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Resettlement Policy Framework

**Modernization and Capacity Enhancement Project of
BREB Network**

(Chattogram-Sylhet Division)

July 2024



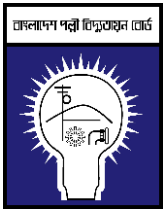
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LIST OF ACRONYMS

AIIB	Asian Infrastructure Investment Bank
AP	Affected Person/s
ARIPA 2017	The Acquisition and Requisition of Immovable Property Act 2017 (ARIPA)
BFD	Bangladesh Forest Department
BREB	Bangladesh Rural Electrification Board
CCL	Cash Compensation under Law
DC	Deputy Commissioner
EA	Executing Agency
GRC	Grievance Redress Committee
IOL	Inventory of Losses
MOL	Ministry of Lands
MoL	Ministry of land
MPEMR	Ministry of Power Energy and Mineral Resources
PAPs	Project Affected People
PAVC	Property Advisory Evaluation Committee
PBS	Palli Bidyut Samity
PGRC	Project Grievance Redress Committee
PIC	Project Implementation Unit
PWD	Public Works Department
RB	Requiring Body
RP	Resettlement Plan
STG	Structure Transfer Grant
TG	Transfer Grant
Tk	Bangladesh Taka
UNO	Upazilla Nirbahi Officer

EXECUTIVE SUMMARY

Background

The Resettlement Policy Framework (RPF) is prepared by Bangladesh Rural Electrification Board (BREB) in accordance with Government of Bangladesh's (GoB) legal policy and Asian Infrastructure Investment Bank (AIIB) Environmental and Social Framework, specifically ESS-2 which is the standard 2 "Involuntary Resettlement". This RPF is for "Modernization and Capacity Enhancement Project of BREB Network (Chattogram -Sylhet Division) financed by the AIIB.

The RPF sets out the principles and objectives governing the land acquisition, land purchase, resettlement process and related mitigation measures in accordance with the ESS2 requirements. Specifically, this RPF is prepared to guide Land purchase, land acquisition, involuntary resettlement, economic displacement by BREB under the Project. The objective is to ensure that the Project's negative socioeconomic impacts on Project Affected Persons (PAPs) are sufficiently mitigated and that PAPs are not affected as a result of project actions.

Project Description

Under the project, there are 90 new 33/11 kV substations to be installed by 31 December 2028 with modern equipment and technology. Most of the new substations will be of indoor type, which typically requires about 0.18-0.50 acres land. A typical 33/11 kV substation involves installation of 10/14 MVA or 20/28 MVA transformers, installation of 33kV bays, a control room, and installation of associated 33/11 kV feeders.

According to the preliminary estimation, approximately 36 acres of land required for 90 nos. But till now 27.09 acres of land is finalized for proposed new substations and among them 4 substation's lands comprise of 1.609 acres is already purchased. Remaining 25.48 acres land will be purchased through willing buyer willing seller basis by PBS fund

The proposed sites for substations are vacant at present and require development for power, water, access roads and drainage. The project site has to be raised to the level of 6 ft. (above highest flood level). The proposed project site is surrounded by a mix of agricultural land, Barren land, Ditches and small habitations. For new substations some land has been purchased. Majority of the land will be purchased through "willing buyer and willing seller" approaches.

The project will upgrade/modernize the capacities of 49 nos. 33/11 kV existing substations within the timeline. Upgrading work involves increasing the capacity of transformers by installation of new (or replacement of existing) transformers, installation of bays, construction and renovation of existing control rooms, and installation of associated feeders.

The project will involve construction, up-gradation and conversion of distribution lines of 26,222 km distribution lines, 90nos. of 33/11 kV new sub-stations, augmentation of 49 nos. existing substation, 11 sets of rivers crossing tower, 11 sets of switching stations, 03 sets SCADA system, and 9000 nos. fault locator, 3678km line rehabilitation in flood prone-area. The new 33 kV and 11 kV lines will be mostly aligned along the RoW of existing rural roads although some sections may need to pass thorough agricultural or plantation areas; alignments will be determined following detailed line survey by contractors.

The tentative commencement date of the project is 1st July 2024, and the estimated date of completion is 30 June 2029. The total cost of the project is estimated for 2029 is 9028989.20 Lakh BDT.

Assessment of Baseline Information, Potential Risks and Impact

The significant project impacts, socioeconomic and baseline conditions will be evaluated based on field survey, secondary information from BBS, PBS authority, Union Parishad and from the consultations with the local people. The extent and magnitude of the impacts, as well as data on socioeconomic conditions, will be collected at the household and community levels through various field surveys and stakeholder consultation meetings.

During preparation of the RPF, the consultants on behalf of BREB visited selected sample sites to identify the initial impacts and risks. During screening and the consultations with different stakeholders, community people opined that the proposed project will dramatically improve the livelihood opportunities lifestyle of local people with local economy and socio-cultural environs, trade and commerce, transport development, infrastructure expansion, establishment of small and medium scale industries and urbanization.

This program will, in general, discourage land acquisition and will do so only when no alternatives are available and adequate mitigation and compensation measures have been put into place for the PAPs. BREB will also try to avoid voluntary land donation, but in cases when this happens, it will be subject to strict scrutiny, legal documentation and prior approval by the AIIB will be required.

From the project proponent the probable losses are mainly identified as privately own land. The main possibility of potential impacts is like loss of income from agricultural and commercial activities, including fisheries and fruit trees, Disruptions on existing landholdings and resource use, Reduce the farm holding to uneconomic size etc. BREB should aware on this unavoidable issues and in that case, there will be negotiation between BREB and the landowner. It will be suggested to the landowner to sell their entire land.

According to site visits and information from respective PBS, it is anticipated that there are no associated facilities within this modernization project. So, there is no impact related to associated facilities.

Policy & Legal Framework

The legal and policy framework of the resettlement plan will be based on national laws and legislations related to the Electricity Act 2018 (amended), Electricity Rules 2022 (amendment), Acquisition and Requisition of Immovable Property Act 2017. Along with the national policies and acts, the Project will be implemented in compliance with the ESP of the AIIB ESF 2021 including Environmental and Social Standard 2 (ESS2). Based on the analysis of applicable national laws and AIIB's ESS 2 requirement, project related resettlement principles have been adopted.

The Acquisition and Requisition of Immovable Property Act 2017 (ARIPA) is the principal legislation governing eminent domain for land acquisition and requisition in Bangladesh. ARIPA 2017, detailed the land acquisition process from section 4 to section 19 and land requisition process from section 20 to section 28. According to ARIPA 2017, compensation to be paid for affected land, structures, trees, crops and any other damage caused by such acquisition. The amended Electricity Act 2018 establishes issue of compensation payment in Section 12 (Subsection 1) that if the land of the owner were affected due to tower construction the owner would be compensated as per designated law.

AIIB follows internationally applicable principles in case of any involuntary resettlement. AIIB carefully screens each and every project to determine whether or not it instigates nay involuntary resettlement due to the project interventions. This includes both physical and economic displacement, as defined in the Environmental and Social Standards (ESS) 2:

'Involuntary Resettlement' under AIIB's Environmental and Social Framework (2021). ESS 2 clearly acknowledges that there are cases where no alternatives can be found to avoid involuntary resettlement. In such cases, AIIB requires the Client to ensure that resettlement activities are conceived and carried out as sustainable development programs.

There is some gap between the government laws and AIIB's policies. The adverse social impacts are not fully addressed by the Act of ARIPA 2017– for instance; there are no provisions to ensure that the compensations for resettlement and/ or relocation of the PAPs are adequate as the amounts of compensation are based on hard-rules and not on project basis. AIIB policies on the other hand, require enhancing, or at least restore, the livelihoods of all affected persons in real terms relative to pre-project levels by screening the social impacts in a case-by-case process based on project benefits, project location, project type etc. The Act has no provision of resettlement assistance for restoration of livelihoods of affected persons except for legal compensation.

The Act 2017 pays no attention to public consultation, stakeholder's engagements in project planning and execution and to monitoring of project affected persons. AIIB policies require meaningful consultation with the affected people and other stakeholders to disseminate project goals and objectives to obtain stakeholders' views and inputs in project planning and implementation.

The land acquisition following ARIPA 2017 takes at least two years. Considering the project implement action period is around 3 years and the land acquisition should be completed before any civil work start. There would be conflict of schedule if the land is acquired going through ARIPA 2017. Thus, willing buyer and willing seller mechanism is the most feasibly option for the project. Under the willing buyer and willing seller norm, suitable land will be identified by PBS.

Respective PBS will ensure that price of the land needs to be at least equal to the prevailing and actual market price in the area or three times of the registration value whichever is higher. PBS will verify the land ownership, possession, interested parties, documents, etc. with the help of the land office. After completion of verification, PBS, and seller both will communicate this decision to the land office, Department of Land. The seller, with the assistance of Surveyor from local registration office, gets the land surveyed and demarcated in the presence of adjoining landowners. Disputes and claims if any will be resolved then and there. After verification, PBS calls a meeting with the seller where all the information about the land is shared and discussed and if the seller agrees, then PBS will proceed further to purchase the land. The entire process of consultation, negotiation, agreement, transfer of land documents will be recorded by the PBS and will be available for review by the AIIB. At any point of time during the process, the seller will have the right to refuse to sell. It is, however, willing buyer-willing seller, if the seller refuses to sell, the PBS will change the location and ask another seller. There will be no expropriation in case of failure of negotiation.

Scope of Involuntary Resettlement

This chapter presents the findings of the assessment for new substations and distribution lines. PBSs have chosen preliminary locations for the projected 90 nos. of new substations, though all of the locations have not been finalized. Out of 90 ss land only 11 lands have been purchased till now. The distribution lines' route alignment will be decided on a demand basis. This RPF has been prepared according to the already purchased land for proposed substations. Up to this stage there is no land acquired for the SS and it is anticipated that there will no need to acquire rest of the land in future. All of the proposed substation's land is finalized though few of the lands have been purchased. There is no provision for land acquisition in the proposed DPP, so rest of the lands will be purchased through willing buyer willing seller approach by the respective PBS.

In some regions, distribution line and electric pole generally goes through the roadside and in some cases by the aisle of the croplands, but it will be minor and can be avoided or reduced during the construction. However, in construction period there may be a loss of one-season crops due to these unavoidable conditions and BREB will pay the crop compensations to the farmers and farmer can continue their cultivation. A livelihood restoration programme has been suggested in this report and the cost for implementing compensation plan for livelihood restoration has been already added in the DPP. The distribution length alignment was initially prepared, and based on early surveys, the distribution lengths for 33/11 kV & below voltage line (New/Upgradation) to be 12430 km. During the construction phase, the exact loss will be known. The lines, on the other hand, will run beside the road. Temporary effects on the loss of crops during construction, which shall be minimized and mitigated as much as possible and compensated if necessary.

A total of 90 Nos. new substations will be constructed under the 19 PBS which require 40-50 decimals of land for each substation. As all of the substation's site are not purchased till the present, from the field studies and information from respective PBS, few PBSs purchased the land that was needed for the proposed substations. These lands will be purchased by willing buyers and willing seller process. BREB has already audited the purchased lands which are proposed for the new substations and found all of the lands are already purchased for this project in compliance with AIBs policies and negotiated settlement, legally documented and full compensation have been given. In addition, few of the lands are selected for purchase and rest of the lands are under negotiation stage between PBSs and landowner.

Substation areas for augmentation of existing 49 Nos. substations. So overall impact on the affected people is minimal considering most of the land be purchased through willing buyer and willing seller mechanism. BREB has already taken initiatives for direct purchase of land. Among the total identified substations, no primary and secondary structures are identified affected. However, if any structures are identified during the census survey in future identified sub-stations, compensation will be paid according to current market price and replacement cost. As well as owners will be able to take away salvage materials as agreed by BREB.

In the Sylhet and Mouolvibazar areas, there are indigenous people such as Monipuri and Khashia. But, during the baseline and census studies, proposed substations land has been found to be located far away from the inhabitant of indigenous people. However, in Sylhet PBS-2 area most of the IP community is resided. As a result, Standards on Indigenous Peoples (ESS 3) are triggered by the proposed project. Detail information will be derived after land audit report.

Applicability of Resettlement Planning Framework

The social screening will provide a preliminary assessment of the potential project's impacts. The screening will be carried out by PIU with the assistance of E&SM division and PIC. The screening will assist in identifying issues that can be verified during field investigations, as well as providing a preliminary idea of the nature, scope, and timing of social issues that will need to be addressed during the subsequent stages. The social screening format is given in the Annex-3.

The project's potential social impacts and risks will be assessed against the requirements presented in this RPF and applicable laws and regulations of the jurisdictions in which the project operates that pertain to involuntary resettlement matters.

The Project planning avoided compulsory land acquisition and involuntary resettlement while selecting the locations of substations. Most of the lands for new substations are proposed privately owned land that will be availed through negotiated settlement with the willing-buyer

and willing-seller mechanism and land purchase process. There would be no physical displacement but may some economic displacement. However, by the nature of this project there is no permanent economic displacement for this project. Rehabilitation and augmentation work will be confined to the existing facilities without having any additional impact. As far as construction of 33 and 11 kV distribution lines are concerned, the design suggested for pole-based lines which will follow mostly along the existing road.

The BREB has purchased land for a few substations and will be purchased future land through win-win situation. This is the BREB standard approach and process to purchase land from the landowners for substations. Therefore, no land acquisition required till now and no land acquisition will be required in the future as well. In addition, there is no provision incorporated into the DPP for land acquisition. The RP will be prepared as per the AIIB's guidelines if any associated facilities may impact (such as tree cuttings, crop damage, structures, etc.) to the landowners during land purchase by win-win situation. It will include the results and findings of the census of affected persons, and their entitlements to restore losses, institutional mechanisms and schedules, budgets, assessment of feasible income restoration mechanisms, grievance redress mechanisms, and results monitoring mechanisms. RPs will comply with the principles outlined in this agreed RPF.

Eligibility Criteria & Entitlements

Affected property owners and/or occupants through damage of assets due to the project are compensated as per their entitlements. As such, the affected persons (APs) are entitled to receive compensation under this Project for their losses. It identifies the categories of impact based on the census and IoL and shows the entitlements for each type of loss. The matrix describes the units of entitlements for compensating the damage/loss of land, structure, trees, crops, business and resettlement benefits.

If the losses are related to land for new substation through negotiated settlement, the entitled persons are landowners, and the entitlement is direct purchase by executing agency from the landowner through negotiated settlement and willing-buyer willing seller method after payment of agreed compensation for the land value and other attached assets to the land.

For loss of standing crops due to construction of distribution lines, the entitlement will be cash compensation at replacement cost and rehabilitation and restoration assistance, The sharecroppers/lessees will have their crop compensation proportionately from the landowners. Owners of crops will be given advanced notice to harvest and remove their crops.

In addition, for loss of standing trees during land purchase for sub-stations and construction of distribution lines, entitled persons with legal title and without legal title will be compensate. The owners of the trees will be allowed to fell and take the trees free of cost without delaying the project works.

CONSULTATION & STAKEHOLDER ENGAGEMENT

In accordance with ESS1, the Bank requires the Client to disclose environmental and social information. Furthermore, to improve access to environmental and social information related to Projects, the Bank discloses the Client's documentation within the timeframe specified in Section 65 of ESP. During the Project's preparation and implementation, the Bank expects the Client to engage in meaningful consultation with stakeholders. In the environmental and social assessment documentation, the Bank requires the client to include a record of the consultations as well as a list of participants.

The BREB team surveyed the project areas with support from the local PBS and conducted consultations with BREB officials, and village levels through formal meetings with local

authorities, informal interviews and consultation with affected communities' representatives through key informant interviews (KIIs), focus group discussions (FGDs).

Grievance Redress Mechanism at PBS

The Grievance redress mechanism described here refers to any grievances received at any stages of the project will be taken care of and mechanism related to the ESMP implementation and for all of the E&S related activities and issues directly or indirectly related with the project activities. A three-tier project specific Grievance Redress Mechanism (GRM) will be followed in this project. BREB has successfully completed some GoB funded projects as well as PA funded projects. BREB follows the same formats of GRM.

The GRC is comprised of 5 members in 1st Tiers including Concern PBS's Sr.GM/GM (Convener), Concern Executive Engineer (XEN) (Member), Assistant Engineer of Concern XEN office (Member), a female member from AGMs or above officials of concern PBS (If no female official is available then AGM (MS) will be appointed at her charge), Member from Consultant of concern PBS (Member). 2nd Tier will be comprised of project level personnel including Project director, Deputy Project Director (Tech), Deputy Project Director (Admin), Deputy Director (Finance).

3rd Tier will be comprised of Chief Engineer of Project (Convener), Additional Chief Engineer (Operation, Maintenance & Distribution), Director (Program Planning), Superintendent Engineer (E&S) Cell.

Institutional & Implementation Arrangements.

The BREB has already employed a Project coordinator for this project. BREB will establish a PIU with a full-time project director after the approval of the project. The same PIU will be responsible for all aspects of the RP implementation including procurement and financial management except procurement of substation land.

The monitoring and supervision of the construction work at field level will be entrusted to the respective XEN office of the BREB. The general manager and the consultant engineer of the PBSs will also be responsible for the implementation of the resettlement plan if required in the future, resolution of project related grievances at field level, payment of compensation for any losses caused by the project.

Monitoring and Reporting

The BREB, with the assistance of the respective PBS, will develop separate monitoring plans for the project, which will include key monitoring areas, methodologies, and relevant indicators, as well as plans for disclosing monitoring results well in advance of project implementation. The monitoring strategy will consider both substations and distribution lines.

The monitoring process will also focus on the progress of the RP implementation if need in the future, (i) the level of compliance of project implementation with safeguards plans and measures provided in legal agreements, including payment of compensation and other resettlement assistance and mitigation of construction related impacts, (ii) disclosure of monitoring results to APs for substations and distribution lines, and other stakeholders, and (iii) the level of consultation.

I. BACKGROUND & PROJECT DESCRIPTION

A. The Background

1. According to Bangladesh Government's power system master plan (PSMP-2016), BREB has to cover a supply of 13,500 MW by the year 2025 and 18,200 MW of electricity by the year of 2030 as against National demand of 27,009 MW in 2025, and 39,670 MW in 2030 respectively. As per 8th Five Year Plan of the Government of Bangladesh, power sector has been identified as a top priority and has considered increasing power consumption by more than 8% per annum and also has emphasized on ensuring uninterrupted, reliable and quality power supply, efficiency development and affordable prices, which is consistent with the proposed project. Moreover, SDG is a global indicator as it measures the performance of any project. SDG-7 calls for "affordable, reliable and sustainable energy services for all" by 2030. Indicator 7.1.1 means proportion of population with access to electricity which is 100% achieved. Moreover, indicator 7.1.2 resembles proportion of population with primary reliance on clean fuels and technology. This project is consistent with the indicator 7.1.2.

2. BREB is willing to initiate a modernization and capacity enhancement project in 19 Palli Bidyut Samity (PBS) such as Brahmanbaria PBS, Chandpur PBS-1, Chandpur PBS-2, Chattogram PBS-1, Chattogram PBS-2, Chattogram PBS-3, Cox's Bazar PBS, Comilla PBS-1, Comilla PBS-2, Comilla PBS-3, Comilla PBS-4, Feni PBS, Habiganj PBS, Lakshmipur PBS, Moulvibazar PBS, Noakhali PBS, Sylhet PBS-1, Sylhet PBS-2, and Sunamganj PBS in Chattogram and Sylhet Division.

B. Description of the Project Activities

3. BREB has plan to improve the overall electricity condition of the whole eastern part of Bangladesh. In this regard, 19 PBSs have been selected under Chattogram & Sylhet divisions to ensure an uninterrupted electricity supply. In earlier times due to lack of proper transport system and communication, load growth was not increased in this particular area. But presently in the course of time connectivity has taken a new model. The construction of Dhaka-Sylhet highway has greatly contributed to the communication advancement of Chattogram -Sylhet portion. Besides, the government is setting up 100 economic zones in the country to increase the employment and economic activity and external balance.

4. Based on the information/ data as collected, summary statement was prepared on requirement of 33kV line and 11 kV & Below Voltage line, insulated conductor, LT to HT conversion, River crossing tower, 33/11 kV Sub-Station, Present Average/ peak Demand, Forecasted Average/ peak Demand up to 2030. Highlights on targeted BOQ in short are as here:

5. The main objectives of the project are given below:
- To upgrade and enhance 2062 MVA capacity of rural electrical distribution network by 30 June 2029 to meet-up increasing demand of electricity in the project areas.
 - To access an un-interruptible, reliable, 'affordable & efficient power supply for 9.20 million existing consumers by reducing 2.50% system loss and 15% SAIDI.

6. BREB holds the capacity to cater 8,700 MW load at present, which is far behind the target. At present, for all the 80 PBSs the aforesaid master plan cannot be implemented unless its capacity is enhanced. Existing overloaded distribution lines and substations are required to be upgraded & the total power networking system is to be modernized to meet and to provide improved quality deliverable power at the consumer end. BREB has, therefore, targeted to take on a modernization and capacity enhancement project in each division to meet the projected demand & to ensure un-interrupted, reliable, quality and affordable electricity supply for all. According to Modernization & Capacity Enhancement Project the main targets of the projects are as follows:

- To construct 90 nos. of 33/11 kV new Sub-station (+1512MVA).

- Augmentation of 49 nos. of 33/11 kV existing sub-station (+550 MVA).
- To Construct 12430 km (New/Up-gradation) of 33kV and bellow voltage line
- To construct/purchase 234 km. of 33kV underground/submarine cable.
- To construct/purchase 298 km. of 11kV underground/submarine cable
- To Construct 4990 km. of insulated line.
- Conversion of 3320 km LT to HT line.
- Conversion of 4950 km HT 1-ph to HT 3-ph line.
- Reconstruction/ rehabilitation of 3678 km line in flood affected area.
- Construction of 11 sets River crossing Tower
- Construction of 11 sets Switching Stations
- 03 set SCADA System installation for fifteen substations incorporation in Chattogram PBS-1, Comilla PBS-3 & Hobiganj PBS.
- Fault Locator installation 9000 sets.

C. Project Locations

7. The project consisting of Nineteen (19) Palli Bidyut Samity, is located in Chattogram - Sylhet Division, Bangladesh. Nineteen (19) Palli Bidyut Samity in Chattogram -Sylhet Division are The PBSs are Brahmanbaria PBS, Chandpur PBS-1, Chandpur PBS-2, Chattogram PBS-1, Chattogram PBS-2, Chattogram PBS-3, Cox's Bazar PBS, Comilla PBS-1, Comilla PBS-2, Comilla PBS-3, Comilla PBS-4, Feni PBS, Habiganj PBS, Lakshmipur PBS, Moulvibazar PBS, Noakhali PBS, Sylhet PBS-1, Sylhet PBS-2, and Sunamganj PBS.

8. The aforesaid Nineteen (19) Palli Bidyut Samity have their individual registered office in their own land in respective geographical location with provision of all required utilities like electricity, water, gas etc. for their own use. There is some disaster risk in Chattogram and Sylhet division like Chattogram coastal area are prone to disaster like tropical cyclone, landslide and Sylhet division is prone to flash flood.

9. The proposed sites for substations are vacant at present and require development for power, water, access roads and drainage. The project site has to be raised to the level of 6 ft. (above highest flood level). There will be no major impacts & risks to raise the site level on the surroundings areas as the required land for substation is very small and there will be no possibilities of inundation, crop damage and access to common properties. The proposed project site is surrounded by a mix of agricultural land, Barren land, Ditches and small habitations. For new substations maximum land has been purchased. A few lands may be acquired by BREB in future. But as information from BREB, the majority of the land will be purchased through “willing buyer and willing seller” approaches. A total of Eleven (11) river crossing towers will be constructed having very minimal impact over the surrounding environment. The main reason for the minimal impact is, all of the river crossing towers will be constructed far away from the riverbank and there is no possibilities of flood and erosion. According to the preliminary estimation, a total of 38.40 acres of land required for 90 nos. new substations and among them 11 substation’s land comprise of 3.3 acres is already purchased or acquired. Remaining 35.16 acres land will be purchased through willing buyer willing seller basis. The received information from PBS and field data observation are given in the following table:

Table I-1: Status of land purchased and/or acquisition of land

SL No.	Name of PBS	No. of Proposed substation	Location of the Proposed Sub-station	Status of Land Purchase		Types of Land
				Purchased completed	Land will be purchased	
1	Brahamanbaria PBS	8	<ul style="list-style-type: none"> • Sorail-1 • Ashugonj-2 • Nasirnagar-2 • Kasba-3 • Kasba-4 • Kasba-5 • Nobinagar-5 	<ul style="list-style-type: none"> • Nobinagar-5 (40 Decimal) • Kasba-4(17 decimal) 	<ul style="list-style-type: none"> • Sorail-1 (40 Decimal) • Ashugonj-2 (40 Decimal) • Nasirnagar-2 (40 Decimal) • Kasba-3 (100 Decimal) • Kasba-5 (122 Decimal) 	-

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SL No.	Name of PBS	No. of Proposed substation	Location of the Proposed Sub-station	Status of Land Purchase		Types of Land
				Purchased completed	Land will be purchased	
			<ul style="list-style-type: none"> • Nobinagar-6 		<ul style="list-style-type: none"> • Nobinagar-6 (38 Decimal) 	
Amount of Land				57 Decimal	380 Decimal	-
2	Chadpur PBS-1	4	<ul style="list-style-type: none"> • Kochua-4 • Hajiganj-5 • Hajiganj-6 • Hajiganj-3 	<ul style="list-style-type: none"> • Kochua-4 (46 Decimal) 	<ul style="list-style-type: none"> • Hajiganj-5 (51 Decimal) • Hajiganj-6 (40 Decimal) • Hajiganj-3 (40 Decimal) 	(As per preliminary negotiation) <ul style="list-style-type: none"> • Barren Land • Barren Land • Barren Land • Barren Land
Amount of Land				46 Decimal	131 Decimal	-
3	Chadpur PBS-2	5	<ul style="list-style-type: none"> • Faridganj-4 • Faridganj-3 • Matlab North-3 (Ashwinpur) • Matlab South-2 • Chadpur-4 	-	<ul style="list-style-type: none"> • Faridganj-4 (29 Decimal) • Faridganj-3 (54 Decimal) • Matlab North-3 ((Ashwinpur)- 70 Decimal) • Matlab South-2- -52 Decimal • Chadpur-4 (31 Decimal) 	-
Amount of Land				-	-236 Decimal	-
4	Chattogram PBS-1	9	<ul style="list-style-type: none"> • Chandanaish-2 • Anowara-4 • Anowara-5 • Anowara-6 • Patiya-3 • Lohagora-3 • Bashkhali-5 • Bashkhali-6 • Satkania-3 	<ul style="list-style-type: none"> • Chandanaish-2 (45 Decimal) 	<ul style="list-style-type: none"> • Anowara-4 (45 Decimal) • Anowara-5 (45 Decimal) • Anowara-6 (45 Decimal) • Patiya-3 (45 Decimal) • Lohagora-3 (45 Decimal) • Bashkhali-5 (45 Decimal) • Bashkhali-6 (45 Decimal) • Satkania-3 (45 Decimal) 	(As per preliminary negotiation) <ul style="list-style-type: none"> • Barren Land • Barren Land • Barren Land • Barren Land • Barren Land • Barren Land • Barren Land • Barren Land
Amount of Land				-	405 Decimal	-
5	Chattogram PBS-2	3	<ul style="list-style-type: none"> • Raozan-6 • Fatikchori-7 • Fatikchori-8 	-	<ul style="list-style-type: none"> • Raozan-6 (40 Decimal) • Fatikchori-7 (40 Decimal) • Fatikchori-8 (40 Decimal) 	(As per preliminary negotiation) <ul style="list-style-type: none"> • Agricultural Land/ Barren land • Agricultural Land/ Barren land • Agricultural Land/ Barren land • Agricultural Land/ Barren land
Amount of Land				-	120 Decimal	-

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SL No.	Name of PBS	No. of Proposed substation	Location of the Proposed Sub-station	Status of Land Purchase		Types of Land
				Purchased completed	Land will be purchased	
6	Chattogram PBS-3	4	<ul style="list-style-type: none"> Hathhazari-4 Hathhazari-5 Mirshorai-8 Mirshorai-9 	-	<ul style="list-style-type: none"> Hathajari-4 (45 Decimal) Hathajari-5 (39 Decimal) Mirshorai-8 (88 Decimal) Mirshorai-9 (41 Decimal) 	-
Amount of Land				-	168 Decimal	-
7	Cumilla PBS-1	3	<ul style="list-style-type: none"> Barura-4 Chandina-5 Muradnagar-5 	<ul style="list-style-type: none"> Barura-4 (Choto Tulagaon, Adda, Barura, Cumilla, 40 Decimal)- 	<ul style="list-style-type: none"> Chandina-5 Muradnagar-5 	(As per preliminary negotiation) <ul style="list-style-type: none"> Barren Land Barren Land Barren Land
Amount of Land				40 Decimal	80 Decimal	-
8	Cumilla PBS-2	5	<ul style="list-style-type: none"> Bagmara-2 B-Para-3 Chouddogram-5 Chouddogram-6 Sodor Dokkhin-3 	•	<ul style="list-style-type: none"> Bagmara-2 (40 Decimal) B-Para-3 (40 Decimal) Chouddogram-5(40 Decimal) Chouddogram-6(40 Decimal) Sodor Dokkhin-3 (40 Decimal) 	<ul style="list-style-type: none"> Barren land Barren land
Amount of Land					200 Decimal	-
9	Cumilla PBS-3	4	<ul style="list-style-type: none"> Daudkandi-5 Titash-2 Bancharampur-3 Gozaria-7 	-	<ul style="list-style-type: none"> Daudkandi-5 (40 Decimal) Titash-2 (40 Decimal) Bancharampur-3 (40 Decimal) Gozaria-7 (40 Decimal) 	(As per preliminary negotiation) <ul style="list-style-type: none"> Barren land Barren land Barren land Barren land
Amount of Land				-	160 Decimal	-
10	Cumilla PBS-4	4	<ul style="list-style-type: none"> Nangolkot-3 Nangolkot-4 Monohorganj-3 Monohorganj-4 	-	<ul style="list-style-type: none"> Nangolkot-3 (40 Decimal) Nangolkot-3 (47 Decimal) Monohorganj-3 (70 Decimal) Monohorganj-4 (40 Decimal) 	-
Amount of Land				-	197 Decimal	-
11	Cox's Bazar PBS	8	<ul style="list-style-type: none"> Chakaria-3 Chakaria-4 Chakaria-5 Ukhiya-5 Ukhiya-6 Pekuya-2 Ramu-3 Moheshkhali-4 	<ul style="list-style-type: none"> Pekuya-2 (40 Decimal) Chokoria-3 (45 Decimal) 	<ul style="list-style-type: none"> Chakaria-3 (45 Decimal) Chakaria-4 (45 Decimal) Chakaria-5 (45 Decimal) Ukhiya-5 (45 Decimal) Ukhiya-6 (45 Decimal) Ramu-3 (45 Decimal) Moheshkhali-4 (45 Decimal) 	Null
Amount of Land				85 Decimal	270 Decimal	-

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SL No.	Name of PBS	No. of Proposed substation	Location of the Proposed Sub-station	Status of Land Purchase		Types of Land
				Purchased completed	Land will be purchased	
12	Feni PBS	4	<ul style="list-style-type: none"> • Feni-4 • Chagalnaiya-4 • Dagonvuiya-4 • Fulgazi-3 	-	<ul style="list-style-type: none"> • Feni-4 (40 Decimal) • Chagalnaiya-4 (40 Decimal) • Dagonvuiya-4 (40 Decimal) • Fulgazi-3 (40 Decimal) 	-
Amount of Land				-	160 Decimal	-
13	Lakshmipur PBS	5	<ul style="list-style-type: none"> • Ramgoti-2 • Raypur-4 • Lakshmipur-6 • Lakshmipur-7 • Komolnagar-2 	•	<ul style="list-style-type: none"> • Ramgoti-2 (40 Decimal) • Raypur-4 (90 Decimal) • Lakshmipur-6 (48 Decimal) • Lakshmipur-7 (42.81 Decimal) • Komolnagar-2 (39 Decimal) 	<ul style="list-style-type: none"> • Agricultural Land • Agricultural Land • Agricultural Land • Agricultural Land • Agricultural Land
Amount of Land					259.81 Decimal	-
14	Noakhali PBS	6	<ul style="list-style-type: none"> • Begumganj-4 (Sharifpur) • Begumgonj-5 (Choyani) • Kabirhat-2 (Dhansiri) • Shubornocho-3 (Karimbazar) • Sudharam-3 (Kaladuaraf) • Sudharam-4 (Dharmapur) 	Begumgonj-5 (Choyani)- 32 Decimal. -	<ul style="list-style-type: none"> • Begumganj-4 (Sharifpur) • Kabirhat-2 (Dhansiri)- 45 Decimal • Shubornocho-3 (Karimbazar)- 39 Decimal • Sudharam-3 (Kaladuaraf)- 40 Decimal • Sudharam-4 (Dharmapur)- 52 Decimal 	(As per preliminary negotiation) <ul style="list-style-type: none"> • Agricultural Land • Agricultural Land • Agricultural Land • Agricultural Land • Agricultural Land • Agricultural Land
Amount of Land				32 Decimal	174 Decimal	
15	Habiganj PBS	3	<ul style="list-style-type: none"> • Chunaraghat-3 • Madhovpur-5 • Nabigabj-4 	-	<ul style="list-style-type: none"> • Chunaraghat-3 (45 Decimal) • Madhovpur-5 (45 Decimal) • Nabigabj-4(45 Decimal) 	-
Amount of Land				-	135 Decimal	-
16	Moulvibazar PBS	4	<ul style="list-style-type: none"> • Sreemangal-5 • Sreemangal-6 • Rajnagar-4 • Borlekha-3 	<ul style="list-style-type: none"> • Sreemangal-5 (30 Decimal) 	<ul style="list-style-type: none"> • Sreemangal-6 (45 Decimal) • Rajnagar-4 (40 Decimal) • Borlekha-3 (50 Decimal) 	<ul style="list-style-type: none"> • Barren land • Barren land • Barren land • Barren land
Amount of Land				30 Decimal	135 Decimal	-
17	Sunamganj PBS	3	<ul style="list-style-type: none"> • Bishwamborpur-2 • Sadar- 2 • Sadar- 3 	-	<ul style="list-style-type: none"> • Bishwamborpur-2 (40 Decimal) • Sadar- 2 (40 Decimal) • Sadar- 3 (40 Decimal) 	(As per preliminary negotiation) <ul style="list-style-type: none"> • Agricultural Land • Agricultural Land

Modernization and Capacity Enhancement Project of BREB Network (Chattogram-Sylhet Division)

SL No.	Name of PBS	No. of Proposed substation	Location of the Proposed Sub-station	Status of Land Purchase		Types of Land
				Purchased completed	Land will be purchased	
						• Agricultural Land
Amount of Land				-	120 Decimal	-
18	Sylhet PBS-1	3	<ul style="list-style-type: none"> • Golapganj-6 (Laxmipasha) • Jakiganj-3 (Sharifganj) • South Surma-4 (Cantonment) 	-South Surma-4 (Cantonment)	<ul style="list-style-type: none"> • Golapganj-6 (Laxmipasha) (40 Decimal) • Jakiganj-3 (Sharifganj) (40 Decimal) 	-
Amount of Land				40	80 Decimal	-
19	Sylhet PBS-2	2	<ul style="list-style-type: none"> • Salutikar • Sarker Bazar 	-	<ul style="list-style-type: none"> • Salutikar (66 Decimal) • Sarker Bazar (40 Decimal) 	-
Amount of Land				-	106 Decimal	-
Grand Total		90	-	330 Decimal	3516.81 Decimal	-

10. A total of Eleven (11) river crossing towers will be constructed having very minimal impact over the surrounding environment. The main reason for the minimal impact is, the towers for the river crossing will be constructed far away from the river banks. So, there will be no impacts to the aquatic resources and other river-based activities such as fishing, transportation/ferry operations as well as to avoid any impacts on river-based activities such as navigation activities like passenger and cargo transport, boats, ferries, fishing etc. the clearance for the tower line will be fixed upon considering navigation clearance. Which will be provided by BIWTA (Bangladesh Inland Water Transport Authority).

Table I-2: Name of river crossing tower under this project

PBS Name	River Name	Latitude	Longitude	Navigation Type	District Name	Upazila Name
Coxs Bazar PBS	Kohelia	21.6774922	91.8741528	Crossing Fishing Boat	Cox's Bazar	Maheshkhali
Coxs Bazar PBS	Kumarir Chora	21.7622714	91.9040021	Crossing Fishing Boat	Cox's Bazar	Pekua
Noakhali PBS	Small Feni River	22.7694871	91.3510294	No boats ply	Noakhali	Companiganj
Noakhali PBS	Chaprashi Khal	22.7754484	91.2517278	Small Boat (Troller)	Noakhali	Companiganj
Coumilla PBS-3	Fuldi River	23.5406964	90.6138130	Small Boat (Troller)	Munshiganj	Gazaria
Coumilla PBS-3	Gomti River	23.5499800	90.7082300	Small Boat (Troller)	Comilla	Daudkandi
Brahmanbaria PBS	Titas	23.8758470	91.0818883	Small Boat	Brahmanbaria	Nabinagar
Brahmanbaria PBS	Titas	23.8780757	91.0857612	Small Boat	Brahmanbaria	Brahmanbaria Sadar
Brahmanbaria PBS	Titas	24.0439500	91.1780100	Small Boat	Brahmanbaria	Sarail
Sunamganj PBS	Surma	25.0883730	91.4209730	Vessel, Boat	Sunamganj	Sunamganj Sadar
Sunamganj PBS	Surma	25.0934358	91.4186937	Vessel, Boat	Sunamganj	Sunamganj Sadar

D. Schedule of Implementation

11. The tentative commencement date of the project is 1st July 2024, and the date of completion is 30 June 2029.

E. Objectives of the Study

- Evaluate Bangladesh's existing legal and regulatory framework and compares it to the AIIB's ESS on Involuntary Resettlement to find gaps and provide viable alternatives.
- Identifies and explains the process of preparing RP/s, as well as the cut-off dates for title and non-title holders, and the valuation process for impacted assets/properties, along with a few other aspects.
- Provides a definition of eligibility and entitlements, as well as the ideas and methodologies to be employed in valuing losses.
- Provides a definition of eligibility and entitlements, as well as the ideas and methodologies to be employed in valuing losses.
- The monitoring and evaluation arrangement, as well as the roles and responsibilities of various stakeholders, are described.
- Outlines the legal framework, eligibility criteria of displaced population, valuation methodology, compensation provision, and entitlement matrix and implementation process.
- Outlines the implementation plan, including a timetable and a process for resolving complaints.
- Outlines principles and objectives governing resettlement preparation and implementation
- Explains the due diligence procedures in case of project interventions linked to activities financed by AIIB.
- Institutional strengthening of the existing BREB's Environment & Social Management Circle, other connected government agencies, and local industry to assess and mitigate risks associated with the impacts in compliance with the ESS.

II. DESCRIPTION OF THE AFFECTED POPULATIONS

A. Baseline Information

12. The significant project impacts, socioeconomic and baseline conditions will be evaluated based on field survey, secondary information from BBS, PBS authority, Union Parishad and from consultations with the local people. The extent and magnitude of the impacts, as well as data on socioeconomic conditions, will be collected at the household and community levels through various field surveys and stakeholder consultation meetings.

1. Chattogram Division

13. By analyzing the Socio-economic profile of the project areas of Chattogram division It is found that Noakhali district has the lowest population density in the project area and Cumilla district has the highest with more than 1974 persons per km². According to the Population and Housing Census of Bangladesh (2011), approximately 27.8% of the total population in the study area are employed whereas 1.3% of peoples have no work. Electricity is an important indicator for measuring the quality of life. In these project areas, 100% of the households have electricity connections in 2023. There are 14 Palli Bidyut Samity (PBS) in Chattogram division and total 7.03 million connections are there, accordingly considering 3.25 persons in each family total population is 22.85 million.

14. During survey works no major educational and religious institutions were observed at substations site and distribution line areas. BREB always prioritized those areas where no interventions affect the properties of the local community.

2. Sylhet Division

15. The Project consists of several components under five PBSs of four districts within Sylhet division of Bangladesh. The study area covers 41 Upazilas and 342 unions. The population and housing census (2011) data for housing types for Sylhet division shows that most people in the subproject areas live in a kacha house, followed by semi-pucca, then pucca and lastly jhupri. In these project areas, only 43.1% of the households have electricity connections as per BBS 2011. There are 5 Palli Bidyut Samity (PBS) in Sylhet division and total 2.17 million connections are there, accordingly considering 4 persons in each family total population is 8.68 million.




16. There are no archaeological sites, sensitive cultural or biodiversity receptors of international, national, state, or district importance including protected areas, key biodiversity areas, forest areas, sacred groves, or historical/cultural monuments around the identified substation sites or along the alignments.

17. During preparation of the RPF, the BREBs on behalf of BREB visited selected sample sites to identify the initial impacts and risks. During screening and the consultations with different stakeholders, community people opined that the proposed project will dramatically improve the livelihood opportunities lifestyle of local people with local economy and socio-cultural environs, trade and commerce, transport development, infrastructure expansion, establishment of small and medium scale industries and urbanization.

B. Site Specific Baseline Information of Proposed Substations

18. When the survey was conducted, all of the substation's location were not fixed that's why the BREB team surveyed the project location on sample basis where most of the land are purchased.

Table II-1: Site-specific information of surveyed substation's location

Name of PBS	Proposed Substation Location	Baseline condition of the existing substations	Picture
Cox's Bazar PBS	Toitong	This substation site is lying in agricultural land. Total amount of the land is 40 decimals. A local road passing through the substations site. Vegetation Cover is moderate. There is no household and resettlement within 200 meters of the project location. Moreover, there is no person that will be displaced by the project. Nearest health centre is situated approximately 800 meters away from the site.	
Lakshmipur PBS	Lakshmipur-6; Village: Uttor Hamchadi; Uttor Hamchadi Union; Lakshmipur sadar Upazila.	This substation site is basically a low farmland, which is located beside a local pucca road. There is no presence of residential, Industrial and Commercial activity. Presence of any hospitals/health care centre is Ma O Shishu Hospital within 0.5 Km. Moreover, this project activity in that land didn't displace any person. Further land use change won't create any impact on Economic and social condition.	
Brahmanbaria PBS	Nabinagar-5; Village: Jinodpur; Jinodpur Union; Nabinagar Upazila	Land of this substation site is basically a low-lying land. Currently, soil will be filled up in this land. Total amount of the land is 40 decimals. A local road passing through the substations site. There is no impact on residential land and Agricultural Activity. Moreover, there is no person whose income will be disrupted by the project. Nearest health centre is situated approximately 2 kilometres away from the site.	

C. Potential Risks and Impact

19. This program will, in general, discourage land acquisition and will do so only when no alternatives are available and adequate mitigation and compensation measures have been put into place for the PAPs. BREB will also try to avoid voluntary land donation. In all cases, land acquisition, requisition and donation cannot result in a person or household being worse off than pre-project levels and adequate measures will be put into place to compensate for the PAPs.

Table II-2: Potential Risks and Impact related to land acquisition and resettlement

Type of Probable Losses	Potential Impacts and Risks
Privately Owned Land <ul style="list-style-type: none"> Loss of agricultural land/water bodies for natural and cultured fisheries due to additional area for RoW and temporary/permanent working area Loss of perennial crops, such as fruit trees 	<ul style="list-style-type: none"> Loss of income from agricultural and commercial activities, including fisheries and fruit trees Disruptions on existing landholdings and resource use Reduce the farm holding to uneconomic size Non-availability of similar land for resettlement of the displaced person/households exposing them to the risk of dispersion from own community and also misuse of the compensation money for other purposes Sufferings due to reduced homestead size Homestead to the relocated place takes long time to reach the previous standard/facilities

D. Specific Risks and Impact based on project component.

20. A checklist is prepared for BREB's practices on avoiding E&S impact including involuntary resettlement which are given below:

Table II-3: Checklist for BREB's project component with possible resettlement impact

Project Component	Specific Impacts and Risks	BREB's practice
<ul style="list-style-type: none"> To upgrade (Augmentation) 49 nos. of 33/11 kV (total 550 MVA extension) existing Substations 	<ul style="list-style-type: none"> Since this augmentation work is only being done on existing substation land, there won't be any risk of land degradation and land loss. It possesses some community health & safety risk as some residential and commercial building was built just beside it 	<ul style="list-style-type: none"> BREB is carrying out the land audit for the existing substation which will be augmented. It is strongly prohibited by BREB and Posting of information and warning signs on S/S fence perimeters in terms of risks living beside S/S is always enhancing by BREB.
<ul style="list-style-type: none"> To construct 90 nos. of MVA 33/11 kV new Substations 	<ul style="list-style-type: none"> There is no provision incorporated into the DPP for land acquisition. BREB will also try to avoid voluntary land donation. Loss of income from agricultural and commercial activities, including fisheries and fruit trees due to loss of land Loss of trees. 	<ul style="list-style-type: none"> BREB is always purchase the land by willing buyer willing seller approaches. in construction period there may be a loss of one-season crops due to these unavoidable conditions and BREB will pay the crop compensations to the farmers and farmer can continue their cultivation. Owner of the trees will be allowed to fell and take the trees free of cost without delaying the project works.
<ul style="list-style-type: none"> Construction of 11 Switching stations 	<ul style="list-style-type: none"> There is no provision incorporated into the DPP for land acquisition. BREB will also try to avoid voluntary land donation. Loss of income from agricultural and commercial activities, including fisheries and fruit trees due to loss of land Loss of trees. 	<ul style="list-style-type: none"> BREB is always purchase the land by willing buyer willing seller approaches. in construction period there may be a loss of one-season crops due to these unavoidable conditions and BREB will pay the crop compensations to the farmers and farmer can continue their cultivation. Owner of the trees will be allowed to fell and take the trees free of cost without delaying the project works.
<ul style="list-style-type: none"> 33 kV and below Voltage Line (New/Augmentation) 	<ul style="list-style-type: none"> Throughout the installation of distribution lines, there will be some temporary impacts in terms of crop loss, but they will be minor and can be avoided or reduced during the construction. 	<ul style="list-style-type: none"> The entitlement will be cash compensation at replacement cost and rehabilitation and restoration assistance Owners of crops will be given advanced notice to harvest and remove their crops. Distribution line and electric pole generally goes through the road side and in some case by the Ail
<ul style="list-style-type: none"> Underground line/Submarine cable 	<ul style="list-style-type: none"> For underground cabling no additional land will be required as underground cable installation only applies to cables 	<ul style="list-style-type: none"> For this project component an underground cable will be required for

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Project Component	Specific Impacts and Risks	BREB's practice
	within the indoor S/S for internal connection. These are not underground distribution lines spanning kilometers across roads, private or public land.	internal connection. So no environmental & social impact will arise.
<ul style="list-style-type: none"> River Crossing Tower 	<ul style="list-style-type: none"> There is no restriction on land use. For construction of the river crossing tower a few of land will require which are private land as well as some of the land is public. As per Electricity Act-2018, BREB will not acquire or purchase the land. the land will only be used for the construction of the towers. The landowners can use the land after completion of the foundation works of the towers 	<ul style="list-style-type: none"> For RCT construction If construction activities damage or destroy crops or trees on private property, BREB will likely compensate for the lost produce or the value of the trees. If construction necessitates the relocation of homes or businesses, BREB will likely compensate for relocation costs, including dismantling and transporting structures, and potentially provide assistance in finding and establishing a new location. The PAPs will also get equitable compensation package for the losses of their crops trees structures and business
<ul style="list-style-type: none"> Rehabilitation of Lines in Flood Prone Areas. 	<ul style="list-style-type: none"> Rehabilitation of line in flood prone areas poses low impact as no additional land is required and no adverse environmental and social impact. 	<ul style="list-style-type: none"> BREB will only involve replacing existing poles with higher ones and, if necessary, rerouting the lines to avoid flood zones.
<ul style="list-style-type: none"> Installation of 4990 km Insulated Conductor 	<ul style="list-style-type: none"> Compared to bare conductors Insulated conductor requiring a wider safety buffer zone, insulated conductors might allow for a slightly narrower right-of-way. 	<ul style="list-style-type: none"> BREB will replace the bare conductor with insulated conductor for community safety and no social impact or involuntary resettlement will require.
<ul style="list-style-type: none"> Conversion of LT to HT line 	<ul style="list-style-type: none"> No possible social impact will arise 	<ul style="list-style-type: none"> No possible social impact will arise

E. Impact with associated facilities

21. According to project planning, it is anticipated that there will be no associated facilities under this project. Therefore, there is no impact related to associated facilities. A detailed assessment is provided with Environmental & Social Impact assessment (ESIA) prepared for Modernization & Capacity Enhancement of BREB Network (Chattogram - Sylhet) Division program in accordance with AIIB's Environmental and Social Framework.

III. POLICY & LEGAL FRAMEWORK

A. Introduction

22. The legal and policy framework of the resettlement plan will be based on national laws and legislations related to the Electricity Act 2018 (amended) and Acquisition and Requisition of Immovable Property Act 2017 (in Bangladesh and AIB's Environmental and Social Safeguard 2 (ESS 2). Based on the analysis of applicable national laws and AIB's ESS 2 requirement, project related resettlement principles have been adopted.

B. GoB Legal Framework

23. The basic principles for the compensation of property in Bangladesh are founded in Articles 42 and 47 of the Constitution. In the case of land acquisition for development purposes, the current legislation governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Act 2017 and Immovable Property Acquisition Manual 1997. The Act 2017 requires that compensation be paid for (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The Act 2017 provides certain safeguards for the owners and has provision for payment of "fair value" for the property acquired. The landowner can appeal against land acquisition within 15 (fifteen) days of notice under Section 4 of the Act 2017. The Act 2017, however, does not cover Project-affected persons without titles or ownership record, such as informal settler/squatters, occupiers, and informal tenants and leaseholders (without document) and does not ensure replacement value of the property acquired. The Act has no provision of resettlement assistance and transitional allowances for restoration of livelihoods of the non-titled affected persons.

24. The Deputy Commissioner (DC) determines "market value" of acquired assets on the date of notice of acquisition served (notice under Section 4 of the Act 2017). In general practices non-government agencies cannot acquire the land. Only govt organization can acquire the land. Premium rate varies based on land category. This premium only covers land prices. In addition, other compensation is added with this premium such as loss of crops, trees etc.

25. The CCL paid for land is generally less than the "market value" as owners customarily report lower values during registration to avoid and/or pay fewer taxes. If land acquired has standing crops cultivated by tenant (bargadar) under a legally constituted written agreement, the law requires that part of the compensation money be paid in cash to the tenants as per the agreement. Places of worship, graveyard and cremation grounds are not to be acquired for any purpose. The DC adds 100% premium of the assessed value to pay as compensation for loss of structures, crops and trees.

26. If there is a dispute regarding the amount of compensation, there is an option for arbitration and the procedures for such is in place. Places of worship, graveyard and cremation grounds are not to be acquired for any purpose, unless the acquisition of these places is deemed unavoidable for the best of interest of the people. The proponent will be allowed to acquire such areas given that it funds the replacement and rebuilding of such places.

27. If there is a dispute, an arbitrator or a panel of arbitrators may be appointed. The arbitrator is typically a neutral third party chosen by both the government and the landowner or appointed by a relevant authority. Disputes often arise over the amount of compensation offered for the acquired land. Landowners may believe that the compensation is inadequate, leading to the need for arbitration. The arbitration process involves hearings during which both parties present their cases, provide evidence, and make arguments. The arbitrator(s) will then decide based on the presented information.

28. The Article 75 of the Immovable Property Acquisition Manual 1997 is followed in the case of land acquisition/transfer from a government organization (owner of proposed land) to

other government organization (Requiring Body); the procedures of land transfer are described below.

29. The first step in acquiring land is an application to the Ministry of Land (MoL) through the project ministry concerned (in this case Ministry of Power, Energy and Mineral Resources) requesting transfer of land or the movable property. A detailed statement specifying whether the land mentioned in the application is needed for public or private purposes, the area of the land, sketch-map and purpose for which it could be used should be submitted as well. The MoL examines the application and sends it to the DC concerned for necessary action. The DC, after receiving the approval from the MoL, estimates the market price and requests the Requiring Body (RB) to deposit the necessary amount of money. At the same time, the RB takes the initiative to materialize the conditions prescribed by the MoL, if there is any. The DC, after receiving the money, pays the amount of money to the owner organization equivalent to that amount which was paid by the owner organization during land acquisition; the remaining amount of money is deposited to '7 miscellaneous revenue collection' section. The owner organization is eligible to receive the price of structures/buildings on the land estimated by the DC.

30. The primary legislation under which the transmission line has been regulated is the Electricity Rules 2020 amendment in 2022. Provisions mentioned in Section 12 of the Electricity Act 2018 provide relevant guidance regarding building transmission line are as follows:

31. The amended Electricity Rules 2020, amendment in 2022 establishes issue of compensation payment in Section 12 (Subsection 1) that if the land of the owner is affected due to tower construction the owner would be compensated as per designated law.

32. Section 14 (Subsection 1) allows land acquisition by licensee if land is required only for power plant, and substation construction as per prevailing law related to land acquisition.

33. But Section 14 (Subsection 2) allows land acquisition by non-government company (having license) if land is required for power plant, substation or grid substation and connecting transmission line construction as per law related to land acquisition.

1. The Acquisition and Requisition of Immovable Property Act 2017 (ARIPA)

34. It is the principal legislation governing eminent domain land acquisition in Bangladesh. The Act requires that compensation be paid for: (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damage caused by such acquisition. The Act also provides for the acquisition of properties belonging to religious organizations like mosques, temples, pagodas and graveyards if they are acquired for the public interest. The Ministry of Land (MoL) is the authorized government agency to undertake the process of land acquisition. The MoL partly delegates its authority in relation to land acquisition to the Commissioner at Divisional level and to the Deputy Commissioner at the District level. The Deputy Commissioners (DC) is empowered by the MoL to process land acquisition under the act and pay compensation to the legal owners of the acquired property. Khas (government-owned land) lands should be acquired first when a project requires both Khas and private land. If a project requires only khas land, the land will be transferred through an inter-ministerial meeting following the acquisition proposal submitted to DC or MoL. The Government of Bangladesh does not have a national policy on involuntary resettlement. The new Act of 2017 has incorporated specific provisions to address social and economic impacts that were not previously included in the 1982 land acquisition ordinance and therefore these provisions under the new law would reduce the gaps between the national legislative framework of the government and AIB policies. Though there will be no land acquisition for this project the process of land acquisition under ARIPA 2017 is illustrate below:

Table III-1: Land Acquisition Process under ARIPA, 2017

Relevant Section under ARIPA, 2017	Steps in the Process	Responsibility
Section 4 (1)	Publication of preliminary notice of acquisition of property for a public purpose	Deputy Commissioner
Section 4 (3) (1)	Prior to the publication of section 4(1) notice; Identify the present status of the land, structures and trees through videography, still pictures or appropriate technology.	Deputy Commissioner
Section 4 (3) (2)	After the publication of the section 4(1) notice, a joint verification is conducted with potentially affected households and relevant organizations.	Deputy Commissioner
Section 4 (7)	After publication of preliminary notice under the section 4(1), if any household has changed the status of the land for beneficial purposes, changed status will not be added to the joint verification notice.	Deputy Commissioner
Section 4 (8)	If the affected person is not happy with the joint verification assessment, he/she can complain to Deputy Commissioner within seven days of issuing sec 4(1) notice.	Affected Person
Section 4 (9)	Hearing by Deputy Commissioner within 15 working days after receiving the complaints. In case of government priority projects, hearing will be within 10 working days.	Deputy Commissioner
Section 5 (1)	Objections to acquisition by interested parties, within 15 days of the issue of section 4 (1) Notice	Affected Person
Section 5 (2)	Deputy Commissioner submits hearing report within 30 working days after the date of the section 5(1) notice. In the case of government priority projects, it will be within 15 working days.	Deputy Commissioner
Section 5 (3)	DC submits his report to the (i) government (for properties that exceed 16.50 acres; (ii) Divisional Commissioner for properties that do not exceed 16.50 acres. Deputy Commissioner makes the final decision, if no objections were raised within 30 days of inquiry. In case of government priority project, it will be 15 days	Deputy Commissioner
Section 6 (1) (1)	Government makes the final decision on acquisition within 60 working days after receiving report from the Deputy Commissioner under section 5(3) notice.	Government
Section 6 (1) (2)	Divisional Commissioner makes the decision within 15 days or with reasons within 30 days since the submission of the report by Deputy Commissioner under section 5(3) notice.	Divisional Commissioner
Section 7 (1)	Publication of the Notice of final decision to acquire the property and notifying the interested parties to submit their claims for compensation.	Deputy Commissioner
Section 7 (2)	Interested parties submit their interests in the property and claims for	Affected Person

Modernization and Capacity Enhancement Project of BREB Network (Chattogram-Sylhet Division)

Relevant Section under ARIPA, 2017	Steps in the Process	Responsibility
	compensation within 15 working days (in case of priority project 7 days).	
Section 7 (3)	Individual notices have to be served to all interested persons including the shareholders within 15 days of issuing Section 7(1) notice	Deputy Commissioner
Section 8 (1)	Deputy Commissioner makes a valuation of the property to be acquired as at the date of issuing Section 4 Notice; determine the compensation; and apportionment of compensation among parties interested.	Deputy Commissioner
Section 8 (3)	Deputy Commissioner informs the award of compensation to the interested parties and sends the estimate of compensation to the requiring agency/person within 7 days of making the compensation decision.	Deputy Commissioner
Section 8 (4)	The requiring agency deposits the estimated award of compensation with the Deputy Commissioner within 120 days of receiving the estimate.	Requiring Agency
Section 9 (1)	During valuation of assets, Deputy Commissioner will consider the following: (i) Average market price of land of the same category in the last 12 months; (ii) Impact on existing crops and trees; (iii) Impact on other remaining adjacent properties; (iv) Impact on properties and income; and (v) Relocation cost for businesses, residential dwellings etc.	Deputy Commissioner
Section 9 (2)	Additional 200% compensation on transaction deeds of preceding 12 months is added to the estimated value. If land is acquired for private organizations, added compensation will be 300%.	Deputy Commissioner
Section 9 (3)	Additional 100% compensation on top of the current market price for impacts mentioned under sections 9(1) and (2)	Deputy Commissioner
Section 9 (4)	Appropriate action will be taken for relocation on top of the above-mentioned subsections.	
Section 11(1)	Deputy Commissioner awards the compensation to entitled parties within 60 days of receiving the deposit from the requiring agency/person.	Deputy Commissioner
Section 11 (2)	If an entitled person does not consent to receive compensation, or if there is no competent person to receive compensation, or in the case of any dispute with the title to receive compensation, Deputy Commissioner deposits the compensation amount in a deposit account in the Public Account of the Republic. Thereafter, Deputy Commissioner acquires the land. (Landowners can obtain such deposited money at any time, having appealed to the Deputy Commissioner, and	Deputy Commissioner Affected Persons

Relevant Section under ARIPA, 2017	Steps in the Process	Responsibility
	providing evidence in support of his/her claim.	
Section 12	When the property acquired contains, standing crops cultivated by bargadar the apportionment of compensation due to him will be determined by the Deputy Commissioner and will be paid to the bargadar in cash.	Deputy Commissioner

2. The Electricity Act, 2018

35. The primary objective of this act is to amend the laws relating to the modification for developing and reforming the sectors of power generation, transmission, supply, and distribution and for better service delivery to consumers and meeting the increasing demand for electricity. This act comprises guidelines related to licenses, works, and supply for the supply of energy. It also includes guidelines related to supply, transmission and use of energy by non-licensees. A licensee is a person authorized by the Government to supply energy in any specified area and permitted to lie down or place electric supply lines for the conveyance and transmission of energy. In Part II of this act, guidelines are provided for power Sector Development and Independent System Operators. The independent system operator shall, in such manner as may be prescribed, monitor the flow of power transmission, make a schedule and, on an equity basis, allocate load in accordance with the merit order dispatch and on-demand of the distribution agency or company. Civil Works is provided in Part II of the act. According to this act, the licensee is permitted to lay power supply lines within the area of supply or, subject to the terms of his license, beyond the area of supply, the licensee may, as soon as may be, do necessary civil works, with intimation to the concerned person or the local authority, as the case may be, for supplying electricity to that area. In Part IV of this act, Power Supply, Meter Installation has been provided.

36. The amended Electricity Act 2018 establishes issue of compensation payment in Section 12 (Subsection 1) that if the land of the owner is affected due to tower construction the owner would be compensated as per designated law and no compensation will be given for pole construction. For River crossing tower the compensation is only applicable.

37. For RCT construction If construction activities damage or destroy crops or trees on private property, BREB will likely compensate for the lost produce or the value of the trees.

38. If construction necessitates the relocation of homes or businesses, BREB will likely compensate for relocation costs, including dismantling and transporting structures, and potentially provide assistance in finding and establishing a new location.

C. AIIB's Environmental and Social Framework

39. The financier for the "Modernization and Capacity Enhancement Project of BREB Network (Chattogram -Sylhet Division)" is Asian Infrastructure Investment Bank (AIIB). In this context, AIIB's Environmental and Social Framework is presented in this segment below.

40. AIIB follows internationally applicable principles in case of any involuntary resettlement. AIIB carefully screens each and every project to determine whether or not it instigates nay involuntary resettlement due to the project interventions. This includes both physical and economic displacement, as defined in the Environmental and Social Standards (ESS) 2: 'Involuntary Resettlement' under AIIB's Environmental and Social Framework (2021).

41. ESS 2 clearly acknowledges that there are cases where no alternatives can be found to avoid involuntary resettlement. In such cases, AIIB requires the Client to ensure that resettlement activities are conceived and carried out as sustainable development programs.

The Client is required to provide sufficient resources to ensure that the people who are made to face involuntary resettlement share the benefits of the project.

42. In case of any involuntary resettlement, the Client is required to prepare a Resettlement Plan (RP) that is made in proportion to the extent and degree of impacts of a project. The degree of impact is determined by (a) the overall scope of displacement – both from economical and physical standpoint, and (b) how much vulnerable the PAPs are. A wider analysis of social risks associated with the project and their impacts is complemented by the RP for a comprehensive Environmental and Social Impact Assessment (ESIA) of the project. The RP or the RFP for a project also gives specialized guidance to bring specific issues to light in relation to involuntary resettlement, including but not limited to – any land acquisition from, the land use rights changes of, any displacement of, and the need for livelihood restoration of the PAPs.

43. As specified in the Environmental and Social Framework (2021), AIIB does not endorse illegal settlement. The Bank, however, recognizes that a considerable part of the population in the countries the Bank operates live without land title or recognized land rights. This is valid for both urban and rural areas. AIIB recognizes people without land title or legal rights to land as part of involuntary resettlement. The Bank requires the Client to ensure that these people are eligible for, and receive, resettlement assistance and compensation for loss of non-land assets; the procedure to ensure such would have to be in accordance with the cut-off dates established in the RP for the project. Additionally, the Bank requires the Client to include these people in the resettlement consultation process.

D. Gap between Government Laws and AIIB Policies

44. A brief description of the gaps between the Government laws and AIIB policy along with the summary of gaps and gap-filling measures is presented below:

- The Act 2017 does not recognize unauthorized occupants on Government land and there is no clear indication about avoiding or minimizing displacement. AIIB policies strongly require avoidance or at least minimization of adverse impacts through exploring project alternatives.
- The adverse social impacts are not fully addressed by the Act 2017– for instance, there are no provisions to ensure that the compensations for resettlement and/ or relocation of the PAPs are adequate as the amounts of compensation are based on hard-rules and not on project basis; AIIB policies on the other hand, require to enhance, or at least restore, the livelihoods of all affected persons in real terms relative to pre-project levels by screening the social impacts in a case by case process based on project benefits, project location, project type etc. The Act has no provision of resettlement assistance for restoration of livelihoods of affected persons except for legal compensation.
- The Act 2017 pays no attention to public consultation, stakeholder’s engagements in project planning and execution and to monitoring of project affected persons. AIIB policies require meaningful consultation with the affected people and other stakeholders to disseminate project goals and objectives to obtain stakeholders’ views and inputs in project planning and implementation.

45. The Electricity Act (2018) place emphasis on compensation for damages caused to difficulties of the affected persons during conducting civil works and to property such as land for pole construction. However, compensation will be paid for the loss for damages to crops and permanent loss of land. When we estimate the losses for compensation due to tower construction, this land use restrictions for footings are also considered.

46. The Act 2017 provides a number of mechanisms for grievance redress in respect of individual interests in the property and issues related to compensation which get raised with the DC. But there is no provision to hear other resettlement related grievances arising from loss of livelihoods, loss of access to public infrastructure, damages to property causing from acquisition and construction related impacts. The Electricity Act 2018 has no provision of grievance redress of the affected persons. BREB will establish a grievance redress mechanism at the local level which is easily accessible and immediately responsive; which includes a variety of stakeholders including the DC.

47. Finally, AIIB policies pay special attention to gender issues and vulnerable groups in the resettlement processes, particularly the non-titled and the affected poor households. The policy gaps have been bridged by additional project-specific measures adopted in the RPF. While dealing with compensation, replacement cost (for lost assets and income), and rehabilitation and livelihood assistance, PAPs with no legal rights will be taken into consideration as well.

48. PAPs standard of living at pre-project level. Special attention will be given to vulnerable groups including those below the poverty line, the landless, the elderly, the women and the children, indigenous peoples and those without legal title to land. In sum, the added measures in this Project fully comply with AIIB's policy of involuntary resettlement - Environmental and Social Standard 2.

49. Table III-2 provides a summary of the key measures taken to comply with AIIB Policy requirements.

Table III-2: Comparison between GoB laws and AIIB Safeguard Policies on Resettlement

Issues	AIIB's ESS 2	Bangladesh Laws	Gap filling measure in RPF
Partial restriction in use of land within the base of the transmission towers	Apply involuntary restrictions on land use.	Electricity Act 2018 recognizes full compensation for damage, detriment or inconvenience caused by the Project.	While the land under the transmission tower can still be cultivated (present practice), structures can no longer be constructed, and trees can no longer be grown under the footings. Estimating the cost of this restriction as the basis for compensation is difficult. When we estimate the losses for compensation due to tower construction, this land use restrictions for footings are also considered. Additional assistance is included to offset the cost of restriction and for fertility to return to tower base area.
Temporary loss of crops and trees	Promptly compensate for loss of income or livelihood sources at full replacement cost.	The Electricity Act 2018 recognizes full compensation for damage, detriment or inconvenience caused by project. The Act 2017: Payment based on average market value plus 100% premium.	Compensation for lost crops and productive trees will be provided at current market rates.
Temporary damage of structures	Where the OHT affects structures, affected owners are entitled to receive the costs for repairing.	Electricity Act 2018 recognizes full compensation for damage, detriment or inconvenience	Repairing costs for affected structures with options to keep salvage materials.

Issues	AIIB's ESS 2	Bangladesh Laws	Gap filling measure in RPF
		caused by the Project. The Act 2017: recognizes the losses due to damage of structures.	
Income loss	Where the Project affects businesses, affected business owners are entitled to costs - the income lost during the construction period.	Electricity Act 2018 recognizes full compensation for damage, detriment or inconvenience caused by the Project.	Compensation for lost income will be provided.
Assistance for vulnerable groups	For vulnerable persons, the resettlement plan will include measures to provide extra assistance so that they can improve their incomes in comparison with pre- Project levels.	Act 2017 and Electricity Act 2018: No provision for special assistance.	Vulnerable households are entitled to one-time allowance equivalent to BDT10,000/ in addition to other entitlements; as well as being eligible to participate in trust fund livelihood program and will be given priority for project related employment ¹ .

E. Eligibility and Cut-Off Date

50. The cut-off date is considered for this Project based on the census for identification and eligibility for all “with and without title to land” related entitlements, as the Project has no scope of land acquisition. The cut-off date(s) will be set against start of the survey dates in the affected areas and communities concerned before implementation of the Project. This census will identify and establish the affected entities living in the Project area and ensure eligibility of resettlement benefits. In the case any of land acquisition, the served date of notice under Section 4 of Act 2017 is considered as the cut-off date for recognition and eligibility of legal compensation.

F. WILLING BUYER WILLING SELLER PROCEDURES APPLICABLE TO THE PROJECT

51. The land acquisition following ARI PA 2017 takes at least two years. Considering the project implement action period is around 3 years and the land acquisition ion should be completed before any civil work start, there would be conflict of schedule if the land is acquired going through ARIPA 2017. Thus, willing buyer and willing seller mechanism is the most feasibly option for the project. Under the willing buyer and willing seller norm, suitable land will be identified by PBS. The willing buyer and willing seller based purchased will follow the steps below:

- PBS finds the locality where a substation shall be located and identifies several spots.
- PBS researches the ownership status of the spots and consults with owners to check their will for negotiation and selling.
- Once the owners confirm their will, then the negotiation will start. Meanwhile PBS collect market rate and recent transaction details around the area.
- Through the negotiation, the contract details and amount to be paid for purchasing land is decided.
- PBS pays advance through cheque to the seller and a land purchase intention deed (baina deed) is prepared and registered with the local Land Office. This Baina deed is valid for 3 months

¹ BDT 10,000 is determined as the best practice of Bangladesh to compensate vulnerable household. A project already implemented BREB funded by ADB where this provision is kept. (<https://www.adb.org/sites/default/files/linked-documents/49423-005-rpab.pdf>).

- Within 3 months, a sale deed is prepared and registered with the Land Registration Office. During registration the remaining amount is paid by cheque to the seller, and the amount shall be transferred to the owners after verification of the ownership documents.
- PBS receives the sale deed from the Land Registration Office. This deed is kept at the PBS local office. Later the Land Dept updates their records. From then on land belongs to concerned PBS. The “necessary fees” referenced in this paragraph to register the deed will be paid by the PBS.

52. Respective PBS will ensure that price of the land needs to be at least equal to the prevailing and actual market price in the area or three times of the registration value whichever is higher. PBS will verify the land ownership, possession, interested parties, documents, etc. with the help of land office. After completion of verification, PBS, and seller both will communicate this decision to the land office, Department of Land. The seller, with the assistance of Surveyor from local registration office, gets the land surveyed and demarcated in the presence of adjoining landowners. Disputes and claims if any will be resolved then and there. After verification, PBS calls a meeting with the seller where all the information about the land is shared and discussed and if the seller agrees, then PBS will proceed further to purchase the land. The entire process of consultation, negotiation, agreement, transfer of land documents will be recorded by the PBS and will be available for review by the AIB. At any point of time during the process, the seller will have the right to refuse to sell. It is, however, willing buyer-willing seller, if when the seller refuses to sell, the PBS will change the location and ask another seller. There will be no expropriation in case of failure of negotiation.

53. All potentially affected individuals are meaningfully consulted, informed of their rights, and provided with reliable information concerning environmental, economic, social and food security impacts of the proposed investment. The PBS officials will make the best effort to address risks of asymmetry of information and bargaining power. They are enabled to negotiate fair value and appropriate conditions for the transfer and to have access to grievance redress mechanisms are put in place. There will be an independent third party engaged to witness, document negotiation and settlement processes.

54. All potentially affected individuals are meaningfully consulted, informed of their rights, and provided with reliable information concerning the environmental, economic, social and food security impacts of the proposed investment. The PBS officials will make the best effort to address risks of asymmetry of information and bargaining power. They are enabled to negotiate fair value and appropriate conditions for the transfer and to have access to grievance redress mechanisms are put in place. There will be an independent third party engaged to witness, document negotiation and settlement processes. PBS always provides the newspaper advertising for the fare purchasing process throughout the whole procedure. Some paper cutting has incorporated into the annex.

Land Purchasing Process under “willing-buyer, willing-seller” method in BREB

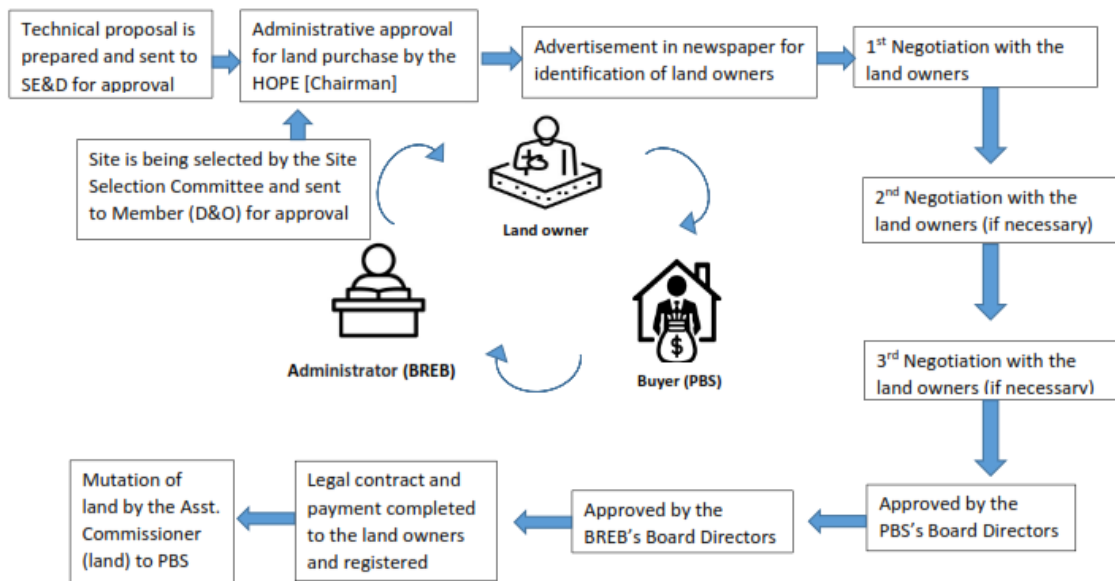


Figure III.1: Land purchasing procedure under Willing buyer willing seller” approaches.

G. Compensation Payment Procedure

55. In this Project BREB (the EA) as per project-specific measures will conduct joint verification of the affected properties. The PVAC will collect market prices of structures, trees, crops from Public Works Department (PWD), Bangladesh Forest Department (BFD), and Department of Agricultural Marketing (DAM), respectively for valuation as per Government rules. The replacement value of land will also be collected by PVAC from the local land offices, the buyer and seller of land and local elites not affected by the Project. Upon the contract agreement between BREB and PBS, BREB will disburse fund to the PBS. The PBS will pay compensation to the eligible affected persons in presence of Upazila Nirbahi Officer (UNO), the local administrator; and representative of local government institutions (Union Parishad Chairman, member). To make the payment easier and more convenient BREB will go for bank transfer to the eligible persons.

56. The non-titled APs i.e., those have no legal ownership of the affected property but socially recognized and enlisted during joint verification survey on the RoW will be compensated by BREB. The Project Implementation Unit (PIU) will prepare each APs file and entitlement record.

H. Involuntary Resettlement Safeguard Principle (ESS-2) applicable to Project

- Involuntary restrictions on land use and access to natural resources that cause Project-affected people or communities to lose access to resource use where they have traditional, customary or recognizable use rights.
- Adverse impacts arising from project design, planning and implementation including involuntary resettlement would be avoided, minimized and mitigated by exploring design alternatives.
- Restrictions on access to land or use of other resources, including communal property and natural resources such as marine and aquatic resources, timber and nontimber forest products, freshwater resources, medicinal plants, hunting and

gathering grounds, and grazing and cropping areas will be disclosed in a timely manner and will be made available in places easily accessible.

- Vulnerable persons/households affected by economic displacement will be provided with special assistance.
- Civil construction works will be scheduled for off-farming seasons to minimize adverse impacts on crops and cultivations.
- All entitlements and compensation will be paid to the APs prior to the commissioning of the civil construction work.
- The livelihoods and incomes of all displaced persons will be restored and improved.
- Grievance redress mechanisms will be established at different levels from construction sites to the EA level to receive and resolve any grievances from APs and to be resolved within a reasonable time frame.

IV. Scope of Involuntary Resettlement

A. Introduction

57. This chapter presents the findings of the assessment for new substations and distribution lines. PBS has chosen preliminary locations for the projected 90 substations though all of the locations have been finalized. The distribution lines' route alignment will be decided on a demand basis. BREB has already audited the purchased lands which are proposed for the new substations and found all of the lands are already purchased for this project in compliance with AIBs policies and negotiated settlement, legally documented and full compensation have been given. All of the substation's land are not fixed and purchased. There is no chance of land acquisition for this project and the provision of land acquisition is not incorporated into the DPP. The following activities are undertaken to determine the scope of involuntary resettlement.

B. Impacts due to new 33 KV and 11 KV distribution lines

58. Throughout the installation of distribution lines, there will be some temporary impacts in terms of crop loss, but they will be minor and can be avoided or reduced during the construction. In some regions, distribution line and electric pole generally goes through the roadside and in some case by the Ail of the croplands but it will be minor and can be avoided or reduced during the construction. However, in construction period there may be a loss of one-season crops due to these unavoidable conditions and BREB will pay the crop compensations to the farmers and farmer can continue their cultivation. A livelihood restoration programme has been suggested and the cost for the compensation payment for the livelihood restoration has already included in the DPP. The distribution length alignment was initially prepared, and based on early surveys, the distribution lengths for 33/11 kV & below voltage line (New/Upgradation) to be 12430km. During the construction phase, the exact loss will be known. The lines, on the other hand, will run beside the road. Temporary effects on the loss of crops during construction, which shall be minimized and mitigated as much as possible and compensated if necessary. Under the lines, no structures are predicted to be harmed.

59. The standard width of the RoW is 10' from the center of the line to either side (both 33kv and 11kV lines). The land area that would be affected by the RoW will be finalized during the detailed design stage. Throughout the installation of distribution lines, there will be some temporary impacts in terms of crop loss, but they will be minor and can be avoided or reduced during the construction. In some regions, distribution line and electric pole generally goes through the roadside and in some case by the Ail of the croplands, but it will be minor and can be avoided or reduced during the construction. However, in construction period there may be a loss of one-season crops due to these unavoidable conditions and BREB will pay the crop compensations to the farmers and farmer can continue their cultivation. A livelihood restoration program has been suggested and the cost for the compensation payment for the livelihood restoration has already been included in the DPP. The distribution length alignment was

initially prepared, and based on early surveys, the construction/conversion of 33 kV & below voltage line are 6465 km, respectively. During the construction phase, the exact loss will be known. The lines, on the other hand, will run beside the road. Temporary effects on the loss of crops during construction, which shall be minimized and mitigated as much as possible and compensated if necessary. Under the lines, no structures are predicted to be harmed.

60. For the distribution line construction, no land will be required for acquisition or purchase. BREB will make an agreement with the landowner to own the land for using limited RoW for O&M activities and BREB restricting certain use of land that is detrimental to the safety of the distribution lines. The following good practices and consideration that BREB will coordinate are as follows

61. Though no land acquisition is required for RoW of distribution lines, it is recommended that BREB forges an agreement with the landowners owning limited RoW for O&M uses and restricting certain use of land that are detrimental to the safety of the distribution lines. The following good practices that BREB will coordinate are as follows:

- Driveways, access roads, utility crossings.
- Fishponds.
- Recreational grounds such as parking, playgrounds, cemeteries, swimming pools;
- Gravel pits, quarries, fill, berms, and retaining walls.
- Any activity involving elevation or grade changes by more than 0.5 meters.
- Sewage disposal fields, detention/retention ponds, watercourse relocation.
- Portions of non-habitable buildings (e.g. Garages, animal sheds);
- Highways, roads and major pipelines parallel to and/or within the RoW.
- Streetlamps and other lighting equipment.

C. Impacts on River Crossing Tower

62. A total of Eleven (11) river crossing towers will be constructed having very minimal impact over the surrounding environment. The main reason for the minimal impact is, all of the river crossing towers will be constructed far away from the riverbanks and there are no possibilities if flood and erosion.

63. The towers for the river crossing will be constructed far away from the riverbanks. So, there will be no impacts to the aquatic resources and to avoid any impacts on river-based activities such as navigation activities like passenger and cargo transport, boats, ferries, fishing etc. The clearance for the tower lines will be fixed upon considering navigation clearance, which will be provided by BIWTA (Bangladesh Inland Water Transport Authority).

D. Impacts on land for new 33/11 KV substations

64. A total of 90 new substations will be constructed under the 19 PBS which require 40-50 decimals of land for each substation. All the substation's sites have not been purchased till present. From the field studies and information from BREB all the land for the proposed substations is primarily identified. Until June 2024, 11 Land have been purchased for proposed substation out of 90 substations. Rest of the lands will be purchased by willing buyer and willing seller process. Few lands have already been purchased for this project.

65. Augmentation of 49 substations will be in the existing area. Overall impact on the affected people is minimal since most of the land is purchased through willing buyer and seller mechanism. BREB has already taken initiatives for direct purchase of land.

66. The proposed sites for substations are vacant at present and requires development for power, water, access roads and drainage. The project site has to be raised to the level of 2 ft. (above highest flood level) as preventing flood-related damage to substations also reduces the environmental impact associated with disposing of damaged equipment and the release

of hazardous substances into floodwaters. Elevating substations is part of building a more resilient electrical grid. Resilience ensures that the grid can withstand and recover from disruptions, including natural disasters, more effectively. Raising the substation above flood levels is a proactive measure to mitigate the risk associated with extreme weather events, such as hurricanes, heavy rainfall, or storm surges. It reduces the likelihood of damage and minimizes the need for emergency repairs. There will be no major impacts & risks to raise the site level on the surroundings areas as the required land for substation is very small and there will be no possibilities of inundation, crop damage and access to common properties.

67. The proprietors of the substation lands provided social information. Respective PBS always look for different land. Which is technically suitable as well as where the impact on livelihood is negligible. Moreover, the land will be purchased through willing buyer willing seller mechanism by PBSs hence, the land will be bought with the satisfaction of seller.

68. Nobody will lose their land or be adversely affected as a result of land purchase. As of the most recent data, people came to an agreement to sell their land. There will be no forceful attempt to purchase the lands. However, few large, medium, and small trees will be impacted within the proposed SS land, that's why compensation is paid at the current fair market value. The village chairmen were consulted to decide the substation site, and during the land purchase procedure, Independent CSO and CBO types of organization or third party (not involved in the project) may support to document the negotiation and settlement process.

69. Consultations have undertaken at the selected substation sites, including getting permission from communities, landowners, and users. The consents of the landowners for the nearby areas have been obtained, and the remaining locations are being processed. All locations' written consents will be obtained before any civil work contract is issued, and all will be purchased with correct land title transfer before any civil work begins.

E. Impacts on structures

70. Among the total identified substations, no primary and secondary structures are identified affected. However, if any structures are identified during the census survey in future identified sub-stations, compensation will be paid according to current market price and replacement cost also applicable in this regard. Owners will be able to take away salvage materials as agreed by BREB.

F. Impact on Trees

71. The majority of the landowners during consultation expressed that they want cash compensation at market rate for loss of land due to substation construction. They requested adequate compensation for the loss of trees and crops. Some villagers were of the view that in addition to cash compensation a member of each affected family should be given work or job during the construction stage.

G. Impact on Fisheries

72. In accordance with the survey and consultation illustrate that few fishponds may be impacted due to construction of substations though these lands have been purchased through the negotiation process. The fishpond owner and the local fisherman request for the adequate compensation for the loss of income as well as requested to harvest fish stock within the BREB's declared timeline.

H. Impact on Vulnerable HHs

73. Vulnerable HHs are defined as those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples. During the studies and surveys no Indigenous groups and female head households are identified. The impact will be further assessed after completion of land audit and identification of IP community. The landowners whose land will

be purchased through willing buyer and seller mechanism are not regarded vulnerable households. The vulnerability assessment needs to be conducted once the project area is fixed based on the final engineering design.

I. Other Project Impacts

1. Impact on Gender

74. Women in the subproject impact areas are engaged in multiple activities. Apart from their reproductive roles such as household cooking, cleaning, fetching water, feeding children, helping in children's studies and looking after the in-laws (particularly those living in extended families), women across the subproject areas also make a significant contribution to the household economy. Despite strong pressures from the families to dissuade women finding employment, they take a lead role in livestock farming and take care of the feeding of their cattle, goats and poultry. Home gardening is another important economic activity of women, produce of which is used for both household consumption and marketing. Other forms of economic activities conducted by women include agricultural labor work, dressmaking, handicraft-making, employment in apparel industries etc. Educated women are employed in both government and private sector jobs. Unemployed educated women would conduct tuition classes for students in their neighborhood to find some income.

75. Women who engage in daily paid labor work are paid less compared to their counterpart men. For example, when a man is paid Tk 300 a day, a woman would get only Tk 150 or Tk 200 though there is not much difference in the work that both groups carry out and the duration of work. Excess of labor available and social attitudes towards women are also reported as factors that influence to pay lower salaries for women. The incomes they earn from such economic activities are used to supplement the households' consumption needs, to re-pay debts or else to cover the expenses connected with children's education. Some women would also save some money to be used in emergencies or for their children's future. In some communities, however, it has been reported that women have to handover their earnings to husbands or else get prior consent of the husband to spend their earnings.

76. Household level decision-making is largely vested with the husband. A few instances of joint decision making by both men and women were reported. Women also perform a significant role in managing the household assets despite the key immovable assets like land and house are owned by men. Physical assets such as land and jewelry received by women as part of their dowry remain in her possession but in some occasions, they are transferred to the ownership of men as part of matrimonial agreements.

2. Impact on Indigenous People

77. In the Sylhet and Moulvibazar areas, there are indigenous people such as Monipuri and Khashia. But, during the baseline and census studies, proposed substations land has been found to be located far away from the inhabitant of indigenous people. However, in Sylhet PBS-2 area most of the IP community is resided. As a result, Standards on Indigenous Peoples (ESS 3) are triggered by the proposed project. Detail information will be derived after land audit report.

V. APPLICABILITY OF RESETTLEMENT PLANNING FRAMEWORK

A. Resettlement and Relocation Process

78. Screening is required for the components involving physical works/interventions. The social screening will take place during the project preparation stage, as soon as a reasonably accurate site location(s) for the sub-project is (are) known.

79. The social screening will provide a preliminary assessment of the sub-potential project's impacts. The screening will be carried out by PIU with the assistance of RSEC and PIC. The screening will assist in identifying issues that can be verified during field investigations, as well as providing a preliminary idea of the nature, scope, and timing of social issues that will need to be addressed during the subsequent stages. It will also aid in identifying opportunities for avoidance or minimization early in the project cycle, allowing the design process to be appropriately informed.

80. The screening will also assist in determining the scope of additional assessments and the timeframe required for obtaining regulatory clearances (if any). If additional assessments and plans (such as RP, ARAP, and so on) are considered necessary.

81. So, at the identification stage, BREB will conduct screening and following steps will be followed:

Table V-1: Resettlement Planning, responsibility and timing

Screening and Preparation Step	Responsibility	Timing
Identification of Sub-Project	Project Implementation Committee (PIC) and Project Implementation Unit (PIU) together with Gender Specialist; and Senior Social Specialist.	After identification of potential location(s) in consultations with the local people.
Census, SES, IOL and Property Valuation Survey	Once the project location is identified, RSEC with the support of RP preparation agency will conduct relevant surveys. During the survey, Social and environmental Specialists will conduct consultation meetings with the local people and affected HHs.	Once the locations are identified
Preparation of specific plans and instruments (RAP)	Based on the survey outcomes and qualitative data from the consultation and following the guideline of RPF, If RP is needed in future will be prepared by BREB.	RP will be prepared, and involuntary resettlement practices are in line with RP and ESS2
Implementation of RP if needed in future.	Once the RP is approved by the ministry and AIB, PIU will implement the same with the support of NGO/Consulting firm and DC office. AIB E&S team will review the status of implementation through supervision.	Approximately in three years or as recommended in RP.

B. Detailed Assessment and Survey

82. BREB will conduct census and socioeconomic survey(s), with appropriate socioeconomic baseline data to identify all persons who will be affected by the project and to assess the project's socioeconomic impacts on them. Once the detailed design is finalized, the required social surveys will be conducted by BREB, if necessary, with the support of a consultancy firm or NGO. Based on this survey outcomes, a social impact assessment will be done which will include potential social impacts, income and livelihood of displaced persons and gender-disaggregated information pertaining to the economic and socio-cultural conditions of displaced persons. The project's potential social impacts and risks will be assessed against the requirements presented in this RPF and applicable laws and regulations of the jurisdictions in which the project operates that pertain to involuntary resettlement matters.

83. As part of the social impact assessment, the BREB will identify individuals and groups who may be differentially or disproportionately affected by the program because of their disadvantaged or vulnerable status. Where such individuals and groups are identified, BREB will propose and implement targeted measures, so that adverse impacts do not fall disproportionately on them, and they are not disadvantaged in relation to sharing the benefits and opportunities resulting from development.

84. The census and socio-economic survey will identify

- The scope and scale of resettlement and impacts on structures and other fixed assets.
- Any project-imposed restrictions on use of, or access to, land or natural resources.
- Identifying public or community infrastructure, property or services that may be affected.
- Characteristics of displaced HHs, baseline information's on livelihood and standards of living.
- land tenure and transfer systems, including an inventory of common property natural resources from which people derive their livelihoods and sustenance, non- title-based usufruct systems (including fishing, grazing, or use of forest areas) governed by local recognized land allocation mechanisms, and any issues raised by different tenure systems in the project area.
- the patterns of social interaction in the affected communities, including social networks and social support systems, and how they will be affected by the project; and
- Social and cultural characteristics of displaced communities, including a description of formal and informal institutions that may be relevant to the consultation strategy and to designing and implementing the resettlement activities.

C. Valuation Method

1. Valuation Method for Land

85. The Project planning avoided compulsory land acquisition and involuntary resettlement while selecting the locations of substations. Most of the land for new substations is proposed privately owned land that will be availed through negotiated settlement with the willing-buyer and willing-seller mechanism and land purchase process. There would be no physical displacement. Rehabilitation and augmentation work will be confined to the existing facilities without having any additional impact. As far as construction of 33 and 11 kV distribution lines are concerned, the design suggested for pole-based lines which will follow mostly along the existing road.

2. Valuation Method for Structure

86. Structures replacement values will be based on:

- Depreciation of the structures are not allowed.
- Transition allowance will be provided, if a place needs to be rented before new house construction.
- Measurements of structures and detail of materials used.
- Average replacement costs of different types of household buildings.
- Structures based on collection of information on the numbers and types of materials used to construct different types of structures (e.g., poles, bricks, rafters, bundles of straw, corrugated iron sheets, doors etc.). Prices of these items collected in different local markets.
- Costs for transportation and delivery of these items to the acquired/ replacement land or building site.
- Estimates of construction of new buildings including labor required.

- Compensation will be made for structures that are (i) abandoned because of relocation or resettlement of an individual or household, or (ii) directly damaged by subproject activities.

3. Valuation Method for tree and crops

87. The current prices for the crops will be determined considering the forest and agricultural department recommended rate and the highest market price, whichever is higher. Where land is rented,

88. 2 seasons or annual crop estimate, depending on the crop will be compensated. Where land is owned, aside from the replacement land or cash compensation for land, the owner will also get compensation for 2 seasons or annual crop estimates depending on the crop. The crops used will be the ones that are currently or have most recently been cultivated on that land. In addition, PAPs will be encouraged to harvest their produce before loss of land. To ensure that this is possible, and that appropriate market prices are received for yields, there needs to be consultation beforehand so that harvesting can be properly planned. The value of the labor invested in preparing agricultural land will be compensated at the average wage in the community for the same period. The rate used for land compensation should be updated to reflect values at the time compensation is paid.

89. In Appendix-2 Resettlement Cost for Implementing Compensation Plan for Livelihood Restoration has been given where Compensation for temporary loss of trees, crops and fisheries have included.

4. Valuation Method for Fish

90. Fish stock valuation will be based on

- Cash Compensation under Law (CCL) as per ARIPA-2017.
- Owners will be allowed to harvest fish stock within BREB's declared deadline.
- BREB will compensate the fish stock include the fair market value of the land, considering factors like size, location, and the pond's productivity.
- Compensation for lost income from fishpond production during construction

5. Preparation of RP

91. As per the derived information from the local PBS and the approved DPP, no land is required. If the RP needs to prepare, it will be based on the social impact assessment and meaningful consultation with the affected persons. It will include the results and findings of the census of affected persons, and their entitlements to restore losses, institutional mechanisms and schedules, budgets, assessment of feasible income restoration mechanisms, grievance redress mechanisms, and results monitoring mechanisms. RPs will comply with the principles outlined in this agreed RPF. Disbursement of compensation payments and entitlements will be made prior to displacement.

92. RP will include measures to ensure that the displaced persons are (i) informed about their options and entitlements pertaining to compensation, relocation, and rehabilitation; (ii) consulted on resettlement options and choices; and (iii) provided with resettlement alternatives. During the identification of the impacts of resettlement and resettlement planning, and implementation, the EA will pay adequate attention to gender concerns, including specific measures addressing the need of female headed households, gender-inclusive consultation, information disclosure, and grievance mechanisms, to ensure that both men and women receive adequate and appropriate compensation for their lost property and resettlement assistance, if required, as well as assistance to restore and improve their incomes and living standards.

93. In this stage no RP is required but the provision for RP preparation & implementation are considered. In the DPP cost of implementing compensation plan for livelihood restoration is considered as BDT 50,000,000.

VI. ELIGIBILITY CRITERIA & ENTITLEMENTS

A. Introduction

94. Affected property owners and/or occupants through damage of assets due to the project are compensated as per their entitlements. As such, the affected persons (APs) are entitled to receive compensation under this Project for their losses. Entitlement provisions will include provisions for temporary and permanent land use and income losses. Eligibility to receive compensation and other assistance will be limited by the cut-off date. The absence of legal title will not bar APs from compensation and assistance, as specified in the entitlement matrix. It identifies the categories of impact based on the census and IoL and shows the entitlements for each type of loss. The matrix describes the units of entitlements for compensating the damage/loss of land, structure, trees, crops, business and resettlement benefits & the provisions included for compensation align with the best practices adopted by the development projects in Bangladesh whenever there is a vacuum in the country's legal framework.

B. Determination of Compensation

95. Loss of standing crops: Crop compensation cost for the use of agricultural land for OHT is calculated considering market value of a given variety of crop (e.g. a kg), average seasonal production of the cultivated land and the number of seasons lost to the farmer as per ARIPA 2017. Crop compensation will be shared by the owner and sharecroppers/lessees proportionately. BREB will give an adequate notice period and allow the farmers to harvest their crops before starting the construction works.

96. Loss of land in tower footing area: Government rate of land was collected from local land offices for calculating agricultural land compensation cost. As per Act 2017, 200% premium is added with the government rate for calculating replacement value of land. The PVAC will calculate the market price of land, if the market price of land is higher than the government replacement value; the landowners will be entitled for the market price of land for the permanent loss of land in the tower footing area as per AIB policy.

97. Income loss: Permanent and temporary business shops in the markets/business centers adjacent to the substations site are considered for compensation payment. The permanent structures are classified as mega and medium shops. The mega, medium and temporary small shops are defined in terms of their daily profit margin and type of structures. Mega shops refer to those shops that earn 4000 BDT or more than that per day as their profit, medium shops that earn 1500-4000 BDT/day as their profit, and lastly the small shops that earn less than BDT 1500/day.

98. The entitlement matrix (see Table VI-1) presents the types of losses in connection with this Project and the corresponding nature and scope of entitlements in accordance with the government and AIB policies as well as the provisions included for compensation align with the best practices adopted by the development projects in Bangladesh whenever there is a vacuum in the country's legal framework.

99. Fishpond: In the case of fishponds, criteria could be the volume of fish stock, and market value of the estimated fish production.

Table VI-1: Entitlement Matrix

No.	Type of Loss	Application	Entitled Person	Entitlement	Details	Responsible Agency
A. Land purchase through willing buyer willing seller basis						
A-1	Land for new substation through negotiated settlement.	Proposed Substations Land	Landowners	<ul style="list-style-type: none"> ▪ Direct purchase by executing agency from the landowner through negotiated settlement and willing-buyer willing seller method after payment of agreed compensation for the land value and other attached assets to the land 	<ul style="list-style-type: none"> ▪ Land will be purchased through negotiated settlement with engaging independent third party. ▪ Negotiation process will be based on meaningful consultation ▪ No coercion and no expropriation will occur in case of failure of negotiation ▪ Adequate and fair market price will be provided. ▪ Land purchase will not lead to any landlessness 	BREB and PBS
A-2	Loss of structures during land purchase for sub-stations and construction of distribution lines	Structures within the proposed substations and distributions land	The legal owner(s) as identified by BREB	<ul style="list-style-type: none"> ▪ Payment by executing agency from the landowner through negotiated settlement and willing-buyer willing seller method after payment of agreed compensation for the land value and structures and other attached assets to the land 	<ul style="list-style-type: none"> ▪ Negotiation process will be based on meaningful consultation ▪ No coercion and no expropriation will occur in case of failure of negotiation ▪ Adequate and fair market price will be provided. 	BREB and PBS
B. Land Acquisition for substations and Distribution line²						
B-1	Loss of homestead, agricultural, Water bodies (Pond) land.	<ul style="list-style-type: none"> ▪ Landowner with and without title to the land. 	Legal owner/ titleholders as identified by Deputy Commissioner (DC)	<ul style="list-style-type: none"> ▪ Cash compensation in the der law (CCL) which includes des 200% premium. ▪ Replacement Value (RV) and dislocation Allowance as recommended by ▪ PAVC. If RV is higher than CCL, the difference will be paid by BREB. ▪ If the remaining land is unusable, the compensation provided will be calculated based on the total land affected (i.e., the actual land lost plus the remaining unusable land). 	<ul style="list-style-type: none"> ▪ Cash compensation in the der law (CCL) which includes des 200% premium. ▪ Replacement Value (RV) and dislocation Allowance as recommended by PAVC. If RV is higher than CCL, the difference will be paid by BREB. 	DC and BREB

² In some case there may be more than one person who claims the same land in that case legal landowner will be identified by the DC.

No.	Type of Loss	Application	Entitled Person	Entitlement	Details	Responsible Agency
B-2	Structure identified by DC in case of land acquisition for title holder	Physical Structures with title to the land	1. Legal owner(s) as identified by DC in the process of CCL payment and/or recognized by court in cases of legal disputes. 2. Lease holder with valid lease deed recognized by DC at the time of CCL payment.	<ul style="list-style-type: none"> ▪ CCL for structure or RC whichever is higher. ▪ Structure Transfer Grant (STG) @ BDT 10,000 (ten thousand) per household for structures volume up to 1000 sft, BDT 15,000 (fifteen thousand) per household for structure volume of 1001-2000 sft and BDT 20,000 (twenty thousand) per household for structure volume above 2000 sft. ▪ Salvageable materials will be taken away by the owners within the stipulated time notified by BREB. ▪ Monthly housing allowance (MHA) for a period up to 6 (six) months for physically displaced residential households at the rate of (a)BDT 10,000 (ten thousand) per month for structure volume up to 1000 (one thousand) sft; (b) BDT 15,000 (fifteen thousand) per month for structure volume between 1000 (one thousand) sft and 2000 (two thousand) sft and (c) BDT 20,000 (twenty thousand) per month for structure volume above 2000 (two thousand) sft. 	<ul style="list-style-type: none"> ▪ The DC and BREB Joint Verification Team (JVT) records floor areas and category of structure on acquired land. ▪ Compensation must be paid in accordance with the relocation plan following the civil works requirement. 	DC and BREB
B-3	Structures without title to land	Structures on acquired land within non-title holder or on public land taken for the project	Squatters on public land within RoW.	<ul style="list-style-type: none"> ▪ Compensation at RC for structures. ▪ One time Transfer Grant (TG) for portable materials at the rate of (a) BDT 2,000 (two thousand) for katcha structure and (b) BDT 4,000 (four thousand) for semi pucca structures and BDT 5,000 (five thousand) for pucca structures. 	<ul style="list-style-type: none"> ▪ Compensation must be paid in accordance with the replacement cost of the structures. ▪ Census of affected persons will be the eligibility cut-off date for all structures not covered by DC and BREB will verify the data through the JVC. 	<ul style="list-style-type: none"> ▪ BREB will pay the RC and TG to all recognized owners.
C. Crops						
C-1	Loss of standing crops due to sub-stations and construction of distribution lines	Agricultural land	APs with legal title and without legal title-sharecroppers and lessees	<ul style="list-style-type: none"> ▪ Cash compensation at replacement cost and rehabilitation and restoration assistance ▪ The sharecroppers/lessees will have their crop compensation proportionately from the landowners. 	<ul style="list-style-type: none"> ▪ Affected APs to be identified before implementation of the Project. ▪ One season or 90 days advance notice by BREB to instruct APs to harvest the standing seasonal 	BREB

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No.	Type of Loss	Application	Entitled Person	Entitlement	Details	Responsible Agency
				<ul style="list-style-type: none"> Owners of crops will be given advanced notice to harvest and remove their crops. 	<p>crops. BREB will allow the farmers to harvest their crops in prior to the construction works as well.</p> <ul style="list-style-type: none"> EA will explain to AP tenant/sharecropper/leaseholder that compensation will be provided to the cultivator; and sharing arrangements should be determined among themselves. There is no possibilities of arisen dispute. If any dispute arrives in future the sharecroppers, leaseholders and the concerned authority will be consulted and solve the issues. 	
D. Trees						
D-1	Loss of standing trees during land purchase for sub-stations and construction of distribution lines	Homestead land, agricultural land	APs with legal title and without legal title	<ul style="list-style-type: none"> Compensation for the affected trees inside the RoW, if there is any, will be given as prescribed for the trees above. Owner of the trees will be allowed to fell and take the trees free of cost without delaying the Project works. 	<ul style="list-style-type: none"> Affected APs to be identified before implementation of the Project. 60 days advance notice. 	BREB
E. Income						
E-1	Income loss	Permanent and temporary business shops in the markets/business centers adjacent to the substation location or distribution line.	Affected businessmen, and hawkers.	<ul style="list-style-type: none"> Business rehabilitation assistance for the mega, medium and small shops are considered for 30 days income profit loss, respectively. 	<ul style="list-style-type: none"> Cash grant for daily income loss for maximum 30 (thirteen) days of income. 	BREB
F. Vulnerable						
F-1	Vulnerable Households	All affected vulnerable households	<ul style="list-style-type: none"> Women headed households. household headed by persons with disabilities. 	<ul style="list-style-type: none"> Prioritized for Project related employment. Vulnerable households are entitled to one-time allowance equivalent to BDT10,000/ in addition to other entitlements 	<ul style="list-style-type: none"> Bangladesh Rural Electrification Board (BREB) explore opportunities through contractor to involve local people who are vulnerable 	BREB

No.	Type of Loss	Application	Entitled Person	Entitlement	Details	Responsible Agency
			<ul style="list-style-type: none"> ▪ households falling under the generally accepted indicator for poverty, ▪ elderly headed households, ▪ households who are landless and those without legal title to land. 		households for project related temporary jobs during construction where feasible	
G. Fishpond						
G-1	Fishpond		<ul style="list-style-type: none"> ▪ APs with legal title and without legal title fishpond 	<ul style="list-style-type: none"> ▪ Cash Compensation under Law (CCL) as per ARIPA-2017. ▪ Owners will be allowed to harvest fish stock within BREB's declared deadline. ▪ BREB will compensate the fish stock include the fair market value of the land, considering factors like size, location, and the pond's productivity. ▪ Compensation for lost income from fishpond production during construction 	<ul style="list-style-type: none"> ▪ Applicable for all fish stock standing on land/pond within RoW at the time of dispossession. 	BREB

C. Compensation Payment Procedure

BREB will ensure that the APs' losses for the project will be compensated at the current market rate with replacement cost. BREB will ensure that the APs' losses for the project are reimbursed at the market rate calculated by a market survey and certified by a legally formed agency such as the Civil Society Organization (CSO) or Community Based Organization (CBO). In the payment procedure CSO/CBO type organization will be involved. The main tasks of CSO/CBO are to survey and assess the land market in the areas where land will be acquired for the project and to establish the current market price equivalent to the replacement cost for different categories of land at various locations. PVAC will employ a similar method to obtain the prices of other properties. The PVAC will be comprised of following member:

- One representative of BREB was nominated by the PD, BREB, as convener.
- One representative from respective PBS
- One representative of DC to be nominated by concerned DC.
- The Area Manager of the CSO/CBO as Member Secretary; and
- The committee can include any other person considered indispensable (for DAE, DoFo, DoFi, PWD, etc).

100. All the sites will be screened out and RP will be prepared if any land will be affected by this project for distribution line in future, then NGO/Consulting firm will engage to implement the RP.

VII. CONSULTATION & STAKEHOLDER ENGAGEMENT

A. General

101. It is essential that the communities as whole and individual members of the community are given every opportunity to express their views, concerns and worries in connection with the expected and projected resettlement & social impacts for the proposed projects. The support of the community is a key indicator of the success of a project, and it will therefore be essential that the communities are given the opportunity to express their views during the initial planning and design, during the construction phase and during operation of the projects.

102. The AIIB's ESP of 2021 consolidates the following requirements on information disclosure, consultation and grievance redress mechanism:

1. Information disclosure

103. In accordance with ESS1, the Bank requires the Client to disclose environmental and social information. Furthermore, to improve access to environmental and social information related to Projects, the Bank discloses the Client's documentation within the timeframe specified in Section 65 of ESP.

2. Consultation

104. The consultation covers project design, mitigation and monitoring measures, project-specific sharing of development benefits and opportunities, and implementation issues. During the Project's preparation and implementation, the Bank expects the Client to engage in meaningful consultation with stakeholders. In the environmental and social assessment documentation, the Bank requires the client to include a record of the consultations as well as a list of participants.

B. Stakeholder Identification and Analysis

105. In general, engagement is directly proportional to impact and influence, and as the extent of impact of a project on a stakeholder group increases, or the extent of influence of a particular stakeholder on a project increase, engagement with that particular stakeholder group shall intensify and deepen in terms of the frequency and the intensity of the engagement method used. All engagement shall proceed on the basis of what are culturally acceptable and appropriate methods for each of the different stakeholder groups targeted.

106. Immediate positive and negative impacts for this Modernization & Capacity Enhancement Project would be faced by surrounding peoples, petty businessmen, passerby, student, teacher and guardian of nearby school, worker and labour force. Community representatives may provide helpful insight into the local settings and act as main conduits for dissemination of the Project-related information and as a primary communication/liaison link between the Project and targeted communities and their established networks. Appropriate stakeholder representatives for this project may be included the following key personnel's-

- BREB and PBS top management
- Elected officials of local government (UNO, AC Land)
- Community leaders or UP chairman and councilor
- Teachers and other respected persons in the local community's
- Non-elected leaders that have wide recognition within their community, such as chairpersons of local initiative groups, committees, local cooperatives etc.
- Leaders of community-based organizations, local NGOs and women's groups
- The elders and veterans within the affected community
- Religious leaders, including those representing traditional faiths
- Leaders representing local business associations
- Leaders representing working/ labour group

C. Stakeholder Engagement Technique

107. There are a variety of engagement techniques that shall be used to build relationships with stakeholders, gather information from stakeholders, consult with stakeholders, and disseminate project information to stakeholders. When selecting an appropriate consultation technique, culturally appropriate consultation methods, and the purpose for engaging with a stakeholder group shall be considered. Techniques in this Project are:

Table VII-1: Stakeholder Engagement Technique

Engagement Technique	Appropriate Application of the Technique
Correspondences (Phone, Emails)	Distribute information and invite stakeholders: Local governments, News agencies, BREB headquarter, PBS Office, Project Office, Local leaders, Educational Institutions, Religious leaders and. Invite stakeholders to meetings and follow-up
One-on-one meetings	Seeking views and opinions Enable stakeholder to speak freely about sensitive issues Build personal relationships Record meetings
Formal meetings	Present the Project information to a group of stakeholders Allow group to comment – opinions and views Build impersonal relation with high level stakeholders Disseminate technical information Record discussions
Public meetings	Present Project information to a large group of stakeholders, especially communities Allow the group to provide their views and opinions Build relationship with the communities, especially those impacted Distribute non-technical information Facilitate meetings with presentations, PowerPoint, posters etc. Record discussions, comments, questions.
Focus group meetings	Present Project information to a group of stakeholders Allow stakeholders to provide their views on targeted baseline information Build relationships with communities Record responses
Public Notice	Public notice published in the daily newspaper for inviting people regarding the RPF Public consultation. Print an Electric media coverage.
Project leaflet	Brief project information to provide regular update Site specific project information.

D. STAKEHOLDER CATEGORIZATION

108. For the purposes of effective and tailored engagement, stakeholders of the proposed project(s) can be divided into the following core categories –

- **Affected Parties** – persons, groups and other entities within the Project Area of Influence (PAI) that are directly influenced (actually or potentially) by the project and/or have been identified as most susceptible to change associated with the project, and who need to be closely engaged in identifying impacts and their significance, as well as in decision-making on mitigation and management measures.
- **Other Interested Parties** – individuals/groups/entities that may not experience direct impacts from the Project but who consider or perceive their interests as being affected by the project and/or who could affect the project and the process of its implementation in some way.

1. Project-Affected Parties

109. Affected Parties include local communities, community members and other parties that may be subject to direct impacts from the project during development phase. Specifically, the following individuals and groups fall within this category –

- Affected Persons who are living nearby the project area

- The local population and local communities including the vulnerable group that include the elderly, physically and mentally disabled persons, single mothers, adolescent girls, minority transgender community and the children who are moving or leaving in the close proximity of the project area
- Residents, business entities, and individual entrepreneurs in the area of the project who are adversely affected owing to the widening of approach road, and others that can benefit from the employment, training and business opportunities offered due to implementation of the project.
- The BREB authority can take the lead in disseminating information about the proposed project to the local communities during the construction activities. Besides local NGOs, having considerable capacity, may tap for disseminating the information and raising awareness of the planned activities among the potentially affected communities in the project area.

2. Other Interested Parties

110. The projects' stakeholders also include parties other than the directly affected communities, including –

- Residents of the other rural settlements within the project area that can benefit from employment and training opportunities stemming from the project;
- Civil society groups and NGOs on the regional, national and local levels, which pursue environmental and socio-economic interests and may become partners of the project.
- Community-based groups and non-governmental organizations (NGOs) working on Gender issues including GBV and Human Rights in the locality that work for and represent local residents and other local interested groups, and act on their behalf;
- GoB officials, permitting and regulatory agencies at the national and regional levels, including environmental, technical, social protection and labor authorities.
- Business owners and providers of services, goods and materials within the project area that will be involved in the project's wider supply chain and transportation business or may be considered for the role of project's suppliers in the future;
- Mass media and associated interested groups including District and local Press Club, local, regional and national print and broadcasting media, digital/web-based entities, and their associations.

E. Stakeholder Engagement to Date

111. The survey team surveyed the project areas with support from the local PBS and conducted consultations with BREB officials, and village levels through formal meetings with local authorities, informal interviews and consultation with affected communities' representatives through key informant interviews (KIIs), focus group discussions (FGDs). Objectives of the stakeholder engagement activities were to:

- Update about Project progress.
- Obtain information related to socio-economic conditions of the proposed project areas.
- Gather information on the compensation, resettlement and support of the Project to AP in the community.
- Get acceptance and support from the People's Committee to conduct the survey in the area.

112. A summary of the activities is presented in Table- VII 2 and summary of discussions, concerns, and recommendations generated during the sections below.

Table VII-2: Summary of Stakeholder Engagement for this modernization project

Types of engagement	Stakeholders	Contents covered in the meetings
Meetings with PBS authorities	<ul style="list-style-type: none"> ➤ GM/DGM/AGM ➤ Line man ➤ Electrician 	<ul style="list-style-type: none"> ➤ Update about Project progress. ➤ Gain information related to purchasing land for substations, distributions line routes ➤ Grievance redress activities
Focused group discussion	<ul style="list-style-type: none"> ➤ Indigenous people ➤ Vulnerable people ➤ Women ➤ Economical displacement community ➤ Host community 	<ul style="list-style-type: none"> ➤ Main livelihoods in this community ➤ Vulnerable status (i.e., gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status that may be more adversely affected by the Project development); ➤ Support from authorities, other organizations for local community (type of support); ➤ Perception on the Project and any concerns linked to the Project development; and ➤ Cultural activities/local traditions in this community
Key informant interviews	<ul style="list-style-type: none"> ➤ Union Chairman ➤ Upazila Chairman ➤ Teacher ➤ Businessman ➤ Govt officials 	<ul style="list-style-type: none"> ➤ Historical demographic information of the affected villages. ➤ Infrastructure and services status. ➤ Main livelihoods in the area and income from those livelihoods. ➤ Public security and health status of local community. ➤ Education and employment status. ➤ Available unions in the area and role of women as well as youth in local activities. ➤ Advantages and disadvantages of local community and support from authorities, other organizations for them

Table VII-3: Planned Stakeholder Engagement Activities

Stage	Target Stakeholders	Topic(s) of Engagement	Method(s) Used	Location/Frequency	Responsibilities
STAGE 1: PROJECT PREPARATION (PROJECT DESIGN, SCOPING, RESETTLEMENT PLANNING, RPF/SEP DISCLOSURE)	Project Affected People: <ul style="list-style-type: none"> - People residing near project area - Petty businessmen around the approach road - School teacher, guardians and students 	<ul style="list-style-type: none"> - ESIA, ESMP, RPF, SEP disclosures - Assistance in gathering official documents for authorized land uses - Land Purchase Documents - Project scope and rationale - Project E&S principles - Grievance mechanism process 	<ul style="list-style-type: none"> - Public meetings, separate meetings for women and vulnerable - Face-to-face meetings - Mass/social media communication (as needed) - Disclosure of written information - Grievance mechanism - BREB's newsletter and website 	<ul style="list-style-type: none"> - Disclosure of ESIA, RPF, SEP, - At beginning of the construction work, all PBS area - Continuous communication through mass/social media and routine interactions 	<ul style="list-style-type: none"> - BREB/PIU
	Other Interested Parties (External) <ul style="list-style-type: none"> - Union Parishad and UNO of Commanding Upazilla - Representative of Local people and community 	<ul style="list-style-type: none"> - ESIA, ESMP, RPF, SEP disclosures - Land Purchase process - Identification of land /plots - Project scope, rationale and E&S principles - Grievance mechanism process 	<ul style="list-style-type: none"> - Face-to-face meetings - Joint public/community meetings with local government - Public Disclosure 	<ul style="list-style-type: none"> - Project launch meetings in BREB headquarter and PBS Office - Meetings in nearby school or college or as an when demanded by the affected community - Disclosure meetings in respective PBS. 	<ul style="list-style-type: none"> - BREB/PIU - Socially responsible for the project
	Other Interested Parties (External) <ul style="list-style-type: none"> - Press and media - NGOs - Businesses and business organizations - Worker and Contractors - Workers' organizations - Academic institutions - National Government Ministries - General public, tourists, jobseekers 	<ul style="list-style-type: none"> - ESIA, ESMP, RPF, SEP disclosures - Grievance mechanism - Project scope, rationale and E&S principles 	<ul style="list-style-type: none"> - Public meetings, trainings/workshops (separate meetings specifically for women and vulnerable as needed) - Mass/social media communication - Disclosure of written information - Grievance mechanism - Notice board for employment recruitment 	<ul style="list-style-type: none"> - Project launch meetings at BREB headquarter and PBS office - Meetings in project area as needed - Communication through mass/social media (as needed) - Information desks with brochures/posters in affected villages (continuous) 	<ul style="list-style-type: none"> - BREB/PIU
	Other Interested Parties (External) <ul style="list-style-type: none"> - Other Government Departments including DoE from which permissions/clearances are required; - Other project developers, donors 	<ul style="list-style-type: none"> - Legal compliance issues - Project information scope and rationale and E&S principles - Coordination activities - Land acquisition process - Grievance mechanism process 	<ul style="list-style-type: none"> - Face-to-face meetings - Invitations to public/community meetings - Submission of required reports 	<ul style="list-style-type: none"> - Disclosure meetings - Reports as required 	<ul style="list-style-type: none"> - BREB Team & management

Modernization and Capacity Enhancement Project of BREB Network (Chattogram-Sylhet Division)

Stage	Target Stakeholders	Topic(s) of Engagement	Method(s) Used	Location/Frequency	Responsibilities
STAGE 2: CONSTRUCTION AND MOBILIZATION ACTIVITIES	Project Affected People - People potentially affected for the construction activities - People residing nearby project area	- ESIA/ESMP/RPF/SEP disclosures - Grievance mechanism - Health and safety impacts (EMF, community H&S, community concerns) - Employment opportunities - Project status	- Public meetings, open houses, trainings/workshops - Separate meetings as needed for women and vulnerable - Disclosure of written information - Grievance mechanism - BREB newsletter and website	- Quarterly meetings during construction seasons - Communication through mass/social media as needed - Notice boards updated weekly - Routine interactions	- BREB/PIU - Contractor/sub-contractors
	Other Interested Parties (External) - Press and media - NGOs - Businesses and business organizations - Workers' organizations - Academic institutions - National Government Ministries - Local Government Departments - General public, tourists, jobseekers	- Project information - scope and rationale and E&S principles - Project status - Health and safety impacts - Employment opportunities - Environmental concerns - Grievance mechanism process	- Public meetings, open houses, trainings/workshops - Disclosure of written information: brochures, posters, flyers, website, Information boards in BREB - Notice board(s) at construction sites - Grievance mechanism	Same as for PAPs	- BREB/PIU - Contractor/sub-contractors
	Other Interested Parties (Internal) - Other BREB's staff - Supervision Consultants - Contractor, sub-contractors, service providers, suppliers and their workers	- Project information: scope and rationale and E&S principles - Training on ESIA/ESMP requirements and other sub-management plans - Worker grievance mechanism	- Face-to-face meetings - Trainings/workshops - Invitations to public/community meetings	Daily, as needed	- BREB/PIU
STAGE 3: OPERATION AND MAINTENANCE	Project Affected People: - People residing nearby project area	- Satisfaction with engagement activities and GRM - Grievance mechanism process - Damage claim process	- BREB website - Grievance mechanism - BREB's newsletter	- Outreach as needed - Meetings in with local community as needed - Monthly (newsletter)	- BREB/PIU
	Other Interested Parties (External) - Press and media - NGOs - Businesses and business organizations - Workers' organizations	- Grievance mechanism process - Issues of concern - Status and compliance reports	- Grievance mechanism - BREB website - Face-to-face meetings - Submission of reports as required	As needed	- BREB/PIU

Stage	Target Stakeholders	Topic(s) of Engagement	Method(s) Used	Location/Frequency	Responsibilities
	<ul style="list-style-type: none"> - Academic institutions - Local Government Departments - General public, tourists 				

VIII. GRIEVANCE REDRESS MECHANISM

A. Introduction

113. Individuals or community groups have difficulties, worries, problems, or claims (perceived or actual) that they want the Project to address and resolve. The grievance mechanism is an extra-legal, locally based, project-specific method of dealing with and resolving complaints and grievances more quickly, hence improving project performance standards in terms of social and resettlement management.

114. If the local/affected people have concerns or complaints about the ESMP or its general components/activities, they may be referring to those issues. A strategy that acknowledges, evaluates and corrects these issues is taken. For the social and environmental performance of the project a grievance redress mechanism (GRM) will be set up to receive, assess & assist the settlement of impacted people's concerns, complaints and grievances. In addition, the GRM is intended to be an effective means of addressing impacted people's issues, as well as a trustworthy approach to communicate and resolve project-related problems.

B. Grievance Redress Mechanism at Project Level & PBS

115. For Bangladeshi citizens facing electricity issues, understanding the right channel for complaint registration is crucial. For areas under BREB jurisdiction, a national hotline 1699 offers a centralized approach. Callers can explain their concerns to representatives who will register the complaint and potentially initiate resolution. As well as BREB has 27 number under customer service where any consumer can contact their any complain. Unlike BREB, PBSs function at the district level. Each individual PBS office manages its own complaints. Each PBSs has separate complain booth for male and female. Every PBSs and substation area's all the complaint and grievance are always registered in complain register. In construction stage, separate register and logbook will be followed for construction related complain and grievance.

116. A three-tier project specific Grievance Redress Mechanism (GRM) will be followed in this project. BREB has successfully completed some GoB funded projects ³as well as donor funded projects like ADB⁴ and WB.

117. For earlier project different PMU/PIU had been involved in project implementation and they were responsible for implementing the GRM for each project. Besides BREB has own E&S cell and they are always prioritizing these issues for every project and provide support to PIU. Hence these three tier GRM will be followed in this proposed project also.

³ 1.5 million Consumer Connection through Rural Electrification Expansion Project", "Distribution Network Expansion for 100% Rural Electrification (Dhaka, Mymensingh, Chattogram and Sylhet Divisions) Project

⁴ Modernization & Capacity Enhancement of BREB Network (Khulna Division)-Ongoing

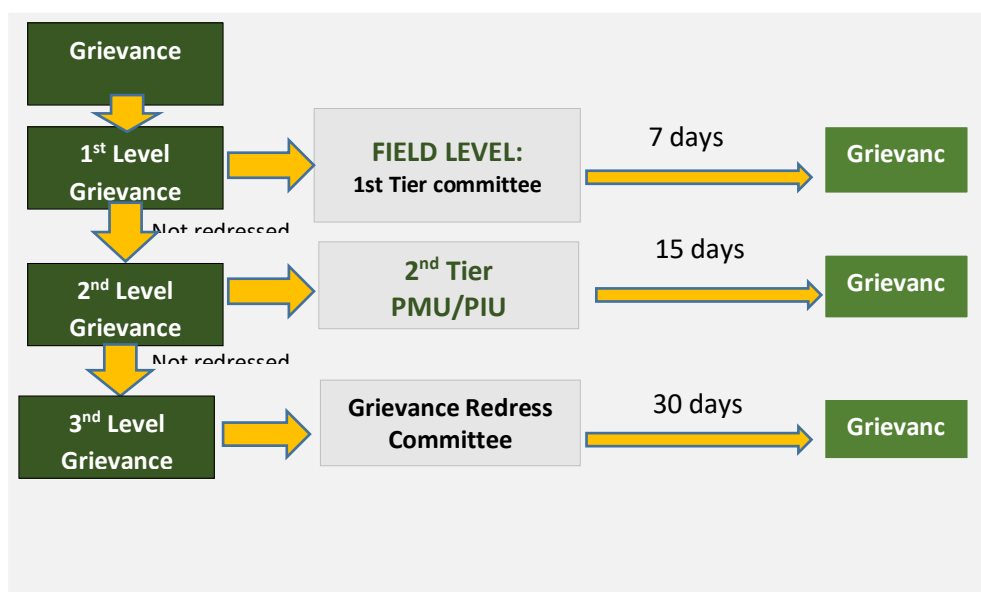


Figure VIII.1: Grievance Redress Mechanism of the Project

118. So, this project will follow the same mechanism. The first tier is the grass-roots level mechanism. At this level, the grievances are reported to field officers of the complainant centers at each service area of the 19 PBSs in Chattogram-Sylhet division. Any issues and grievances of technical, environmental health and safety, or involuntary resettlement nature such as compensation, land purchase-related issues, cutting down trees, distribution lines crossing over houses or home gardens, safety issues electricity breakdowns, public health and safety, power fluctuations, defects in meter readings, electricity-related thefts, etc. can be raised to the field officers. PBS's Grievance Redress Committee (GRC) is the second level of resolution for concerns that cannot be handled by field officers within 7 days.

119. The GRC is comprised of 5 members in 1st Tiers including Concern PBS's Sr.GM/GM (Convener), Concern Executive Engineer (Member), Asst Engineer of Concern SOD (Member), AGM (MS) of concern PBS (Member), Member from Consultant of concern PBS (Member).

120. 2nd Tier will be comprised of project level personnel including Project director, Deputy Project Director (Tech), Deputy Project Director (Admin), Deputy Director (Finance).

3rd Tier will be comprised of Chief Engineer (Convener), Additional Chief Engineer, Director (Programme Planning), Superintendent Engineer (E&S) Cell. The details of the GRC are presented in Table VIII-1 & VIII-2:

Table VIII-1: Grievance Redress Committee at PBS (1st Tier)

Sl. No.	Members	Designation	Responsibility
1	Concern PBS's Sr.GM/GM	Convener	Organize a monthly or quarterly meeting
2	Concern Executive Engineer (XEN)	Member	Summarized the grievances relating to environmental and social issues, construction-related issues, OHS and community health and safety issues and Gender-Based Violence, etc.
3	Assistant Engineer of concern office of the XEN		Record all issues and circulate among the Interested people.
4	AGM (MS) of concern PBS	Member secretary	Recorded all issues and circulated among the Interested people.
5	A Female member from AGMs or above officials of concern PBS	Member Secretary	Record all issues and circulate among the Interested people. If no female official is available, then AGM (MS) will be appointed at her charge.
6	Member from Consultant of concern PBS	Member	Note discussions and decisions of the meeting and disseminate the information about GRM and taking follow-up actions.

Table VIII-2: Grievance Redress Committee at Project Level (2nd Tier)

Sl. No.	Members	Designation	Responsibility
1	Project Director	Convener	To address the unsolved issues, He call for a general meeting with the respective committee members.
2	Deputy Project Director (Tech)	Member	Note discussions and decisions of the meeting and disseminate the information about GRM and taking follow-up actions.
3	Deputy Project Director (Admin)	Member	Recorded all issues and circulated among the Interested people.
4	Deputy Director (Finance)	Member	Note discussions and decisions of the meeting and disseminate the information about GRM and taking follow-up actions.

Table VIII-3: Grievance Redress Committee at Project Level (3rd^d Tier)

Sl. No.	Members	Designation	Responsibility
1	Chief Engineer (Project)	Convener	To address the unsolved issues, He call for a general meeting with the respective committee members.
2	Additional Chief Engineer (Operation, Maintenance & Distribution)	Member	Note discussions and decisions of the meeting and disseminate the information about GRM and taking follow-up actions.
3	Director (Programme Planning)	Member	Recorded all issues and circulated among the Interested people.
4	Superintendent Engineer (E&S) Cell.	Member secretary	Recorded all issues and circulated among the Interested people.

Committee may co-opt additional member, if required.

IX. INSTITUTIONAL & IMPLEMENTATION ARRANGEMENTS.

A. Project Implementation Unit (PIU)

121. The Ministry of Power, Energy and Mineral Resources (MPEMR) will take overall responsibility for ensuring the project implementation on behalf of Government of Bangladesh. Bangladesh Rural Electrification Board (BREB) is executing agency for the additional financing. The same project implementation units (PIUs) in the executing agency headed by a project director will implement the project.

122. The BREB will be formed PIU with a full-time project director. The same PIU will be responsible for all aspects of the RP implementation including procurement and financial management.

123. The implementation activities for the Resettlement of Project affected persons will be completed before award of contract for civil works and in a phased process before vacating the land for civil construction. The INGO/Firms will be engaged for 24 months to provide services intermittently over the project operation.

124. The monitoring and supervision of the construction work at field level will be entrusted to the respective PBSs. The general manager and the consultant engineer of the PBSs will also be responsible for the implementation of the resettlement plan if required in future, resolution of project related grievances at field level, payment of compensation for any losses caused by the project.

125. BREB has Environmental & Social Management division, The PIU will have a dedicated Environmental & Social Safeguard Specialist. One national safeguard specialist and one international safeguard specialist, as well as additional engineering professionals, make up a third-party organization or consulting firm. PIU will prepare the report with the assistance of BREB and an INGO/Consultancy firm. The BREB will engage consultant/firm to be prepare RP for the project.

X. MONITORING & REPORTING

A. Introduction

126. Monitoring in a package is an integral part of project implementation, which must be given due emphasis if the implementation has to progress according to the projected plan and schedule. Monitoring involves collection, analysis, reporting and use of the information about the progress of all aspects of the resettlement operations, based on the approved RPF.

127. The main objectives of the monitoring are as follows:

- ❖ Collect, analyze, report and use information about progress of land purchase and future land selection.
- ❖ Ensure that inputs are being provided, procedures are being followed and outputs are monitored and verified.
- ❖ Ensure timely management action if there appears to be any failure in system due to management lapse; and
- ❖ Ensure necessary corrective measures at policy level, if it is seen that there is a failure in system due to flaw in the design i.e. wrong theory, hypothesis or assumption, to ensure necessary corrective action at policy level.

B. Approach & Methodology for Monitoring

128. The Monitoring approach will be to identify and select a set of appropriate indicators and gather information on them for assessing the appropriateness & sufficiency of RP, and efficiency & adequacy of implementation. Participation of stakeholders especially, the displaced persons and women and vulnerable groups will be ensured in the monitoring process. The process will also undertake various formal and informal surveys for impact analysis. Assessment of resettlement efficiency, effectiveness, impact and sustainability will be carried out through the Monitoring process for identification of lessons for building upon future policies on involuntary resettlement in the country. Monitoring tools would include both quantitative and qualitative methods as follows:

Focused Group Discussions (FGD): Consult with a range of stakeholder groups (local government, NGOs, community leaders and PDPs including women and vulnerable groups).

Key Informant Interviews: Consult individuals like local leaders, village workers or persons with special knowledge or experience about resettlement activities and implementation.

Community Public Meetings: Open public meetings at project sites to elicit information about performance of various resettlement activities.

Structured Direct Observations: Field observations on status of land purchases, plus individual or group interviews for crosschecking purposes.

Special Issues: In the case of special issues, in-depth case studies of PAPs and host populations from various social classes will be undertaken to assess impact of resettlement.

C. Indicator of Monitoring

129. Monitoring and evaluation process will be focused on indicators specific to process by PIU. Following process, output and outcome indicators will be used to monitor the progress of resettlement implementation.

D. Monitoring Framework

1. Objectives

The main objectives of the monitoring framework is to ensure effective implementation of the RPF and equitable outcomes for people affected by BREB project implementation. The detail monitoring will be initiated in 3 phase-

2. Phase

Phase 1: Planning and Consultation

- ❖ **Indicator:** Percentage of affected persons (APs) consulted during RPF preparation.
- ❖ **Monitoring Method:** Review of consultation records, meeting minutes, and stakeholder feedback reports.
- ❖ **Institutional Arrangement:** BREB social development unit, independent consultant/monitor.
- ❖ **Indicator:** Level of understanding among APs of project impacts and entitlement under RPF.
- ❖ **Monitoring Method:** Knowledge, Attitudes, and Practices (KAP) surveys, focus group discussions (FGDs) with APs.
- ❖ **Institutional Arrangement:** Independent consultant/monitor, community-based organizations (CBOs).
- ❖ **Indicator:** Adequacy of grievance redressal mechanism (GRM) in place.
- ❖ **Monitoring Method:** Review of GRM procedures, number and types of grievances received, and resolution rates.
- ❖ **Institutional Arrangement:** BREB GRM unit, independent ombudsman.

Phase 2: Implementation and Resettlement

- ❖ **Indicator:** Timely completion of land acquisition and compensation processes.
- ❖ **Monitoring Method:** Review of land acquisition records, compensation payments, and verification visits to APs.
- ❖ **Institutional Arrangement:** BREB land acquisition unit, independent land valuation expert.
- ❖ **Indicator:** Quality and affordability of replacement housing/land provided to displaced APs.
- ❖ **Monitoring Method:** Site visits, satisfaction surveys with relocated APs, cost analysis of replacement options.
- ❖ **Institutional Arrangement:** BREB resettlement unit, independent technical expert.
- ❖ **Indicator:** Access to livelihood restoration programs and effectiveness in improving income levels of APs.
- ❖ **Monitoring Method:** Review of program participation data, income level surveys, focus group discussions with APs.
- ❖ **Institutional Arrangement:** BREB livelihood development unit, independent livelihood specialist.

Phase 3: Monitoring and Evaluation (M&E)

- ❖ **Indicator:** Overall satisfaction of APs with resettlement process and outcomes.
- ❖ **Monitoring Method:** Exit surveys, independent social audits, public hearings with APs.
- ❖ **Institutional Arrangement:** Independent M&E specialist, external review committee.
- ❖ **Indicator:** Sustainability of livelihood restoration programs and long-term economic well-being of APs.

- ❖ **Monitoring Method:** Long-term income tracking, social impact assessment (SIA) studies.
- ❖ **Institutional Arrangement:** Independent researcher, local development agencies.

3. Reporting

- ❖ Regular reports (quarterly, annual) submitted to BREB management, relevant government agencies, and stakeholders.
- ❖ Reports should be publicly accessible and translated into local languages for APs' understanding.
- ❖ Independent audits and review committee reports should also be publicly disclosed.

130. A matrix has been prepared for dissemination of monitoring framework with monitoring indicators, monitoring frequency and responsibilities.

Table X-1: Detail Monitoring Plan

Monitoring Indicator	Means of verification	Frequency	Responsibility
Review of land acquisition/purchase records, compensation payments, and verification visits to APs	<ul style="list-style-type: none"> • Inspection & document reviews 	Monthly Monitoring prior to the construction stage.	BREB/ Third Party
Level of understanding among APs of project impacts and entitlement under RPF.	<ul style="list-style-type: none"> • Knowledge, Attitudes, and Practices (KAP) surveys, focus group discussions (FGDs) with APs. 	Monthly	PBS/BREB
Adequacy of grievance redressal mechanism (GRM) in place.	<ul style="list-style-type: none"> • Review of GRM procedures, number and types of grievances received, and resolution rates. • Records of GRM proceedings • Reports on stakeholder engagement activities. • Grievance recording (e.g. MIS, grievance logbook) 	Regular	Contractor/ PBS/BREB
Compensation payments for affected trees, crops, fish stocks etc.	<ul style="list-style-type: none"> • Site inspections & compensation payment records 	Quarterly throughout the construction stage	E&S cell of BREB and E&S specialist
Consultation	<ul style="list-style-type: none"> • Reports on stakeholder engagement activities 	Quarterly	PBS/BREB
Allowances for vulnerable persons	<ul style="list-style-type: none"> • Inspection & document reviews 	Quarterly	PBS/BREB

E. Institutional Arrangement for Monitoring

131. The BREB and respective PBS will be in charge of monitoring project processes, outputs, outcomes, and impacts on a regular basis. They will put in place the institutional arrangements needed to monitor the implementation of the RP if required in future. Staff will assist the safeguard officers (one social and one environmental) in providing periodic progress reports on the status of safeguards implementation.

132. The BREB, with the assistance of the respective PBS, will develop separate monitoring plans for the project, which will include key monitoring areas, methodologies, and relevant indicators, as well as plans for disclosing monitoring results well in advance of project implementation. The monitoring strategy will consider both substations and distribution lines. The monitoring system will also emphasize the inclusion of all relevant stakeholders in the monitoring processes, as well as the use of participatory processes. Individual/group meetings with APs and other stakeholders, as well as surveys and studies, are among the methodologies that would be used. The PBS will keep a database disaggregated by gender of all relevant project information, such as baseline survey/census data, AP profiles, and resettlement information.

133. The BREB's safeguard officers will conduct regular field visits to project sites, communicate with APs, and ensure that consultations are conducted on a regular and effective basis. The monitoring process will also focus on the (i) Progress of the RP implementation if needed in future, functioning of GRM (ii) the level of compliance of project implementation with safeguards plans and measures provided in legal agreements, including payment of compensation and other resettlement assistance and mitigation of construction related impacts, (iii) disclosure of monitoring results to APs for substations and distribution lines, and other stakeholders, and (iv) the level of consultation.

ANNEXURE

Appendix 1: Social Screening Checklist for “Modernization & Capacity Enhancement of BREB Network (Chattogram -Sylhet) Division Project”


Probable Involuntary Resettlement Effects	Yes	No	Not Applicable	Remarks (If any ans. is yes, please described in remarks columns)
Involuntary Acquisition of Land				
1. Land Ownership Status				
2. Name of the owner				
3. Requirement of land acquisition				
4. Availability of land for substations				
5. Suitability of land for substations				
6. Mouza and plot number of the proposed land				
7. Presence of any hospitals/health care center within 5 sqkm				
8. Distance of nearest health centre from the proposed site				
9. Is the site for substations known?				
10. Current usage status of the land				
11. Presence of any residential and commercial HHs				
12. Impact on shelter or residential land				
13. Impact on agriculture or other productive assets				
14. Impact on trees, crops or structures				
15. Will there be loss of businesses or enterprises due to selection of project area? If yes, who own the business ?				
16. Impact on income and livelihood				
17. Will people lose access to natural resources, communal facilities and services?				
18. If land use is changed, will it have an adverse impact on social and economic activities?				
19. Will access to land and resources owned communally or by the state be restricted?				
Information on Displaced Persons:				
Any estimate of the likely number of persons that will be displaced by the Project? <input type="checkbox"/> No				
Are any of them poor, female-heads of households, or vulnerable to poverty risks? <input type="checkbox"/> No				
Are any displaced persons from indigenous or ethnic minority groups? <input type="checkbox"/> No				

Appendix 2: Resettlement Cost for Implementing Compensation Plan for Livelihood Restoration

SL. No	Item	Unit	Quantity	Amount
A	Compensation for temporary loss of crops	Lump-Sum		500000000
B	Compensation for temporary loss of fisheries			
C	Compensation for trees			
D	Compensation for temporary affected business			


Appendix 3: Paper cutting of advertisement for land purchase.

Legal Notice from Noakhali Palli Bidyut Samity



নোয়াখালী পল্লী বিদ্যুৎ সমিতি

বেগমগঞ্জ, নোয়াখালী।



“ভূমি ক্রয়ের লিগ্যাল নোটিশ”

আমি এতভোকেট কাঞ্চি শাল মঞ্জুমদার নোয়াখালী পল্লী বিদ্যুৎ সমিতির আইন উপদেষ্টা হিসাবে সর্বসাধারণের বিশেষ করে নোয়াখালী জেলার বেগমগঞ্জ ও অন্যান্য উপজেলাবাসীর অবগতির জন্য জানাচ্ছি যে, আমার মোজাকেল প্রতিষ্ঠান নোয়াখালী পল্লী বিদ্যুৎ সমিতির বৈদ্যুতিক উপকেন্দ্র নির্মাণের জন্য নিম্ন তফসিল জমি ক্রয়ের বিষয়ে জমির মালিকগণের সাথে চুক্তি স্বাক্ষর করেছেন। অত্র বিজ্ঞপ্তির মাধ্যমে জানানো যাচ্ছে যে, নিম্ন তফসিল জমির বিষয়ে যদি কারো কোন প্রকার দাবী দাওয়া কিংবা স্বত্ব দখল থাকে, তবে অত্র বিজ্ঞপ্তি প্রকাশের ১০ (দশ) দিনের মধ্যে নিম্ন-স্বাক্ষরকারী অথবা জেলাকেল ম্যানেজার, নোয়াখালী পল্লী বিদ্যুৎ সমিতির দিকট উপযুক্ত প্রমানসহ দাবীর বিষয়ে উত্থাপন করবেন। নতুবা নির্দিষ্ট সময় সীমার পরে উক্ত সম্পত্তি খরিন করলে কারো কোন প্রকার দাবী আইনগত গ্রহণযোগ্য হবে না।

তফসিল জমির পরিচয়

জেলা- নোয়াখালী, উপজেলা-বেগমগঞ্জ, মৌজা-শক্ষপুর, জেএল নং-১৯৬।

সাবেক দাগ নং	ফস/বিএস দাগ নং	খতিয়ান নং	জমির পরিমাণ	জমির ধরণ
৭১৯	৯৯৭/৯৯৬	১৬৬/৮৯৪	৩২ শতাংশ	নল

(কাঞ্চি শাল মঞ্জুমদার)
এতভোকেট, অজ কোর্ট, নোয়াখালী
এবং
আইন উপদেষ্টা
নোয়াখালী পল্লী বিদ্যুৎ সমিতি
মোবাইল নং-০১৮১৯৮৩৪০৬৬।

“বিদ্যুৎ অপচয় রোধ করি, আলোকিত বাংলাদেশ গড়ি”

(Signature)
বোঃ জাবেদ হোসেন
এজিএম (এডমিন)
নোয়াখালী পল্লী