on ADB website.

V. LEGAL FRAMEWORK, ENTITLEMENT MATRIX AND PROCEDURES

A. Legal Framework

31. The RP was prepared based on the two legal and policy frameworks that apply for the project:

- (i) The Government of Bangladesh's Acquisition and Requisition of Immovable Property Ordinance 1982 (ARIPO) and its subsequent amendments in 1993 and 1994. ARIPO regulates any public land acquisition process in the country.⁷
- (ii) ADB's Safeguards Policy Statement (SPS), 2009, which applies to all ADB-financed and/or administered projects, regardless of the country of where the project is located or financing modality (i.e. loan, a grant, or other means).⁸

32. The RP has been prepared according to the following SPS policy principles:

1. Determination of scope of IR through SIA
2. Consultation & Participation, Grievance mechanism set up
3. Improve or at least Restore Livelihoods
4. Provide Transitional and Relocation Assistance
5. Improve Standards of Living of Vulnerable and Poor Affected Persons
6. Ensure Transparent Procedures to Ensure Negotiated Settlement
7. Eligibility of Non-Titled Affected Persons for assets on public land
8. Careful Planning of Resettlement Process through the development of a Resettlement Plan
9. Transparency: local and international disclosure of resettlement documentation
10. Conceive of the RP as a development program (pro-poor)
11. Pay compensation and resettlement assistance prior to physical/economical displacement
12. Monitoring and evaluation of the RP's impacts

33. There are discrepancies between the two applicable legal frameworks mentioned above. Unlike the requirements of ADB's SPS, the government's ARIPO regulations do not cover project-affected persons without titles or ownership record, such as informal settler/squatters, tenants and leaseholders. ARIPO only covers the legal compensation for land, structures, crops and trees, and has no provision for loss of income, livelihood restoration and transfer, reconstruction and vulnerability assistance measures. Further, in most of the cases, the compensation paid does not constitute market or replacement value of the property acquired, but is based on predetermined rates defined by the government. A summary can be found in table 28.

Table 28: Summary of Gaps and Additional Gap-filling Measures

Issue	GoB	ADB	Gap-filling Measures in this RP
Timing of compensation	Land is handed over to requiring body once payment of awards has initiated	Requires affected persons to be paid prior to the start of civil works	No physical or economic displacement will occur until compensation at full replacement cost or resettlement benefits

⁷ <http://www.minland.gov.bd/>

⁸ <http://www.adb.org/sites/default/files/institutional-document/32056/safeguard-policy-statement-june2009.pdf>

Issue	GoB	ADB	Gap-filling Measures in this RP
			have been paid.
Valuation of land	ARIPO determines the land price as average value during the twelve months preceding the date of publication of the notice under section no.3. During payment, Tax is deducted from the total land value. Then 50% premium is added.	ADB SPS policy calls for replacement cost of land	Provisions have been adopted for additional top up payments to ensure replacement costs
Valuation of structures	The 1982 Ordinance determines the Structure price by deducting construction profit, overhead charge, Value Added Tax and Depreciation. Then 50% premium is added.	ADB SPS policy calls for market value of assets. Depreciation should not be taken into account during calculation.	
Eligibility criteria	Non-titled holders are not eligible for compensation	Non-title holders are eligible for compensation for loss of assets and income	All affected persons irrespective of titles have been identified for compensation and assistance
Relocation assistance	No provision to support relocation	Households must be assisted in the relocation process	Affected households and businesses will receive relocation assistance in the form of additional lump sum as well as support from the project in identifying and negotiating an alternative place to stay.
Economic displacement	No compensation for loss of income	Livelihood must be restored or improved for the vulnerable affected households	Households must be compensated for loss of income. Vulnerable households are eligible to participate in livelihood improvement training, which includes seed grants
Consultations/disclosure	No consultation/disclosure requirement	Affected persons must be consulted during project design and RP preparation. All documents must be disclosed locally and on ADB's website	Extensive consultations were carried out during design and RP preparation and similar efforts will continue during implementation. The RP documents and entitlement matrix will be disclosed locally and on ADB/EA's websites
Special assistance to vulnerable groups	No special assistance to vulnerable groups required	RP must have provisions for vulnerable groups	The RP has special assistance measures to vulnerable groups.

34. Thus, the RP and the policy framework presented here ensure compliance with both GoB legal framework for public purpose acquisition and the ADB SPS 2009. The entitlement matrix in this chapter is the key instrument providing gap-bridging measures.

B. Eligibility, Special Considerations and Entitlement Matrix

35. **Eligibility:** Any person, whose asset and income is affected by the project, whether permanently or temporarily, and regardless of whether or not s/he has legal title to the affected land or asset, is eligible to receive compensation and other entitlements. For title-holders, eligibility will be defined by the publication of the notification of section 3 by the Deputy Commissioner (DC) as per the ARIPO. . This will be done once Land Acquisition Plans (LAPs) are submitted by BR to respective DCs. For non-titled holders, eligibility is defined as the start of the Detailed Measurement Survey (DMS). The census has identified and established the households owning assets or earning income in the project's corridor of impacts and includes squatters/informal settlers on public land, mostly from the Bangladesh Forest. The table below lists the cut-off dates for non-titled holders to be used in different sections for eligibility by any non-titled persons. These dates were clearly mentioned during the local consultation meetings and during one-on-one interviews for the survey. Any persons moving into the Project area after the cut-off dates will not be entitled for compensation from DCs or any assistance from BR. Discretionary measures shall be taken to account for absentee owners/renters during DMS.

Table XXX: Social Cut-off Dates for NTH Based on Census

Sl. No.	Location	Cut-off Date of Revised /Updated Survey
1	Dohazari-Jungle Chunti	01 June 2015
2	Harbang-Phulchari	01 June 2015
3	Napitkhali-Jhilwanja	01 June 2015
4	Ramu-Gundum	01 June 2015
5	Access road	12 February 2916
6	Freight facility	14 February 2016

36. **Special considerations for certain groups of affected households:** special assistance measures for vulnerable affected households are included in this RP. These include additional allowances as well as participation to a livelihood improvement-training program, which includes a start-up seed grant. Vulnerable households are defined as: (i) headed by single woman or woman with dependents and low incomes; (ii) headed by elderly/disabled people without means of support; (iii) households that are below the poverty line as defined in the latest national census survey; (iv) headed by an indigenous person or someone from an ethnic minority. Special considerations for severely affected households, defined as those losing 80-100% of their landholdings or whose plot of land can no longer be viable for agricultural purposes as a result of the project.⁹

⁹ This definition was added to account for the specific circumstances of affected households who will permanently lose their income or sustenance coming from farming because their entire productive land is affected as a result of the project. The social due diligence assessed that these severely affected

37. **Full plot acquisition in case of unviability:** In the process of acquisition, if any plot of land acquired becomes unviable (for example, if less than 10% remains or if the plot is divided into two) and at the request of the owner(s), BR will acquire the entire plot and pay compensation as per the set entitlements in this project before physical or economic displacement.
38. **Compensation and assistance payment before any physical impact on assets:** As per ADB's SPS, all affected persons will be given their compensations and/or resettlement assistance before civil works impacts their assets.
39. **The project will not sponsor resettlement sites:** Given that (i) affected households are scattered across the 103 km alignment and (ii) BR does not own any land in the project area, project-sponsored resettlement sites are not given as an option in this resettlement plan. However, affected households who need to physically relocate will be supported by the INGO in finding an alternative place to buy or rent (see section D Chapter VI).
40. **Entitlement Matrix:** The entitlement matrix (see Table 29) summarizes the types of possible losses, eligibility criteria and corresponding entitlements in accordance with ADB policies, based on the principle of "replacement cost." In addition to the estimated potential temporary impacts, the entitlement matrix safeguards unforeseen damages to structures that may take place during construction, and any temporary losses to shops and businesses that may occur as a result of full closure of roads that may be necessary/known during construction, as well as other unforeseen impacts.

households require special assistance measures to support them in developing an alternative skills to compensate for this permanent loss of income.

Table 29: Entitlement Matrix

Eligibility	Entitlement	Responsibility
Loss Item 1: Loss of Agricultural Land, Homestead Land, Industrial Land and Common Property Resources and water bodies (all types of land)		
Legal owner/titleholders as identified by Deputy Commissioner (DC)	<ul style="list-style-type: none"> • CCL by DC as per 1982 Ordinance. • Difference between replacement cost (RC) determined by PVAC and CCL (i.e. “top up”) to be provided by the project as additional payment • Stamp duty and registration cost will be paid once the eligible AP purchases new land and submits proper records. The value for stamp duty will be limited to replacement cost paid. These will be paid if the replacement land is purchased within 12 months of receiving “top up”. • Assistance from INGO to APs in submitting documents to DC for plot re-titling • INGO will support APs in identifying alternate plots to buy, negotiating and securing their documentation for purchase 	<ul style="list-style-type: none"> • DC • BR/INGO • BR/INGO • BR/INGO • BR/INGO
Loss Item 2: Loss of Residential Structures Commercial/Industrial Structures with Title to Land		
Legal owner/titleholders as identified by Deputy Commissioner (DC)	<ul style="list-style-type: none"> • CCL by DC for residential structures as per 1982 Ordinance. • The difference between RC of structure without depreciation determined by PVAC and CCL (i.e. “top up”) will be paid by the project as additional payments. • Transfer Grant (TG) of BDT 8,000 (only provided to business owner or household who have to physically relocate); • Reconstruction Grant (RG) by types of structure (only provided to residential/commercials structures that are no longer viable for use): <ul style="list-style-type: none"> a. Pucca/semi pucca BDT 20,000; b. Tin shed BDT 15,000; c. Katcha, BDT 8000; d. Thatched BDT 6,000 • Owner will be allowed to take away all salvageable materials free of cost. 	<ul style="list-style-type: none"> • DC • BR/INGO • BR/INGO • BR/INGO • BR/INGO
Loss Item 3: Loss of Residential, Commercial and Other Physical Structures Without Title to Land (Squatters/Informal Settlers)		
Socially-recognized owners as identified by the verification survey conducted by JVC	<ul style="list-style-type: none"> • Replacement Cost for structures determined by PVAC • Transfer Grant (TG) by of BDT 8,000 (only provided to business owner or household who have to physically relocate). • Reconstruction Grant (RG) by types of structure (only provided to 	<ul style="list-style-type: none"> • BR/INGO • BR/INGO • BR/INGO

Eligibility	Entitlement	Responsibility
	residential/commercial structures that are no longer viable for use): a) Pucca/semi pucca BDT 20,000; b) Tin shed BDT 15,000; c) Katcha BDT 8,000; d) Thatched BD, 6,000. <ul style="list-style-type: none"> • Owner will be allowed to take all salvageable materials free of cost. • INGO will support APs in identifying alternate places to rent/buy, negotiating lease and securing their documentation for purchase. 	<ul style="list-style-type: none"> • BR/INGO • BR/INGO
Loss Item 4: Loss of PCRs/CPR Structures with or Without Title to Land		
Legal owners identified by DC in the process of CCL payment. Socially-recognized owners as identified by the verification survey conducted by JVC	Legal owners: <ul style="list-style-type: none"> • CCL for structure to legal owner(s) as determined by DC; • Difference between RC and CCL paid by the project. Non-Tilted Holders: <ul style="list-style-type: none"> • Replacement Cost for structures determined by PVAC. • For both TH and NTH Transfer Grant (TG) of BDT 8,000.00 (only provided when structure fully affected or no longer viable for use) • Reconstruction Grant (RG) by types of structure (only provided when structure fully affected or no longer viable for use): a) Large (more than 1,000 sq.m dismantled): BDT 50,000.00; b) Medium (500 to 1,000 sq.m dismantled): BDT 25,000.00; c) Small (Less than 500 sq. m) BDT 15,000.00. • Allowed to take all salvageable materials free of cost 	<ul style="list-style-type: none"> • DC • BR/INGO • BR/INGO • BR/INGO • BR/INGO
Loss Item 5: Loss of Graves on public and private land		
Legal owner of land/titleholders of the grave land as identified by DC. Socially –recognized owners of the grave identified by JVC Loss of shosan/cremation ground on (a) private land	<ul style="list-style-type: none"> • BDT 15,000 per unit grave to cover the cost of relocation, including reburial for TH and NTH. • For legal owners: CCL by DC and RC by the project • INGO will help to identify alternative land for cremation center. 	<ul style="list-style-type: none"> • BR/INGO • DC/BR/INGO • BR/INGO

Eligibility	Entitlement	Responsibility
and (b) govt./khas land		
Loss Item 6: Loss of Trees with Title to Land and Owner of Trees on Public Land or Lessees		
<p>Legal owner/ titleholders as identified by DC.</p> <p>Socially recognized owners of trees grown on public or other land, as identified by JVC during verification survey.</p> <p>Owners of trees such as Forest Department, Zila Parishad, Society, Union Parishad, Lessee on public land.</p>	<p>For legal owners:</p> <ul style="list-style-type: none"> • Timber and bamboos: CCL by DC plus difference between CCL and RC as determined by PVAC • For fruit trees: CCL by DC plus difference between CCL and RC as determined by PVAC. In addition, market value of average annual fruit production for 3 years. <p>Non-titled holders:</p> <ul style="list-style-type: none"> • Timber trees and bamboos: RC as determined by PVAC. • For fruit trees: RC as determined by PVAC. In addition, market value of average annual fruit production for 3 years as determined by PVAC. 	<ul style="list-style-type: none"> • DC/BR/INGO • BR/INGO
Loss Item 7: Loss of Agricultural infrastructure, Standing Crops/Fish Stock with (a) Title to land and (b) Without Title to Land		
<p>Legal owner cultivators as identified in joint verification by DC and BR</p> <p>Socially recognized owner/user as per the census and verified by verification survey conducted by JVC</p>	<p>For legal owners:</p> <ul style="list-style-type: none"> • CCL for crops/fish stock paid by DC for those with titles and difference between RC and CCL paid by the project <p>For NTH:</p> <ul style="list-style-type: none"> • RC for loss of crops/fish stock <p>For TH and NTH:</p> <ul style="list-style-type: none"> • RC for loss of agricultural infrastructure and investment to land • Owners/Users will be allowed to take crops and fish stocks 	<ul style="list-style-type: none"> • DC/BR/INGO • BR/INGO • BR/INGO
Loss Item 8: Loss of Leased or Mortgaged Agricultural Land or Ponds and Commercial Land		
<p>Agricultural and commercial plot owner(s) on the project RoW identified by JVC</p> <p>Titled and non-titled leaseholders/licensees/share croppers identified by JVC</p>	<ul style="list-style-type: none"> • CCL as per law for those with registered contracts/lease • Cash grant of BDT 5,200 and BDT4,600 will be paid to non-titled sharecroppers, licensee, lessees of agricultural land and pond respectively. • Both titled & non-titled cultivators will be allowed to take the crops/fish free of costs. Support by INGO in identifying alternative pond/agricultural land to lease 	<ul style="list-style-type: none"> • DC • BR/INGO • BR/INGO
Loss Item 9: Loss of Income From Dismantled Commercial/Business Premises for titled and non-titled holders and renters of		

Eligibility	Entitlement	Responsibility
structure on private/public land		
Any affected businessman or artisan (titled or non-titled) operating in a commercial structure affected by the project identified by JVC	<ul style="list-style-type: none"> Maximum of BDT 60,000 for loss of business income or higher if eligible household can demonstrate higher income based on supportive documents of business income (based on income tax return and/or audited income statement). If not available, PAVC will assess income and recommend payments for three month's income. 	<ul style="list-style-type: none"> BR/INGO
Loss Item 10: Loss of Income (Wage Earners in Agricultural, Small Business Enterprises Excluding Owners or Employers)		
Regular employees/ wage earners affected by the project identified by JVC	<ul style="list-style-type: none"> BDT 30,000 cash grant to cover temporary loss of regular wage income (at BDT 500 x 60 days) 	<ul style="list-style-type: none"> BR/INGO
Loss Item 11: Loss of Income from Rented-out Residential and Commercial Premises		
Legal owner/ Titleholders of the rented-out premises as identified by census and verified by JVC.	<ul style="list-style-type: none"> Rental assistance for both residential and commercial structure rented-out eligible APs or owners with rental assistance of BDT 4, 000.00 for loss of income on an average (equivalent to 2 months rental income as per the survey). 	<ul style="list-style-type: none"> BR/INGO
Loss Item 12: Rental Assistance for Renters in Order to Support Them Finding Alternative Place to Rent		
Household tenant in rented-in any such structure as identified by JVC during census survey.	<ul style="list-style-type: none"> Rental assistance for both residential and commercial rented-in EPs (tenants) in the amount BDT 4,000 (equivalent to 2 months. One time moving grant of BDT 5,000.00 Assistance from INGO in identifying alternative place to rent 	<ul style="list-style-type: none"> BR/INGO BR/INGO BR/INGO
Loss Item 13: Reconnection of Utilities (Gas, Electricity, Telephone, Water, Sewage, etc.)		
Legal subscriber as identified by DC /or census with pre-existing connections and utilities in the "original" house/business. These will be identified during verification survey conducted by JVC	Cash grant for new utilities connection for will be provided by BR: <ul style="list-style-type: none"> Gas connection = BDT 12,000.00 Electricity connection = BDT 7,000.00 Telephone connection = BDT 5,000.00 Water connection = BDT 6,000.00 Sewage connection = BDT 6,000.00. 	<ul style="list-style-type: none"> BR/INGO
Loss Item 14: Assistance to Vulnerable Households		

Eligibility	Entitlement	Responsibility
<p>Vulnerable Households as per verification survey conducted by JVC</p> <p>In addition, women and disabled-headed household to receive special assistance</p>	<ul style="list-style-type: none"> • BDT 10,000.00 as one time grant in addition to other compensations • Participation of one of their family members to livelihood restoration program • BDT 5,000 as special assistance to women and disabled –headed households. 	<ul style="list-style-type: none"> • BR/INGO
<p>Loss Item 15: Assistance to Severely Affected HH when acquired land results in HH losing 80-100% of their agricultural land or residual land size is no longer viable for farming</p>		
<p>Severely Affected HH as per verification survey conducted by JVC</p>	<ul style="list-style-type: none"> • BDT 10,000.00 as one time grant in addition to other compensations • Participation of one of their family members to livelihood restoration program. 	<ul style="list-style-type: none"> • BR/INGO
<p>Loss Item 16: Livelihood Improvement Programme</p>		
<p>One member of vulnerable and severely affected households identified by ILRP NGO/BR</p> <p>Additional grant if the member selected for training is a woman</p>	<ul style="list-style-type: none"> • Cost of program implementation (as separate line in budget summary Table 41). • BDT 25,000.00 to be provided as “seed grant” to each trained member. • Additional BDT10, 000 for woman trainee. 	<ul style="list-style-type: none"> • BR/ILRP NGO
<p>Loss Item 17: Personal Finance Management Programme</p>		
<p>All households losing land and physically relocated</p>	<ul style="list-style-type: none"> • To assist affected households receiving a large sum of money to manage their finance and also those of the vulnerable groups 	<ul style="list-style-type: none"> • BR/INGO
<p>Loss Item 18: Assistance in Identifying Available Land/space/Structure to Rent or Buy</p>		
<p>All households losing their land, homestead or business structure or rented structure identified by JVC.</p>	<ul style="list-style-type: none"> • Providing list of available plots of land/vacant structures to buy or rent, support in legal documentation and negotiation for buying or leasing. 	<ul style="list-style-type: none"> • BR/INGO
<p>Loss Item 19: Temporary Impact during Construction</p>		
<p>Households/persons and/or community affected by construction impacts identified by contractor,</p>	<ul style="list-style-type: none"> • All temporary use of lands outside proposed RoW to be through written approval of the landowner and contractor and fees paid to owner as per written agreement. • Land will be returned to owner rehabilitated to original preferably better standard. If land condition is degraded, contractor will pay compensation for land rehabilitation. 	<ul style="list-style-type: none"> • BR/Construct ion contractor(s)

Eligibility	Entitlement	Responsibility
INGO, BR		
Loss Item 20: Unforeseen adverse impacts		
Households affected by any unforeseen impact identified during RP implementation (titled or non-titled) identified by JVC	<ul style="list-style-type: none"> • BR will identify the unforeseen impacts through survey by INGO • Compensations/ allowance and assistance depending on type of loss will follow entitlement matrix and SPS 	<ul style="list-style-type: none"> • BR/INGO

APs = Affected Persons
 BDT = Bangladeshi taka
 BR = Bangladesh Railway
 CCL= Cash Compensation under Law
 DC= Deputy Commissioner
 ILRP = Income and Livelihood Restoration Program

INGO = Implementing Non-Governmental Organization¹⁰
 JVC = Joint Verification Committee
 NTH= non-titled affected household
 PIU = Project Implementation Unit
 PVAC = Property Valuation Advisory Committees
 RG = Reconstruction Grant

RC = Replacement Cost
 RoW = Right of Way
 RP = Resettlement Plan
 SPS = ADB's Safeguards Policy Statement
 TG= Transfer Grant
 TH = titled affected household

¹⁰ Recruited to implement the resettlement plan

C. Procedures to be undertaken under the RP

41. Various committees will have to be formed by the Ministry of Railways through a gazette notification for the implementation of this RP at field level. They will be formed with representatives from BR, the DCs, the implementing NGO and affected persons. They are described in the section below.
42. **Property Valuation Advisory Committee (PVAC):** A PVAC will be formed at each upazila concerned with the project. Its role is to (i) provide guidance for the valuation of properties at replacement cost, and (ii) recommend the replacement cost to the Project Director for approval of GoB. Proceedings of all their deliberations will be recorded. More details on the PVAC can be found in chapter IX (Budget).
43. **Joint Verification Committee (JVC)** will be formed at each of the Union Parishads within the project area to compare and review the physical verification data (IOL and list of affected person) for titled and non-titled holders. All verification will be documented a signed in a Joint Verification Form to be submitted to the Project Director and Deputy Commissioners.
44. **Grievance Redress Committee (GRC)** for each upazila will be formed for addressing grievances of the affected persons in the resettlement process. More information on the GRC can be found in chapter VIII.
45. The project will follow the national land acquisition regulations as well as comply with ADB's SPS in the following manner: titled households (TH) will be compensated as per ARIPO 1982, but the project will bridge the difference between compensations given by the government and market value of the asset by giving additional "top up" payments directly to the TH. In addition, the project will directly give TH their resettlement allowances. The procedures for compensation and allowances disbursements for TH are described in Box 1 below. As for the affected non-titled holders (NTH), the project will give them their compensations and entitlement allowances directly. Procedures related to NTH are described in Box 2. Finally, all entitlements related to loss of income and the livelihood improvement training program for both TH and NTH will be provided directly by the project. More information about this is provided in Box 3.

Box 1: Compensation and Resettlement Procedures for Titled Households

Deputy Commissioner's (DC) Compensation to Titled Holders (TH)

1. BR produces land acquisition proposal (LAP) to the deputy commissioner (DC).
2. The DC will carry out a feasibility study of the acquisition and submit the report to the Ministry of Land (if the land is more than 16.67 acres) or to the divisional commissioner (if the land is less than 16.67 acres) for approval.
3. Upon approval of the LAP from Ministry of Land (MOL) or from Divisional Commissioner, the DC will issue notice under section 3 of ARIPO to the recorded owner of the affected property
4. Representative from the acquiring body (DC) and requiring body (here BR) will conduct a joint verification survey of the affected property within 3 days of serving notice u/s-3 and wait 15 days to receive any complain from land owners.
5. The DC will issue notice u/s 6 to entertaining claims from affected persons.
6. On the basis of the joint verification survey data, the DC will request valuation of structures, trees and crops from the Public Works Department (PWD), the Forest

<p>Department and Agriculture Department, respectively.</p> <ol style="list-style-type: none"> 7. The DC will collect recorded land price from the concerned Sub- register's office from the last 12 months previous to the date of notice under section 3. 8. After receiving the rates from PWD, Forest and Agriculture Departments, the DC will prepare an estimate, adding 50% premium where applicable and send it to the requiring body for placement of fund within 60 days. 9. The DC will prepare the award for compensation in the name of recorded owner. 10. Upon placement of fund, the deputy commissioner will issue notice u/s 7 to the titled owners for receiving cash compensation under law (CCL) within 15 days from the date of issuing notice us 7. 11. The affected persons will need to produce record of rights to the property with updated tax receipt of land, declaration on non-judicial stamp, photograph etc. to the DC office with the claim. 12. Upon fulfillment of documentation requirements, the DC office disburses CCL in the office or at field level issuing prior notice to the landowners.
<p>Additional Measures from the Project</p> <p>BR will:</p> <ol style="list-style-type: none"> 13. Set up the Project Valuation Assessment Committees (PVACs) in all upazila concerned by the project to verify the estimates of land, structures and trees presented in the RP and propose the final replacement cost to BR. For more information on the PVACs see section 4.4. <p>BR/INGO will:</p> <ol style="list-style-type: none"> 1. Assist the TH in opening bank account in their names (if necessary). 2. Prepare ID card with photograph of the affected titled holders based on the CCL award list. These will be attested by concerned local administration representatives. 3. Prepare entitlement files for each affected TH. 4. Prepare the list of tenants with official lease attested by the concerned local administration representatives. 5. Prepare the list of affected TH losing income (i.e. shop owners, wage laborers) attested by the concerned local administration representatives. 6. Prepare necessary documents and papers (payment debit voucher, etc.) to disburse "top ups" (i.e. difference between replacement cost and CCL) as well as other resettlement benefits (income loss allowances, transfer, reconstruction and vulnerability grants) to TH. 7. Distribute checks to the titled owners in a public place in the presence of concerned local administration representatives.

Box 2: Compensation and Resettlement Procedures for Non-Titled Households (NTH)

<p>BR will:</p> <ol style="list-style-type: none"> 1. Use the PVACs estimates to calculate compensation for losses of structures and trees. 2. Conduct a Joint Verification Survey with local administration and INGO to confirm final list of affected persons and assets affected. <p>BR/INGO will:</p> <ol style="list-style-type: none"> 1. The final list of non-titled affected households (NTH) and their affected assets will be prepared by a tripartite joint verification survey (BR-PIU, INGO, local administration). 2. The INGO will create individual identity cards with photographs against the name of each NTH. 3. The INGO will prepare entitlement file for each NTH.

4. The INGO will assist the NTH in opening a bank account in their names (if necessary).
5. The INGO/BR will prepare list of eligible affected tenants without lease documentation. These will be attested by landlord/community representative.
6. The INGO will assist the BR/PIU in preparing payment debit voucher as per the NTH file and disburse checks to NTH in public place or office of the local administration chairman.

Box 3: Procedures for disbursing income restoration, vulnerability and training allowances

1. Preparation of list of TH and NTH eligible for income compensation (shop owners, wage laborers). Verification of value of income lost with concerned affected individual, employers (if wage labourer) and local representative.
2. Preparation of list of TH and NTH eligible for vulnerability allowance.
3. Preparation of list of TH and NTH eligible for livelihood improvement training.
4. Conduct of the training program
5. Payment of seed grant after successful completion of the training.

VI. RELOCATION OF HOUSING AND RESETTLEMENT

A. Scope of physical displacement in the project

46. Of the total 2,039 units, 1,569 (76.94%) will have to be physically relocated from their residences and/or businesses. Of this, 1,032 (63.55%) are titled owners and close to 32.56% are informal settlers on GoB/BR land.
47. Given that is a linear acquisition, the alignment will generally only affect a marginal part of the land owned by the affected household. As discussed in Chapter 2, 70% of affected landowners will lose less than 10% of their existing holdings and 82% less than 30%. This implies that for titled landowners at least, who represent 70% of all physically displaced households, most of them will be able to relocate on their residual land.

Table 30: Distribution of AHs/Entities Requiring Relocation

Sl. No.	Household/Units	Number	%
1	Number of titled households/businesses displaced physically and require relocation	1,032	63.55
2	Number of non-titled households/ businesses displaced requiring relocation	537	32.56
3	Common property Resources on Private and GoB land	43	2.63
4	Others (affected business structures on GoB/BR land	12	0.64
	Total	1,624	100

Source: Census & IoL survey, 2013, 2015 and February 2016.

B. Preference of affected households for relocation assistance

48. During the census and consultations, preferential options for relocation assistance were discussed with the affected households. The argument in favor of self-managed relocation was supported by a strong preference for cash compensation from the majority of affected households (80%). Only 10% preferred a resettlement site and 4% requested land for land.

Table 31: Preference on relocation assistance

Type of Assistance Chosen	%
Cash compensation	79.50
Resettlement site	10.01
Employment generation	6.07
New land against the lost land	4.43
Total	100

C. Land/Rental Availability and Affordability Survey

49. To further establish the viability and effectiveness of the self-managed resettlement approach, a land/rental availability and affordability survey was conducted in October 2015. A random sample of 193 households/units (12% of the households requiring relocation– including titled and non-titled holders, residential and commercial owners and renters) were interviewed.

50. **Relocation assistance preferences:** The survey results indicate that 70% of households surveyed will use their residual land or buy new homestead land. 8% of households reported to have readily available alternative to rebuild on the residual homestead lands. Others reported various relocation preferences (see Table 32). Over 90% of the affected structures are made of materials that can be easily dismantled and relocated – for example, thatched houses (11%), corrugated tin sheds (60%) and semi-pucca (19%).

Table 32: Relocation Preferences in Rural Section of the Alignment

Sl. No.	Relocation Preference	Number of HHs	%
1	Readily available alternative residual homestead land to rebuild	14	8
2	Relocate to nearby government/forest land	25	14
3	Lease land for relocation or live as tenant	10	5
4	Use residual agricultural land and/or buy new homestead land	121	70
5	Not sure about relocation	8	3
Total		178	100

Source: Field Survey, October 2015

51. **Availability of land and rental space for relocation:** The survey data shows that land and rental spaces are available in the project area as illustrated in the table below. A key concern expressed by the affected households was the high value of land in the market and there was a concern that purchasing new land for relocation would be difficult.

Table 33: Availability of Land and Rental Space in the Project Area

Sl. No.	Responses	Number of HHs	%
Availability of Land for Relocation			
1	Land available for purchase in the project area	5	3
2	Available, but land value is very high	157	88
3	Hard to find land for purchase	10	6
4	Not sure	6	3
Subtotal		178	100
Alternative Space for Rent for Business Restoration			
1	Alternative rental space available in the market	8	53
2	Not available and/or hard to find	7	47
Subtotal		15	100
Total		193	100

Source: Field Survey, October 2015

52. **Availability Issue and INGO Support for Relocation:** The respondents were asked what type of additional support would be useful and were informed that an NGO will be recruited to implement the RP. Table 34 lists the type of support the APs expect from the INGO in finding alternative land and/or renting space.

Table 34: Type of INGO Support in finding Alternative Land or Rental Space

Sl. No.	Type of Support	%
1	Information about land availability and a list of land plots available for	17

Sl. No.	Type of Support	%
	lease and/or purchase	
2	Assist affected persons in verifying land papers, documentation and registration of land upon purchase land	63
3	Guidance and support in submitting legal papers to DC Office for compensation purposes	17
4	Do not need any support	0
5	Others	3
	Total	100

Source: Field Survey, October 2015

D. Relocation assistance measures in the RP for physically displaced families

53. All affected households who have to physically relocate as a result of the project – whether they have title to the land or not, and including renters - will be eligible to the following assistance measures from the project.

54. **Resettlement Allowances:** Table 35 describes the resettlement allowances as per the entitlement matrix.

Table 35: Descriptions of Resettlement Allowances

Type of Allowance	Description
Transfer Grant	A lump sum of BDT 8,000.00 to cover the costs of moving materials and valuable from private residential and commercial structures will be provided to all affected persons who need to physically relocate (i.e. TH, NTH) as well as CPRs.
Reconstruction Grant	A lump sum to cover the costs of labor to rebuild private residential and commercial structures will be provided to all affected persons whose residential or commercial structure is affected by the project and no longer viable for use (i.e. TH, NTH). Pucca/semi pucca BDT 20,000.00 Tin shed BDT 15,000.00 Katcha BDT 8,000.00 Thatched BDT 6,000.00
Reconstruction Grant for CPRs	A lump sum of to cover the labor cost to rebuild CPRs that are no longer viable for use will be provided by the project. Large: BDT 50,000.00 Medium: BDT 25,000.00 Small: BDT 15,000.00
Rental assistance for Renters	A lump-sum of BDT 4,000.00 equivalent to 2 months' rent will be provided to all renters affected by the projects A lump sum of BDT 5,000.00 to cover moving of personal effects.
New Connection/ Reconnection Assistance	BDT 12,000.00 for gas BDT 7,000.00 for electricity BDT 5,000.00 for telephone BDT 6,000.00 for water BDT 6,000.00 for sewerage services

55. ***Assistance from NGO in identifying alternative place to buy or rent:*** The INGO will assist all affected households losing land and structure (or rented structure) in identifying and securing an alternative space to rent or buy. The NGO will establish a list of available plots and structures to rent or buy in the affected area and support the affected households in negotiating selling price or lease agreement and in securing the legal documentation for purchase/rent. For APs not interested in purchasing land or renting, they will be encouraged to invest the money in productive/income generating alternatives.

VII. INCOME RESTORATION, VULNERABILITY, LIVELIHOOD IMPROVEMENT AND GENDER CONSIDERATIONS

56. The project will result in the disruption and loss of income and livelihood temporarily or permanently. The RP has provisions for interim support for loss of income and to mainstream alternative income generating schemes or enhancement of existing livelihood resources so that AHs can either continue their previous occupation or start new venture or undertake an alternative occupation.

A. Measures for Lost Income

57. The survey identified 670s HH who will be losing income as a result of the project. All these affected households, whether they have legal title or not to the asset affected - will be eligible for income restoration allowance.

Table 36: Type of Income Impact on Affected Households

Type of Loss	No.
Loss of commercial/residential cum commercial shops	155
AHs losing 10% or more of their income from land	255
Loss of sharecropping land	4
Loss related to fish cultivation	63
Loss of wage labor	122
Loss of rented structures	71
Total	670

Source: Census & IoL survey, 2013, 2015 and February 2016.

58. The following assistance measures extracted from the entitlement matrix are expected to compensate for the loss of income.

Table XXX:

Type of Allowance	Description	Rationale
Loss of crops	replacement cost for loss of crops at market rate	This is to take into account for loss of income of selling the crops
Loss of fish pond	replacement cost for loss of fish stock	This is to take into account for loss of income of selling the fish
Tree owner regardless of legal status	For timber: replacement cost for timber. For fruit trees: replacement cost for sapling tree. In addition, market value of average annual fruit production for 3 years.	For timber: this is to take into account the loss of eventual selling of timber. For fruit trees: This is to take into account the loss of income coming from selling the fruit until the sapling tree grows to produce fruits.
Structure owner whose commercial premise is fully affected	BDT 60,000.00 for loss of business income or three months income based on TIN or other supportive	Equivalent of 3 months income to compensate the loss of income

Type of Allowance	Description	Rationale
	documents, whichever is higher.	related to moving from the premises and re-establishing the business. This was based on the findings of the socioeconomic survey where average income of business owners was BDT 20,000/month.
Regular employees/ wage earners affected by the project	BDT 30,000.00 cash grant to cover temporary loss of regular wage income (at BDT 500.00 x 60 days)	Equivalent to 3 months of regular wage income and estimated timeframe to find alternative job.
Owners of the rented-out premises.	Rented-out residential and commercial structure owners with income restoration of BDT 3,000.00 for loss of income	Equivalent to 2 months rental income as per the survey
Agricultural and commercial plot owner(s) on the project RoW. Titled and non-titled leaseholders/ licensees/share croppers	CCL as per law for those with registered contracts/lease 5,200 and 4,600 will be paid to non-titled sharecroppers, licensee and lessees Both titled & non-titled cultivators will be allowed to take the crops/fish free of costs. Support by INGO in identifying alternative pond/agricultural land to lease	Equivalent to average replacement cost

B. Approach towards Income and Livelihood Restoration

59. Within the policy entitlement of RP, all the persons losing their livelihood resources or places of generating income as a result of the project will be supported with cash grants and allowances. Additional cash grants and allowances will be provided to supplement the lost income and workdays. These will enable them to mainstream the transitional period of displacement with the stabilized period of sustaining through the previous sources of livelihood or taking an alternative source. In this regard, indicative income and livelihood restoration options for AHs have been identified from the survey outcome.

60. Table 37 presents details of various activities being anticipated which will help affected households to either improve or at least restore their livelihoods. Majority of the AHs prefer to restore their livelihoods through crop farming (69.79%), followed by business (63.85%), day labor (56.52%), service (18.15%) and so on. These will be further reviewed by the INGO during the implementation phase through needs assessment surveys to identify options and available skills and/or need for skill training.

Table 37: Details of Indicative Income & Livelihood Restoration Options for AHs

Income & Livelihood Restoration Options	Income Restoration Options for the Affected HH	
	In no. (n=2039)	In Percentage
Business	1,302	63.85
Farming	1,423	69.79
Rickshaw pulling	107	5.25
Service	370	18.15
Day labourers	1,152	56.50
Driving	129	6.33
Mason	62	3.04
Fishing	15	0.74
Tree Plantation	7	0.34
Small Business	52	2.55
Livestock	97	4.76
Fish Cultivation	43	2.11
Handicraft	8	0.39

Source: Census & IoL survey, 2013, 2015 and February 2016.

C. Special assistance measures for vulnerable affected households

61. The survey has identified 984 vulnerable households as outlined in Table 24 (Chapter 3). In accordance with SPS, additional measures have been integrated in the RP to support vulnerable affected persons. These include the provision for a BDT 10,000.00 vulnerability allowance and eligibility to participate to the Livelihood Improvement Training (see topic D below).

Table XXX: Number of Households eligible to the livelihood program

Category	No.	%
Vulnerable	984	99.29
Severely affected	7	0.71
Total Households	991	100

D. Livelihood Improvement Training Program

62. The Livelihood Improvement Training will be provided for one member of each 984 vulnerable household. Training courses will be identified during the implementation of the RP through a needs assessment of the participants. Examples of training courses are poultry farming, cattle raising, sewing classes, etc. Each participant will also receive a seed grant upon completion of the course in order to support setting up their own small enterprises. It will be up to the household to designate the eligible member. To encourage families to send female participants, the seed grant provided to women will be higher (BDT 35,000.00) than to men (BD 25,000.00). This will be advertised during the needs assessment phase. A separate NGO specialized in skills development will be recruited by BR to conduct the program.

63. Future planning of livelihood rehabilitation activities will be carried out with participation of AHs on the basis of assessment of community needs, requests, skills and preferences as well as options and opportunities available in local areas. With this premise, BR-appointed INGO will assess potential livelihood development options and activities in the

project area and prepare detailed plans. The INGO is also responsible in facilitating community mobilization and implementation of the planned livelihood programs.

64. The effective implementation of the livelihood rehabilitation programs of the AHs largely depends upon the skills trainings. A preliminary assessment has been conducted among vulnerable households and the skills that were most in demand were sewing/embroidery (60.96%), poultry and livestock farming (57.60%), and cow fattening (36.46%). Table 38 shows details of preference on skill training.

Table 38: Preference on Professional Skill Development Training

Name of Training	AHs	
	No. (n=1250)	%
Poultry and livestock farming	720	57.60
Cow fattening	456	36.48
Sewing/embroidery	762	60.96
Vegetable cultivation	144	11.52
Fish cultivation	69	5.52
Computer operation	132	10.56
Driving	5	0.4
Mechanical	18	1.44
Others	5	0.4

Source: Census & IoL survey, 2013 & 2015

E. Other measures

65. **Employment in Construction Work:** The construction activities under the project will require many unskilled laborers for construction of rail embankment, rail bridges/culverts, staff sheds, etc. The contractor(s) will be required to give preference to hiring affected persons (with ID), including women, willing to work in project construction activities. Provisions in the general contract conditions also require the contractors to pay equal wages to men and women without any gender discrimination. Affected women willing to work in project construction will form labor contracting society (LCS) with the help of INGO and be deployed by the contractor in embankment slope turfing, watering, tree plantation etc., or any other suitable works. Employment in the project construction will act as an added source of income in the income and livelihood restoration processes of the APs.

F. Gender considerations

66. **Gender considerations specific to the RP:** According to the survey data women face various forms of discrimination in family and society, in particular with land ownership and wages in case of employment. The RP has the following specific provisions to support women in the resettlement process.

- *Additional BDT 8,000 gender allowance for women-headed households* (in addition to their eligibility to the BDT 10,000 vulnerability allowance);
- *Incentives to participate to the livelihood improvement training program:* In order to encourage vulnerable families to nominate women to participate to the training program offered in this RP, female participants will get a higher seed

grant (BDT 35,000) than men's (BDT 25,000). This will be advertised to the eligible families during the training needs assessment process; and

- Ensuring women owners receive equal share of benefits: Compensations and resettlement assistance will be made in the name of both husband and wife if both are owners of the assets. For example, husband and wives are co-owners of the homesteads in the affected Ashrayan project and the compensation process will reflect that status.

67. ***Gender consideration under the project:*** Other gender mainstreaming measures have been included in the project and are not limited to the resettlement plan. These include the following activities under the social inclusion and gender action plan for the project:

- (i) integration of elderly-women-children-disabled (EWCD)-friendly features in the station designs (segregated bathrooms, waiting rooms, special light zones next to the tracks, access ramp);
- (ii) rail crossing safety awareness campaigns to communities along the corridor for pedestrians, professional drivers, parents, schoolchildren (at least 30% of audience will have to be women and girls);
- (iii) inclusion of personal safety/anti-sexual harassment protocol in station and capacity building;
- (iv) public preventative STD and human trafficking awareness-raising campaign; and
- (v) Non-discriminatory employment and equal pay for equal work provisions in bidding and contract documents for civil works.

VIII. GRIEVANCE REDRESS MECHANISMS

A. Establishment of GRM

68. BR will establish a grievance redress mechanism (GRM) to voice and resolve social and environmental concerns linked to the project and ensure greater accountability of the project authorities towards all affected persons. This mechanism is not intended to bypass the government's own legal process, but is intended to provide a time-bound and transparent mechanism that is readily accessible to all segments of the affected people. All costs involved in resolving the complaints (meetings, consultations, communication and reporting/information dissemination) will be borne by the Project. The GRM structure is described in Table 39.

Table 39: GRM Committee Structure

Local-level Committee Upazila/Municipality of Aggrieved Person	Project-level Committee Chittagong BR/PIU Project Office
<ul style="list-style-type: none"> ▪ BR/PIU resettlement Deputy Director or his/her representative – Convener ▪ Area Manager of the implementing NGO – Member Secretary ▪ Representative of local government institution – Member ▪ Local Woman UP Member - Member ▪ Representative of the affected person's community/upazila area/city council - Member 	<ul style="list-style-type: none"> ▪ BR/PIU Project Director or his/her representative – Convener ▪ Team Leader implementing NGO – Member Secretary ▪ Resettlement Expert from the CSC - Member

B. Scope of Work for GRCs

69. The GRCs will be activated with power to resolve resettlement and compensation issues not to be addressed under legal suit in the courts. The GRCs will receive grievance cases from the affected persons through the INGO. The INGO will assist the APs in lodging their resettlement complaints in a proper format acceptable to the GRCs after they get ID cards from the BR or are informed about their entitlements and losses. GRCs will be activated during the land acquisition and resettlement process to allow APs sufficient time to lodge complaints and safeguard their recognized interests. Where land acquisition will not be involved but relocation of structures or vacating land from cultivation will be required, the GRCs will facilitate resolution of complaints regarding categorization of vulnerable affected persons, types of structures and eligibility for compensation and assistance within the set guidelines and provisions of the RP.

70. Any complaints on ownership title or other suits falling under arbitration and which is to be resolved by the judiciary system, will not be within the purview of the GRCs. The affected people will be informed about their right and entitlements as per policy of the RP during the focus group discussion facilitated by the RP implementation NGO field level staff. People's initial complaints/comments would be resolved in the focus group meetings. If the AP is not satisfied with the explanation of the INGO staff, he/she may bring his/her complaints to GRC. In this regard, the INGO field level staff will assist the AP in lodging the complaints.

71. Other than disputes relating to ownership right under the court of law, GRC will review grievances involving all resettlement benefits, relocation and other assistance. However, the major grievances that might require mitigation include:

- (a) Dispute over APs not enlisted in the original IoL;
- (b) Losses not identified correctly;
- (c) Compensation/assistance not as per entitlement matrix;
- (d) Dispute about ownership;
- (e) Delay in disbursement of compensation/assistance;
- (f) Improper distribution of compensation/assistance in case of joint ownership; and

C. Disclosure and Procedures

72. Prior to the start of construction, BR or its representative will make public the establishments of the grievance redress steps and the process, and advertise all via contact information and the grievance redress steps posted at every UP office involved, as well as at every train station in the Project corridor. The poster(s) will be in the local language(s) and posted as soon as the RP implementing INGO is mobilized. The BR representative will check at least every month to ensure that the posters are prominently displayed and contact instructions and numbers are clearly provided. A complaint register of all grievances received will be kept, including contact details of complainant, date of complaint submission, nature of grievance, agreed corrective actions, the date these were in effect, and final outcome.

73. The INGO and BR will try as much as possible to address grievances locally before these are submitted to the GRM. If grievances are not resolved, the following procedures and timeline are described in Table 40.

Table 40: Grievance Redress Procedures

Step 1	In case of any grievances, the complainant approaches the NGO field level officials for clarification, or submits any formal complaints. The NGO will provide clarification to the affected person and try to resolve the problem at local level with the involvement of the PIU resettlement representative. If this is not resolved (maximum 7 days).
Step 2	The NGO will recommend that the affected person submit their complaints to the GRC. NGO staff assists the affected person in filing the complaints (maximum 3 days).
Step 3	GRC will evaluate applications, to determine whether the submitted cases are within their mandate. Cases related to compensation under the ARIPO will be referred to the DC through BR for further review and action. Decision has to be made by the DC and complainant informed within 14 days.
Step 4	If the complaint is within the GRC mandate and does not related to compensation under ARIPO, the Local-level Committee will hold a session with the aggrieved person, minutes recorded. A proposed action/decision will have to be made and complainant informed orally and in writing within 14 days.
Step 5	The complainant may accept the Local-level Committee decision; if not, he/she may want to submit the complaint to the project-level. The NGO will assist the complainant in filing the claim (maximum 3 days)

Step 6	The project-level Committee will hold a session with the aggrieved person, minutes recorded. The approved verdict will be communicated to the complainant PD in writing.
Step 7 - A	If the complainant does not accept the project-level Committee decision, he/she may want to submit to the court of law. The NGO will assist the complainant in filing the claim (maximum 7 days).
Step 7 - B	If the complainant does not accept the project-level Committee decision, he/she may want to submit directly (in writing) to the ADB's Resident Mission or South Asian Transport and Communication Division (maximum 7 days)
Step 7 - B	Should efforts to resolve the issue fail, the affected person may submit their complaint in writing directly to the ADB Accountability Mechanism: http://www.adb.org/Accountability-Mechanism/default.asp .

D. Documentation and Record Keeping

74. All local GRC documents will be maintained by INGO for review and verification by MSC, ADB, and any external reviewers. The RU Field Office(s) will act as the Secretariat to the local GRCs. As a result, the records will be up-to-date and easily accessible on-site.

IX. LAND ACQUISITION AND RESETTLEMENT INDICATIVE BUDGET

A. Budget Summary

75. The total estimated budget for the resettlement plan is BDT 33,755.98 million (USD 434.44 million). The final resettlement budget will be prepared by the INGO after the finalization of Replacement value by PVAC and the final census by JVC. The estimated budget below includes compensation for land, structures, trees and crops at replacement cost, all other resettlement benefits as per the entitlement matrix in Chapter 5, administration costs (including the two NGOs to be hired for implementation) and provisions for contingencies. The cost of land acquisition represents 76% of the budget.¹¹ The land acquisition and resettlement fund will be provided by Bangladesh Railway. The summary of the budget is presented in the Table 41.

Table 41: Summary Budget

Detailed Break-up Cost of Land Acquisition and RP Implementation						
Sl. No.	Description	Unit	Quantity	Rate (BDT)	Total Cost	Total Cost
					(Million BDT)	(Million USD)
A	Land Acquisition, structures, trees and crops as per CCL					
A-1	Market Price of Land/DC's Price	Acre	1,391	11,157,147	15,519.59	199.74
A-2	Market Price of Primary Structure/DC's Price	Sqft.	1,596,455	1,066	1,701.82	21.9
A-3	Market Price of Secondary Structure/DC's Price	LS			692.86	8.92
A-4	Market Price of Trees/DC's Price	Nos.	239,761	2,511	602.04	7.75
A-5	Market Price of Crops/DC's Price	Dec	83,756	400	33.5	0.43
A-6	Market Price of Fish production/DC's Price	Dec	1,549	1,000	1.55	0.02
A-7	Premium of Total Property Cost (50%)				9,275.68	119.38
A-8	Overhead administrative fee @ 2% of Total Cost				556.54	7.16
	Total (A.1 - A.7)				28,383.58	365.3
	Lump Sum for Unforeseen Tasks @ 5%				1,419.18	18.26
	Subtotal "A"				29,802.76	383.56
B	Resettlement					

¹¹ The land cost includes costs in A1, plus 50% of A1, plus B1 Top-up.

B-1	Additional Grant as Top-up of DC's price to reach the Replacement Value of Land [Actual rate and costing would be determined by PVAC]	acre	1,391	1,706,330	2,373.50	30.55
B-2	Additional Grant as Top-up of DC's price to reach the Replacement Value of structure [Actual rate and costing would be determined by PVAC]	sft.	1,596,455	100	159.65	2.05
B-3	Stamp Duty and Registration cost (for 50% AH's losing land only)	LS			708.7	9.12
B-4	Other resettlement benefits	LS			174.84	2.25
B-5	Livelihood improvement program	LS			50	0.64
B-6	Assistance in identifying space to rent/buy	LS			6.28	0.08
	Total (B.1 - B.6)				3,472.97	44.70
	Lump Sum for Unforeseen Tasks @ 5%				173.65	2.23
	Subtotal "B"				3,646.62	46.93
C	Administrative Cost					
C-1	RP Implementing NGO/Consultancy Firm including Capacity Building & Training of officials of EA	LS			232	2.99
C-2	Cost of NGO/Consultancy Firm for carry out Income Generating & Livelihood Restoration (ILRP) program training and payment of grant for trained up EPs	LS			60	0.77
	Total (C1 - C2)				292	3.76
	Lump Sum for Unforeseen Tasks @ 5%				14.6	0.19
	Subtotal "C"				306.6	3.95
	Total Estimated Cost (A+B+C)				33,755.98	434.44

76. The final market price value of the land and structures will be determined by Property Valuation Advisory Committees (PVACs), which will be set up in all concerned upazila at the start of the implementation of the RP. The PVACs will be composed of representatives of (i) BR/PIU (ii) Upazila; (iii) Revenue department of the concerned district; (iii) Public Works Department and (iv) the INGO. The PVACs will review and verify through additional field level investigations the replacement values proposed in the RP and recommend the final rates for land, structure, trees and crops by type for BR

approval. The PVACs will also consider inflation adjustments/indexing for any delay in the additional payments. The PVACs maintain proceedings of all their deliberations.

B. Budget for Land

77. The land rates in this RP were estimated based on (i) land acquisition plan budget estimates from the DCs of Chittagong and Cox's Bazar; (ii) the latest published mouza rates in the two districts (January 2016); (iii) the 50% increment on these rates as required by national land acquisition law (ARIPO) and (iv) the difference between the first three numerals and a market rate estimate based on a survey and consultations in the field. The final land rates will be validated by the PVAC.
78. As per ARIPO, the CCL (cash compensation under law) for land to be paid by the DCs is calculated based on the mouza rate plus 50% due to compulsory acquisition. The quick survey conducted in 2016 indicates that the land rate in some mouza can be higher or lower than the market value of land. For example, land rates for most of the mouzas in Cox's Bazar were identified to be higher than market rates. Affected people in these areas reported that they would be happy with the official ARIPO rates (CCL). In any case, the RP budget therefore has provisions to provide additional cash compensations (i.e., "top up") in order to match the market rates whenever these are higher. The RP also has provisions for applicable transaction cost like stamp duty and other cost for title registration for replacement land. To cover this cost, a line was integrated in the budget for 50% of the affected households, which was the estimate of the share of households who would buy new land. The Table 42 shows the average replacement cost rates for different types of land for all districts.

Table 42: Estimated Replacement Value of Land

Breakdown of Land Cost following 562.83 ha of Land Acquired				
Sl. No.	Category of Land	Quantity in Decimal¹²	Rate in BDT per Decimal	Estimated Cost in Million BDT
1	Homestead	7,873	301,456	2,373.37
2	High land	30,240	115,355	3,488.33
3	Cropped Land	85,234	174,444	14,868.52
4	Bamboo	12	115,474	1.39
5	Orchard/Forest	14,120	155,602	2,197.09
6	Pond	1,549	200,363	310.36
7	Wet land	32	8,763	0.28
8	Others	17	964,986	16.40
	Total	139,077		23,255.74

C. Budget for Structures

79. The rates for primary and secondary structures were estimated based on the replacement cost of the materials required to build a structure of the same or better quality. Structures have been broadly categorized in 5 different set of materials: (i) *pucca* (concrete roof with brick wall and brick/earthen floor); (ii) *semi-pucca* (tin roof with brick wall and brick/earthen floor), (iii) tin (tin roof with tin wall and brick/earthen/wooden floor); (iv) *kutchra* (tin roof with wooden/bamboo wall and earthen/wooden floor); and (v)

¹² A decimal is the traditional land unit in Bangladesh and is the equivalent to 0.004 hectare.

thatched (straw roof with wooden/bamboo/straw wall and earthen floor). These five categories have been further sub-categorized into 16 items.

80. Material unit rates were defined through (i) interviews with knowledgeable persons in the construction industries (businesspersons of rod, cement, CI sheet, wood, bamboo, etc.) and (ii) published rates from the Public Works Department. The cash compensation under law (CCL) rates was also estimated using the formula used as per ARIPO.¹³ The difference between the replacement cost and ARIPO will be paid by the project as “top up”. A budget line has been included for this purpose.

81. The estimated budget for primary structures at replacement cost for this RP is BDT 1,701.82 million. The budget has kept a lump sum provision of BDT 692.86 million for secondary structure.

Table 43: Replacement Value for Primary Structures

Sl. No.	Primary Structures	Quantity in sft./No.	Rate in BDT	Estimated Amount of Compensation in BDT
1	Pucca (pucca floor) sft.	226,848	2,600	589,804,800
2	Pucca (katcha floor) sft.	10,179	2,400	24,429,600
3	Semi-pucca (pucca floor) sft.	206,910	1,800	372,438,000
4	Semi-pucca (katcha floor) sft.	63,677	1600	101,883,200
5	Double-barrelled tin house (pucca floor) sft.	6,872	1400	9,620,800
6	Double-barrelled tin house (katcha floor) sft.	88,145	1200	105,774,000
7	Tin house with only one slanting roof (pucca floor) sft.	3,371	1200	4,045,200
8	Tin house with only one slanting roof (katcha floor) sft.	16,154	1000	16,154,000
9	Katcha double-barrelled, sft.	533,306	650	346,648,900
10	Katcha house with only one slanting roof, sft	142,746	500	71,373,000
11	Thatched, sft	166,562	250	41,640,500
12	House with polythene roof, sft.	62,451	100	6,245,100
13	House with only one slanting tin roof without wall, sft.	43,829	250	10,957,250
14	Only Floor Pucca, sft.	21,590	100	2,159,000
15	House without roof (pucca wall), sft.	3,098	800	2,478,400
16	House with only pucca roof (without wall & floor) sft.	717	1200	860,400
	Total (primary structure)	1,596,455	17,050	1,706,512,150
	Average Rate in BDT		1065.63	
	Total (in million BDT)			1,706.51

¹³ sft. X rates (by type of structure) = Y - 20% depreciation = Z, plus 50% of the total value (i.e. Z) is CCL for structures.

D. Market Value for Trees

82. The compensation for trees will be paid at market value according to the type of tree lost. The tree rates are determined based on rates by the Department of Forest (DOF). The DC as part of CCL pays the compensation for trees. The affected households will also receive market value of average annual fruit production for three years for fruit trees. The estimated budget for tree compensation on private land is BDT 343.59 million and BDT 259.13 million for tree compensation on government land.

Table 44: Estimated Amount of Compensation for Trees on Private Land

Sl. No.	Category of Trees	Quantity in No.	Rate in BDT	Estimated Amount of Compensation in BDT
P.1	Fruit			
1	Big	19,570	6,100.00	119,377,000
2	Medium	11,118	3,400.00	37,801,200
3	Small	12,807	1,400.00	17,929,800
4	Plant	6,563	95	623,485
	Subtotal	50,058.00		175,731,485.00
P.2	Timber			
1	Big	3,451	12,500.00	43,137,500.00
2	Medium	7,996	6,600.00	52,773,600.00
3	Small	26,743	2,500.00	66,857,500.00
4	Plant	11,886	45	534,870.00
	Subtotal	50,076.00		163,303,470.00
P.3	Medicinal			
1	Big	10	9,700.00	97,000.00
2	Medium	44	5,200.00	228,800.00
3	Small	245	2,000.00	490,000.00
4	Plant	38	45	1,710.00
	Subtotal	337.00		817,510.00
P.4	Banana			
1	Big	2,582	300	774,600.00
2	Medium	1,771	200	354,200.00
3	Small	1,222	100	122,200.00
4	Plant	830	40	33,200.00
	Subtotal	6,405.00		1,284,200.00
P.5	Bamboo (B)	14,008	175	2,451,400.00
	Total of P	120,884.00		343,588,065.00
	Total (in million BDT)			343.59

Source: Census & IoL Survey 2013 & 2015 and Property Valuation Survey, 2013

Table 45: Estimated Amount of Compensation for Trees on Government Land

Sl. No.	Category of Trees	Quantity in No.	Rate in BDT	Estimated Amount of Compensation in BDT
G.1	Fruit			
1	Big	1,381	6,100.00	8,424,100
2	Medium	2,466	3,400.00	8,384,400
3	Small	6,772	1,400.00	9,480,800
4	Plant	5,756	95	546,820
	Subtotal	16,375.00		26,836,120

Sl. No.	Category of Trees	Quantity in No.	Rate in BDT	Estimated Amount of Compensation in BDT
G.2	Timber			
1	Big	1,031	12,500.00	12,887,500.00
2	Medium	5,161	6,600.00	34,062,600.00
3	Small	72,866	2,500.00	182,165,000.00
4	Plant	13,710	45	616,950.00
	Subtotal	92,768.00		229,732,050.00
G.3	Medicinal			
1	Big	36	9,700.00	349,200
2	Medium	59	5,200.00	306,800
3	Small	93	2,000.00	186,000
4	Plant	44	45	1,980
	Subtotal	232		843,980
G.4	Banana			
1	Big	537	300	161,100
2	Medium	476	200	95,200
3	Small	353	100	35,300
4	Plant	253	40	10,120
	Subtotal	1,619.00		301,720.00
G.5	Bamboo	8,116	175	1,420,300.00
	Total of G	119,110		259,134,170.00
	Total (in million BDT)			259.13

Source: Census & IoL Survey 2013 & 2015 and Property Valuation Survey, 2013

E. Market Value of Crops/Fish

83. The budget for compensation of standing crops and fish stocks has been estimated based on a fixed rate for total crop land and pond/low lying area. It is standard practice in Bangladesh for calculating crop compensation on the basis of per decimal rate BDT 400.00. For fish compensation the rate is BDT 1,000.00 per decimal. The total estimated amount for crop and fish compensation is BDT 35.05 million.

Table 46: Estimated Amount of Compensation for Standing Crops and Fish

Sl. No.	Category of Loss	Quantity in Dec.	Rate in BDT	Estimated Amount of Compensation in BDT
D	Compensation for crop production @ BDT 400.00 decimal in the case of cultivated area	83,756	400	33,502,540
E	Compensation for fish stock @ BDT 1,000.00 decimal in the case of cultivated ponds/water bodies	1,549.00	1,000.00	1,549,000
	Total			35,051,540
	Total (in million BDT)			35.05

Source: Census & IoL and Property Valuation Survey, 2013

F. Resettlement Assistance and Grants

84. The Entitlement matrix has provisions for resettlement assistance and grants such as TG/RG for households, shops and CPRs, rental assistance, income and livelihood restoration grants, and additional assistance for vulnerable groups and female-headed households. The total provision for allowances and grants is BDT 200.10 million. Table 47 presents estimated amounts of allowances and grants.

Table 47: Estimated Amounts of Allowances and Grants

Sl. No.	Category of Loss	Quantity in No.	Rate in BDT	Estimated Compensation in BDT
1	Transfer Grant @BDT 8,000.00 per affected Titled Residential and Commercial Structures (Loss Item 2)	1,984	8,000	15,872,000
2	Transfer Grant @BDT 8,000.00 per affected Non-titled Residential and Commercial Structures (Loss Item 3)	549	8,000	4,392,000
3	Transfer Grant BDT 8,000.00 per affected CPR structures (Loss Item 4)	43	8,000	344,000
4	Reconstruction Grant by type of Structures at the rate of (a) Pucca/Semi-pucca BDT 20,000 (b) Tin Shed BDT 15,000 (c) Katcha BDT 8,000 (d) Thached BDT 6,000. Average value of RG for all types is BDT 12,250. (Loss Item 2/3)	2,533	12,250	31,029,250
5	Reconstruction Grant for CPR by type of Structures (with or without title to land) at the rate of, (a) Large BDT 50,000 (b) Medium BDT 25,000 and (c) Small BDT 15,000. (Loss Item 4)	Large 1* Medium 1 Small 39	LS	745,000
6	Loss of Graves on Public and Private Land (Loss Item 5)	LS	15,000	3,000,000
7	Cash Grant of @BDT 5,200.00 for non-titled share croppers, licensees and lessees of agricultural land (Loss Item 8)	4	5,200	20,800
7-A	Cash Grant of @BDT 4,600.00 for non-titled licensees and lessees of pond (Loss Item 8)	63	4,600	289,800

8	Value of fruits at market value of average annual fruit production for 3 years (Loss Item 6)			60,000,000
9	Rental assistance for both residential and commercial EPs @ BDT 4,000.00 for Rented out HHs (Loss Item 11)	160	4,000	640,000
10	Rental assistance for both residential and commercial EPs @ BDT 4,000.00 for rented-in (tenant) HHs (Loss Item 12)	160	4,000	640,000
11	Moving grant BDT 5,000.00 for each tenant (Loss Item 12)	160	5,000	800,000
12	Grant to cover temporary loss of regular wage income @BDT 30,000 (BDT 500/daily X 60 days) (Loss Item 10)	122	30,000	3,660,000
13	Maximum of BDT 60,000 for loss of Business Income based on Supportive document/PAVC assessment (Loss Item 9)	155	60,000	9,300,000
14	Assistance for new/reconnection of utilities (Gas/Electricity/ Telephone/Water/Sewerage) as per Entitlement Matrix (Loss Item 13)	1,104	7,200	7,948,800
15	Assistance/one-time cash grant @BDT 10,000.00 in addition to other compensation for vulnerable households (Loss Item 14)	984	10,000	9,840,000
15-A	Specials Assistance for women and disabled headed HHs @BDT 5,000 (Loss Item 14)	195	5,000	975,000
16	BDT 25,000.00 to be provided as "seed grant" to each trained member (Loss Item 16)	984	25,000	24,600,000
16-A	BDT 25,000.00 to be provided as "seed grant" to each Severely Affected member (Loss Item 16)	7	25,000	175,000
17	One time cash grant of BDT 10,000.00 for women trainee (Loss Item 15)	LS	10,000	500,000

17-A	One time cash grant of BDT 10,000.00 for each Severely Affected member (Loss Item 15)	7	10,000	70,000
	Total (in BDT)			174,841,650
	Total (in million BDT)			174.84

* Two other large CRPs are government buildings and therefore excluded from the budget

X. IMPLEMENTATION ARRANGEMENTS

A. Resettlement implementation experience

85. Bangladesh Railway (BR) is the executing agency (EA) for the project. BR is familiar and experienced with ADB's resettlement activity requirements: it is currently conducting land acquisition and resettlement activities for the Tongi-Bhairab Bazar Double Line Project (completed in December 2015) and the Akhaura-Laksam Double Line Project (ongoing). Both of these investments are financed by a loan from ADB. The RP will be entirely financed by the Government of Bangladesh (GoB) and BR will be responsible for securing the funds to implement all its activities.

B. Key implementation arrangements

86. BR will establish a project implementation unit (PIU), headed by a Project Director in the city of Chittagong. It will allocate 2 staff dedicated to land acquisition and resettlement activities. They will be supported by two (2) resettlement consultants hired as part of the project management consultant (PMC) team. Details of the implementation arrangements are provided in Table 48.

Table 48: Details of Implementation Arrangements

Agency	HR resources	Key activities
PIU Office in Chittagong	BR Staff: <ul style="list-style-type: none"> - Deputy Director - Senior sub-assistant engineer PMC Staff: <ul style="list-style-type: none"> - Senior resettlement consultants (PMC) - Junior resettlement consultant (PMC) 	Overall responsibility for implementation of RF. Key activities include: <ul style="list-style-type: none"> ▪ support the survey verification and update of affected persons and prepare identification and entitlement cards ▪ provide assistance and logistical support to the District Commissioner's office for land acquisition activities ▪ provide support to the affected persons in gathering their documentation to collect their award payment at the district's office ▪ Distribute resettlement benefits ▪ support the field data gathering for the preparation of RP addendums and updates ▪ conduct and document regular and meaningful consultations with affected persons – including the dissemination of entitlement benefits ▪ conduct internal monitoring of RP activities and prepare monthly progress reports ▪ convene grievance redress committee ▪ Place budget to DC's offices.
RP NGO Offices in Chittagong and Cox's Bazar	Team of 8-10 professional staff (team leader, area managers, gender specialist, data manager) and 20	Day-to-day implementation of the land acquisition process and resettlement activities. The terms of reference (TOR) for the INGO is included in Annex 4: <ul style="list-style-type: none"> ▪ support the survey verification and update of affected persons and prepare identification

Agency	HR resources	Key activities
	field and support staff	and entitlement cards <ul style="list-style-type: none"> ▪ provide assistance and logistical support to the District Commissioner's office for land acquisition activities ▪ provide support to the affected persons in gathering their documentation to collect their award payment at the district's office ▪ support the PIU in the distribution of resettlement benefits ▪ support the field data gathering for the preparation of RP addendums and updates ▪ conduct and document regular and meaningful consultations with affected persons – including the dissemination of entitlement benefits ▪ conduct internal monitoring of RP activities and prepare monthly progress reports ▪ address grievances at local level ▪ act as secretary in grievance redress mechanism ▪ support affected persons in filing grievances
Deputy Commissioner Office in Chittagong and Cox's Bazar	Unknown	<ul style="list-style-type: none"> ▪ participate in the joint verification survey ▪ Issues all notices related to the land acquisition process ▪ conduct payment of CCL to the affected persons ▪ allocate khas land and assist in identifying alternative land for relocation of sensitive groups and community structures ▪ maintain all official records and legal and administrative authority for land titles.
Supervision Consultant Office in Chittagong	Intern. resettlement expert National resettlement expert	Guide the land acquisition process and resettlement activities: <ul style="list-style-type: none"> ▪ help the PIU an RP implementing NGO in setting up a baseline and monitoring system ▪ review and finalize RP addendums when necessary ▪ monitor activities of the NGO ▪ conduct internal monitoring of the resettlement process to ensure smooth implementation ▪ ensure that timely payments of compensation and other entitlements as per the RP are made before physical relocation or the commencement or civil works occurs ▪ consolidate monthly resettlement monitoring reports prepared by resettlement NGO into semi-annual monitoring reports to be submitted to ADB ▪ participate, record and address grievances at

Agency	HR resources	Key activities
		project level <ul style="list-style-type: none"> ▪ identify areas of non-conformity with the RP and propose corrective actions ▪ ensure proper documentation of the ongoing consultation process.
Income and Livelihood Restoration Program (ILRP) NGO	4 professional staff 4 field staff	Conduct and implement the livelihood training program. The TOR for the ILRP NGO is included in Annex 5.

C. Implementation Schedule

87. As per ADB's SPS, affected people in a given section must be compensated and resettled before civil works starts. The implementation of the RP must therefore be carefully synchronized with the calendar of civil works. BR has already initiated a series of activities with regards to the implementation of this RP: (i) all the Land Acquisition Plans (LAPs) have been submitted to the DCs in Chittagong and Cox's Bazar in XXX 2016; (ii) the DPP has been submitted for approval to the planning commission; (iii) the expression of interest for the RP implementing NGO has been advertised in February 2016. Other key advance actions still pending are: (i) the placement of the PIU/PMU resettlement staff; (ii) the formation of PVAC, JVC, and GRCs. A tentative implementation schedule of the overall resettlement process is presented in Figure 2.

No.	Activity	2015				2016				2017				2018				2019				
		Q1	Q2	Q3	Q4																	
A	LAND ACQUISITION																					
1	Preparation of LAP and Submission to DCs																					
2	Land Acquisition Processing by DCs																					
3	Notice u/s 3, Joint Verification, Notice u/s 6																					
4	LA Estimate and Fund Placement with DCs																					
5	Payment of CCL																					
6	Transfer of Land																					
B	SOCIAL PREPARATION																					
1	Mobilization of INGO in the field																					
2	Disclosure of RAP																					
3	NGO assistance to APs for CCL collection																					
4	Formation of PVAC/IVC/GRCs/RACs																					
5	Identification of EPs/Issuance of ID Cards																					
6	Determination of Entitlements																					
C	PAYMENT OF COMPENSATION																					
1	Coordinate with DC offices on land acquisition																					
2	Assist APs in the process of CCL collection																					
3	Prepare application for CCL collection for APs																					
4	Opening Bank Account by the APs																					
5	APs apply and receive CCL																					
6	APs approach and receive RV/AG for RV																					
D	RELOCATION																					
1	Payment of Transfer and Reconstruction Grants																					
2	Payment of other resettlement grants																					
3	PAP mobilization for relocation																					
4	LA Payments and Monitoring of Relocations																					
E	GRIEVANCE REDRESS																					
1	Complaints from aggrieved APs																					
2	Review, Approval and Actions																					
F	MIS AND MONITORING																					
1	Design, Develop and Operate Automated MIS																					
2	Internal Monitoring of LA and Relocation																					
G	IMPLEMENTATION OF ILRP																					
1	Hiring of ILRP NGO																					
2	Needs Assessment Survey by NGO																					
3	Develop/update ILRP																					
4	Implementation of ILRP																					
5	Monitoring ILRP Implementation																					

Figure 2: RP Implementation Schedule

XI. MONITORING AND EVALUATION

A. Internal Monitoring System

88. An internal monitoring system will be established by the PIU and INGO with the support of the CSC resettlement experts. A set of process, outcome and baseline indicators will be developed and the baseline gathered at the onset of RP implementation. Indicative indicators for the project can be found in Table 49. Moreover, the NGO will develop a resettlement-related Management Information System (MIS) to manage land acquisition and resettlement data (records of compensation and disbursements) as well as maintaining records of consultations and grievances. Semi-Annual Monitoring Reports will be submitted to ADB. An outline of these reports is included in Annex 3.

Table 49: Monitoring issues and Indicators

Monitoring Issues	Monitoring Indicators
Budget and time frame	<ul style="list-style-type: none"> ▪ Has all resettlement staff been appointed and mobilized for field and office work on schedule? ▪ Have capacity building and training activities been completed on schedule? ▪ Are resettlement implementation activities being achieved according to agreed implementation plan? ▪ Are funds for resettlement being allocated to resettlement agencies on time? Have resettlement offices received the scheduled funds? ▪ Have funds been disbursed according to RP? ▪ Has the land been made encumbrance-free and handed over to the contractor in time for project implementation?
Delivery of entitlements	<ul style="list-style-type: none"> ▪ Have all affected persons received entitlements according to numbers and categories of loss set out in the entitlement matrix? ▪ How many affected households have relocated and built their new structures at new locations? ▪ Are income and livelihood restoration activities being implemented as planned? Have affected businesses received entitlements? ▪ Have the community structures (e.g. mosque, club, etc.) been compensated and rebuilt at new sites? ▪ Have all processes been documented? ▪ Are there discrepancies between the estimated number of affected persons as per the RP/RP addendum and actual numbers ▪ Share of CCL disbursement vs total TH affected ▪ Share of TH who have received total TH at Share of TH who have received entitlement benefits ▪ Share of NTH who have been compensated market value for loss of structure, tree or crops ▪ Share of NTH who have received entitlement benefits.
Relocation assistance	<ul style="list-style-type: none"> ▪ Has NGO prepared a list of alternative places to rent/buy? ▪ Have affected households benefitted from support of NGO to find alternative place to rent/buy? If so, how many and what services were provided?

Monitoring Issues	Monitoring Indicators
Consultation, grievances, and special issues	<ul style="list-style-type: none"> ▪ Have resettlement information brochures/leaflets been prepared and distributed? Have consultations taken place as scheduled, including meetings, groups, and community activities? ▪ Have any affected persons used the grievance redress procedures? What grievances were raised? What were the outcomes? ▪ Have conflicts been resolved? ▪ Have grievances and resolutions been documented? Have any cases been taken to court?
Resettlement Benefit/ Impacts	<ul style="list-style-type: none"> ▪ What changes have occurred in patterns of occupation compared to the pre-project situation? ▪ What changes have occurred in income, expenditure and livelihood patterns compared to pre-project situation? ▪ How many physically displaced households have relocated? Where are they relocated (i.e. remaining plot of land, newly purchased plot, rented plot/structure) ▪ How many households have purchased plot? ▪ What was compensations/resettlement benefits spent on? ▪ Have the participants of the livelihood-training program used their new skills? What was the seed grant spent on?

B. Independent External Monitoring

89. An independent external monitor will be engaged under an ADB technical assistance for monitoring of the LA and resettlement activities. The overall scope of the independent monitoring is in Table 50. The terms of reference are included in Annex 6.

Table 50: Scope of Independent Monitoring

Independent Monitor	1 professional staff 4 surveyors/assistants	Conduct a field-based assessment of the implementation of the resettlement plan on a bi-annual basis: <ul style="list-style-type: none"> ▪ Reconciliation data provided by NGO, BR with field and records verification; ▪ Assess progress of land acquisition and resettlement activities; ▪ Assess progress vis-à-vis indicators; ▪ Assess compliance of RP implementation with SPS and RF; ▪ Interview affected persons to assess their views on the resettlement process; and ▪ Propose corrective/remedial actions.
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C. Reporting Arrangements

90. The INGO will prepare monthly progress report (MPR) highlighting progress, issues, constrains, targets for every month. The CSC will monitor implementing progress and submit semi-annual monitoring report to the PD. These reports will closely follow the resettlement monitoring indicators as mentioned in Table 12.1. PMU/DD Resettlement will review the MRPs and Semi-annual resettlement report and take appropriate actions,

if needed, for improvement of the resettlement operations. Table 51 provides details on the contents and timing of various progress monitoring reports.

Table 51: Reporting Requirements

Type of Report	Content	Frequency	Responsibility
Monthly progress report	Progress on land acquisition and resettlement activities, progress on indicators, results, issues affecting performance, constraints, variation from RP (if any) and reason for the same and corrections recommended	Monthly	INGO
Semi-annual resettlement monitoring report	Progress on land acquisition and resettlement activities, indicators, and variations if any with explanation and outcome, recommended corrective actions.	Semi-annually	BR/CSC
Independent monitoring report	Progress on land acquisition and resettlement activities, indicators, variations if any with explanation and outcome, affected person's satisfaction with process, compliance with ADB's SPS, corrective actions recommended	Semi-annually	Independent Monitor ADB
Resettlement completion report	Overall narrative of the land acquisition and resettlement process, outputs and outcomes of indicators from baseline, key variations/changes, lessons learned	Once	BR/CSC
Resettlement evaluation report	Overall assessment of the land acquisition and resettlement process, compliance with ADB's SPS, indicators achievement when compared to baseline, lessons learned	Once	Independent Monitor ADB