



**COMMUNICATION AND WORKS
DEPARTMENT KHYBER PAKHTUNKHWA**

**KHYBER PAKHTUNKHWA INTEGRATED TOURISM
DEVELOPMENT (KITE) PROJECT**

**ABBREVIATED RESETTLEMENT ACTION PLAN
(ARAP) FOR**

CONSERVATION AND DEVELOPMENT OF BHAMALA STUPA, DISTRICT HARIPUR

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Khyber Pakhtunkhwa Integrated Tourism and Development Project (KITE)

ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP)

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LIST OF ABBREVIATIONS

AH	Affected Household
ARAP	Abbreviated Resettlement Action Plan
BOR	Board of Revenue
CAS	Compulsory Acquisition Surcharge
CBN	Cost of Basic Needs
DOAM	Directorate of Archeology and Museums
DPs	Displaced Persons
C&WD	Communication & Works Department
CLAS	Compulsory land Acquisition Surcharge
FHH	Female Headed Household
GoKP	Government of Khyber Pakhtunkhwa
GRM	Grievance Redress Mechanism
IP	Indigenous People
IR	Involuntary Resettlement
KITE	Khyber Pakhtunkhwa Integrated Tourism Development Project
KP	Khyber Pakhtunkhwa
LA	Land Acquisition
LAA	Land Acquisition Act, 1894
LAC	Land Acquisition Collector
RAP	Resettlement Action Plan
M&E	Monitoring and Evaluation
OP	Operational Policy
PAPs	Project Affected Persons
PCR	Physical Cultural Resource
PD	Project Director
PKRs	Pakistan Rupees
PMU	Project Management Unit
R&R	Resettlement & Rehabilitation
VHs	Vulnerable Households

GLOSSARY

Unless the context dictates otherwise, the following terms shall have the following meanings:

Census: Field survey carried out to identify and determine the number of Project Affected Persons (PAPs) or Displaced Persons (DPs). The meaning of the word shall also embrace the criteria for eligibility for compensation, resettlement and other measures emanating from consultations with affected communities and the institutional stakeholders, .

Compensation: Payment in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced.

Cut-off date: Date of completion of the census and assets inventory of persons affected by the project. Persons occupying the project area after the cut-off date are not eligible for compensation and/or resettlement assistance. Similarly, fixed assets (such as built structures, crops, fruit trees, and woodlots) established after the date of completion of the assets inventory, or an alternative mutually agreed on date, will not be compensated.

Displaced Persons: means persons who, for reasons due to involuntary acquisition or voluntary contribution of their land and other assets under the project, will suffer direct economic and or social adverse impacts, regardless of whether or not the said Displaced Persons are physically relocated. These people will have their: standard of living adversely affected, whether or not the Displaced Person must move to another location; lose right, title, interest in any house, land (including premises, agricultural and grazing land) or any other fixed or movable assets acquired or possessed, lose access to productive assets or any means of livelihood.

Involuntary Land Acquisition: means the repossession of land by government or other government agencies for compensation, for the purposes of a public project against the will of the landowner. The landowner may be left with the right to negotiate the amount of compensation proposed. This includes land or assets for which the owner enjoys uncontested customary rights.

Involuntary resettlement: Resettlement is involuntary when it occurs without the informed consent of the displaced persons or if they give their consent without having the power to refuse resettlement.

Land: refers to agricultural and/or non-agricultural land and any structures thereon whether temporary or permanent and which may be required for the Project.

Land expropriation: Process whereby a public authority, usually in return for compensation, requires a person, household, or community to relinquish rights to land that it occupies or otherwise uses.

O.P 4.12: The World Bank Operational Policy on Involuntary Resettlement, OP 4.12 embodies the basic principles and procedures that underlie WB 's approach to involuntary resettlement associated with projects.

Project-affected household: All members of a household, whether related or not, operating as a single economic unit, who are affected by a project.

Project-affected person: Any person who, as a result of the implementation of a project, loses the right to own, use, or otherwise benefit from a built structure, land (residential, agricultural, or pasture), annual or perennial crops and trees, or any other fixed or moveable asset, either in full or in part, permanently or temporarily.

Physical displacement: Loss of shelter and assets resulting from the acquisition of land associated with a project that requires the affected person(s) to move to another location.

Rehabilitation Assistance: means the provision of development assistance in addition to compensation such as land preparation, credit facilities, training, or job opportunities, needed to enable Project Affected Persons especially those displace to improve their living standards, income earning capacity and production levels; or at least maintain them at pre-Project levels.

Replacement cost: the rate of compensation for lost assets that must be calculated at full replacement cost, that is, the market value of the assets plus transaction costs.

Abbreviated Resettlement Action Plan (ARAP): The document in which a project sponsor or other responsible entity specifies the procedures of the subproject with minimal loss of privately-owned land, uncultivable/barren land and residential structures that it will follow and the actions that it will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by project.

Resettlement assistance: Support provided to people who are physically displaced by a project. Assistance may include transportation, food, shelter, and social services that are provided to affected people during their relocation. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost work days.

Stakeholders: Any and all individuals, groups, organizations, and institutions interested in and potentially affected by a project or having the ability to influence a project.

Vulnerable groups: People who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status may be more adversely affected by resettlement than others and who may be limited in their ability to claim or take advantage of resettlement assistance and related development benefits.

EXECUTIVE SUMMARY

ES-1: Introduction

The Government of Khyber Pakhtunkhwa (GoKP) under the financial assistance of World Bank is in the process to establish and promote tourism spots for attracting tourist for economic development. Under the project Bhamala Stupa requires small scale land acquisition by Directorate of Archeology and Museums (DOAM). This document presents a consolidated Abbreviated Resettlement Action Plan (ARAP) for the Bhamala Stupa archaeological site based on the census of affected persons; socioeconomics survey; resettlement criteria, including legal framework, eligibility, valuation of and compensation for losses; and entitlements and resettlement assistance. This report has been prepared to meet compliance with the World Bank's Operational Policy on Involuntary Resettlement (OP 4.12) which is applicable to these proposed sub-project.

ES-2: Identification of Social Impacts

The land to be acquired at Bhamala Stupa is 4 Kanal and 8 Marlas. Due to the proposed rehabilitation work two residential structures will be affected at Bhamala site. In addition, two water pumps will be removed. The affected land at Bhamala has no significant negative livelihood impacts associated with the proposed sub-project. The proposed project land is currently used for residential purpose at Bhamala village. The land will be used to construct site office, store, information desk, washrooms, tuck shop. boring of tube well and allied works. The detail of land project affected persons (PAPs) is attached as **Annex-II**.

ES-3: Legal and Policy Framework

The Land Acquisition Act 1894 (LAA 1894) with its successive amendments is the main law regulating land acquisition for public purposes at federal and provincial levels through the right of exercise of eminent domain. The LAA specifies a systematic approach for acquisition and compensation of land and other properties for development projects. It stipulates various sections pertaining to notifications, surveys, acquisition, compensation and apportionment awards along with dispute resolution, penalties and exemptions.

World Bank OP 4.12 Involuntary Resettlement policy establishes requirements of the World Bank for managing involuntary resettlement. The policy covers physical displacement and economic displacement and provides principles and guidelines to mitigate the adverse impacts on the local community, particularly their relocation/ displacement.

ES-4: Public Consultations and Participation

During the public consultations, multiple groups of stakeholders were consulted. The stakeholders were those who have stake or an interest in the project development, and who will be negatively impacted due to the sub-project intervention. Meetings were held in July and August, 2021 at different locations in Bhamala Village with PAPs. Some concerns were

raised by the participants, particularly with regard to replacement costs for land to be acquired for the sub-project.

ES-5: Compensation Eligibility and Entitlement Matrix

The involuntary resettlement requirements apply to full or partial, permanent or temporary physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) resulting from involuntary acquisition of land. The survey in the sub-project area and consultations with the PAPs were completed by June 30, 2021 and respective date was established as cut-off date for compensation eligibility to the PAPs. Compensation and entitlement provisions for PAPs losing their land and structures are entitled for compensation and rehabilitation subsidies. The land and land-based assets will be compensated at full replacement costs. An Entitlement Matrix (EM) proposed is given below in Table ES-01.

Table ES-01: Entitlement Matrix

Asset	Specification	Project Affected Persons	Compensation Entitlements
Residential/Barren Land	Residential owners	Holders/ Owners	Cash compensation plus 15% Compulsory Acquisition Surcharge (CAS), two percent District Council fee, two percent mutation fee for affected land as per revenue department.
Houses/ Structures	Household owners	All relevant PAPs	Cash compensation at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. In case of partial permanent impacts full cash assistance to restore remaining structure, in addition to compensation at replacement cost for the affected part of the structure.
Rental Assistance (02 Hose owners)	HHs	All PAPs	Cash compensation @Rs.25,000/HHs/month assistance during the interruption period maximum up to 03 months.
Relocation/Transportation	Transport allowance	All PAPs affected by relocation	Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month (to be calculated on the basis of Cost of Basic Needs (CBN) per person).
Allowances for Relocation and Rehabilitation			
Transitional/ Livelihood Allowance	HHs	Households Affectees	Cash compensation during the interruption period, as per income of the Households/PAPs, supported by tax payments records or in the absence of such documents, minimum government annual wage rate, i.e., Rs. 20,000 (2020-21 period)

Asset	Specification	Project Affected Persons	Compensation Entitlements
			allowance for six months for each household.
Water bore pump	The owners of the land	PAPs	Average market cost is Rs. 50,000 for digging such small-bore water.

ES-6: Institutional Arrangement and Implementation Schedule

Responsibility of implementing the ARAP rests with the Communication and Works Department (C&WD) PMU with assistance from DOAM. C&WD PMU is responsible to ensure all information in this ARAP is correct, and compensation is timely paid, and that relocation (where relevant) does not happen and works do not start before compensation is paid.

Compensation will be paid via check or direct Bank deposit to each individual land and house owner. PMU C&WD will seek a NOL from World Bank certifying payment of compensation, after which civil works will start at the acquired land site.

Grievance Redress Mechanism (GRM) will be set up with a two-tiered structure. At the local/field level (Tier 1) enabling immediate local responses to grievances, and a Grievance Redress Committee (GRC) will be set up at PMU (C&WD) head office level (Tier 2) to provide decisions for more difficult cases not resolved at the field level.

ES-7: Resettlement Budget

The overall budget for the resettlement component is estimated at **Pak Rs. 13,079,939** to be incurred based on preliminary design initial assumptions on the scope of resettlement as shown in ES- 02. The cost of land is based on the price agreed with the PAPs. The cost of buildings and structures are the replacement costs based on current market prices.

Table ES-02: Summary Resettlement Budget

Sr. No.	Description of Item	Total Compensation (Rs.)
A	Cost of land for Bhamala Stupa	5,751,991
	Cost of structure Bhamala	5,561,738
B	Cost for Relocation and Rehabilitation Assistance	470,000
C	Sub Total (A&B)	11,783,729
D	Monitoring & Evaluation Cost @ 5 %	589,186
	Administration and Support Cost @ 1 %	117,837
	Contingencies@ 5 %	589,186
	Sub Total (D)	1,296,210
E	Grand Total (C &D)	13,079,939

The Cost of land will be updated after receiving official cost from deputy commissioner/ Land acquisition collector

ES-8: Monitoring and Evaluation

Monitoring and reporting are critical activities in involuntary resettlement, which helps in assessment of implementation progress, rescheduling key actions when required to meet the objective timelines, early identification of issues, resolve problems faced by the PAPs and develop solutions immediately to meet resettlement objectives. Keeping in view the insignificance of resettlement impacts, the monitoring mechanism for this project will have only internal monitoring (IM), the RAP implementation for the project will be closely monitored by the C&W through the PMU and the Internal Monitoring Consultants.

1 PROJECT DESCRIPTION

1.1 PROJECT BACKGROUND

Tourism is an important contributor to Khyber Pakhtunkhwa's (KP) economy and job creation, and the number of domestic tourists traveling to KP keeps growing rapidly. KP is blessed with diverse tourism attractions, catering to all interest types. KP's rising value in the tourism sector is also evident from the fact that its expenditure in tourism sector rose from Rs. 86.23 million in the financial year 2012-13 to Rs. 791 million in financial year 2018-19. The increased tourism promotion has led to an unprecedented rise in tourist traffic in the province, resulting in growth in economic activity in the province and the creation of new employment opportunities for the local population.

1.2 OBJECTIVES OF THE PROJECT

The GoKP has received loan from International Development Association (administered by the World Bank) under the KP Integrated Tourism Development Project (KITE). The KITE project aims to enhance under-utilized potential of KP's tourism sector for generating income and revenues, by providing an enhanced tourism experience to domestic and international tourists, while focusing on preservation of environment, wildlife, culture and heritage. The locations and names of sub projects are:

- **Conservation and Development Bhamala Stupa, District Haripur**
- Conservation and Development of Dir Museum, District Dir (Chakdara)
- Conservation and Development of Hund Museum, District Swabi
- Conservation and Development of Mardan Museum, District Mardan
- Conservation and Development of Shapula Stupa, District Khyber
- Conservation and Development of Odegram Mosque, District Swat
- Conservation and Development of Kalam Mosque, District Swat

Based on the project screening and field visit of Bhamala Stupa which requires small scale land acquisition by Directorate of Archeology and Museums (DOAM) and this site will be handed over to the KITE Project for rehabilitation activities after clearance from World Bank (WB). This document presents a consolidated Abbreviated Resettlement Action Plan (ARAP) for the above mentioned archaeological site based on the census of affected persons; socioeconomics survey; resettlement criteria, including legal framework, eligibility, valuation of and compensation for losses; and entitlements and resettlement assistance. This report has been prepared to meet compliance with the World Bank's Operational Policy on Involuntary Resettlement (OP 4.12) which is applicable to these proposed subprojects.

1.3 SUB-PROJECT LOCATIONS

1.3.1 Bhamala Site Location

The Bhamala Site is located near the Jaulian Stupa/Monastery World Heritage site, and is situated on north side of the Khanpur Lake. The Physical Cultural Resource (PCR) is located at the head of Haro River at foothill of Murree range about 20 km east of Taxila and 55 km north of Islamabad. It is surrounded on three sides by River Haro itself and by hills on one side.

1.3.1.1 Objectives of ARAP

The World Bank's Operational Policy on involuntary resettlement (OP 4.12) policy covers both the direct economic and social impacts that result from Bank-assisted projects. The policy also deals with the involuntary taking of land and the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the PAPs. The preparation of ARAP document is required to specify the procedures and actions to be undertaken and to mitigate adverse effects, compensate losses, and provide development benefits to PAPs. The aim of this document is to ensure that by detailing all procedures, actions and commitments, the objectives of the World Bank OP 4.12 and GoKP, Land Acquisition Act (LAA 1894) with successive amendments are achieved to the end that all PAPs improve or at least maintain their pre-project level livelihoods. This ARAP is a working document which will be updated as further information is gained during planning, implementation and further consultations.

This ARAP covers historical site - Bhamala Stupa in District Haripur The overall objective of the ARAP is to provide necessary details of affected assets due to subproject intervention and proposed mitigation measures for compensation, resettlement and rehabilitation assistance through:

- a) The extent of losses;
- b) The policy framework for compensation payments, income restoration, relocation and rehabilitation;
- c) Consultations with key stakeholders including affected men and women and timely disclosure of information to the PAPs and other key stakeholders;
- d) Institutional arrangement for ARAP preparation, implementation and monitoring; and
- e) Grievance Redress Mechanism and Itemized resettlement budget and staggered implementation schedule to ensure timely implementation of ARAP provisions including compensation payment, rehabilitation and resettlement assistance in compliance with World Bank's Safeguard requirements before commencement of civil works.

1.3.1.2 Justification for Abbreviated Resettlement Action Plan

The scope and level of detail of resettlement planning varies with scale and magnitude of social impacts, depending on the project's complexity and the nature of its effects. The proposed sub-project rehabilitation of Bhamala Stupa site will have minimal impact on the PAPs. As a minimum requirement, ARAP is required to be prepared to ensure that the loss of assets and livelihoods of people affected by the sub-project are restored at pre-project levels or to be socio-economically better off. Thus, OP 4.12 calls for the preparation of an ARAP that must be consistent with the relevant provincial regulations on land acquisition and WB Policy on involuntary resettlement.

1.3.2 Methodology and Approach for the preparation of ARAP

1.3.2.1 ARAP Methodology and Approach

The methodology adopted in preparing this ARAP was consistent with the requirements of Land Acquisition of GoKP and World Bank Involuntary Resettlement Policy OP 4.12. Affected households and property were determined from the field surveys conducted in the sub-project area. Social data of affected persons was obtained through interviews and consultation meetings. No perennial crops were noted at the proposed site. The methods used are:

1.3.2.2 Literature and social survey

A social survey was conducted to establish profile of project affected people in the sub-project areas. For ARAP purposes, a census of all PAPs was conducted utilizing interviews and focus group discussions. Sensitization meetings were held in the project area and explain the ARAP study, explain the valuation process and how it is conducted according to guidelines. These meetings were conducted by the E&S team in sensitization meetings, the project planning schedule was disclosed, cut-off for eligibility explained and rights of PAPs and grievance procedures outlined. All meetings aimed to create awareness about upcoming development, all any fears PAPs might have about resettlement hence enable them to provide accurate household and personal information during the social survey.

1.4 PROJECT DESCRIPTION

1.4.1 Sub- Project Description Conservation of Bhamala Stupa District Haripur

Bhamala Stupa is a Buddhist period Stupa and Monastery complex, having certain unique architectural, iconographic and ideological features as compared to another Buddhist stupa monastery complex at Taxila Valley and Gandhara civilization. The stupa and monastery at Bhamala are dated to the Buddhist period approximately 3-5th century AD.

The complex is constructed on a naturally made terrace. The Monastery measures some 400 x 140 ft, surrounded by chapels, assembly hall, kitchen etc. In the middle of the complex rises the solid mass of principal stupa, surrounded by a group of small votive stupas. At Bhamala the stupa is cruciform in shape, which is not found elsewhere. This cruciform stupa is built and composed of heavy blocks of limestone laid in regular courses in the manner common during

the fourth and fifth century A.D with small pebbles and mud filling the interstices between them. The facing is of semi-ashlar masonry of a characteristically late type, similar to that of the monastery but less massive. Moldings are of kanjur stone, which can easily be carved followed by plaster of limestone. A coat of lime plaster has been used on the stones, in which all the finer details of decorations, both architectural and figural, were executed.

The stupa was first discovered and excavated by Sir John Marshall in 1930-31. After a long period, its excavation was resumed in 2012-13 and 2014-15 by the Department of Archaeology, Hazara University in collaboration with the Directorate of Archaeology and Museums (DOAM), GoKP, Peshawar and the University of Wisconsin-Madison, USA).

The site is easily accessible by road as well by boats and provides a unique opportunity to those who are on site for pleasure or picnics or learning purposes. Surroundings of the lake are already inhabited by high profile residences, hotels and seasonal restaurants because of the beauty and seasonal environmental condition, which are sufficient to boost the socio-economic conditions when the PCR is completely restored and properly projected. Closeness with the world heritage sites and touristic facility of the Khanpur Dam/lake, the environment of the region and the location of the stupa in the beautiful mountains range at the rear end of the lake provides a unique opportunity for the promotion of the socio-economic condition of the area. The material for conservation and rehabilitation is available in the mountains of the surrounding area, and sourcing this locally will also support the local economy.

1.4.2 Significance

It is the most important heritage site in the Taxila / Khanpur region due to its unique architectural features, i.e., cruciform or crossed shaped construction, symbolizing the death or mahaparinirvana of the Buddha. The cool and serene place selected to depict for the death of Buddha is synonymous with heaven. The clouds, hills, springs, river, the environment and the construction of stupa with iconographic representation of mahaparinirvana shows the significance of this place. From tourism perspective, this location is ideal, which has ecological, cultural and religious tourism attraction together. Its proximity with Islamabad enhances its beauty, which can be an easy destination of the international as well as national tourists if facilitated.

1.4.3 Current Conditions

The ruins are partially intact and partly damaged/missing, which needs conservation and restoration. The steps and lower circumambulatory is preserved whereas the upper structure (structure above the ground level) of the stupa is missing. The main stupa is damaged at the center since centuries. The votive stupas around the main stupa also are damaged but their demarcations are there. The walls of the Monastery are partly damaged and in a bad state of preservation. The fresh excavated area where the death scene was discovered is also not in a good state and needs preservation and restoration. The PCR is under the control of the Directorate of Archaeology and Museums (DOAM), GoKP and is away from the settlements, therefore, it is moderately safe from human activities. The originality of the PCR is intact and has not been modified.

During implementation of the subproject activities, clearance of the land will be required. During consultation sessions, the local community told that the Bhamala village consisting of approximately 20- 25 houses, one mosque, and some personal Hujras (guestrooms) for entertaining male guests/ as per their local tradition.

2 IDENTIFICATION OF SOCIAL IMPACTS

2.1 IMPACTS AT BHAMALA SITE

2.1.1 Affected Land

The total land is required 4.8 kanal at Mauza Bhamala, Tehsil Khanpur, for the rehabilitation of the proposed archaeological site. The land to be acquired belongs to three persons from the same family. Out of the total, 75 percent of the land belongs to two brothers, while 25 percent of the land belongs to their cousin. The detail of land owners attached as **Annex-II**.

As a result of the proposed civil works, this 4.8 Kanal land are to be permanently acquired.

Table 2.1: Impact on Land and Housing Structures

Locality	Categories of Land	Area	
		Kanal	Marla
Mouza Bhamala	Residential	4	2
	Uncultivable.	0	6
Total		4	8

2.1.2 Affected Housing Structures

Due to the proposed site rehabilitation work, two residential structures will have to be removed. The first house is jointly owned by two brothers (total 8 persons) while the second house owned by their cousin (5 persons). List of PAPs along with structures details is attached as **Annex-I**.

2.1.3 Affected Boreholes (Water Pumps)

There are two boreholes (Water Pumps) at the proposed project sites which are under impact due to the project implementation.

3 POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORKS

3.1 GENERAL

This section describes provincial law and regulations on land acquisition (LAA, 1894) with successive amendments and the World Bank Policy on Involuntary Resettlement (OP 4.12) that apply to the sub-project and identifies gaps between local laws and World Bank policy requirements. It discusses how gaps are addressed, describes methodology for determining valuations and compensation rates at replacement cost for assets, incomes, and livelihoods, and describes the land acquisition process and prepare a schedule for meeting key procedural requirements.

Land acquisition and compensation will be carried in a participatory manner so that PAPs' concerns are taken into account at all stages of the project, especially, during the planning and implementation stages.

3.2 LAND ACQUISITION ACT (LAA), 1894

The Land Acquisition Act 1894 (LAA 1894) with its successive amendments is the main law regulating land acquisition for public purpose at federal and provincial levels through the right of exercise of eminent domain. The LAA has been variously interpreted by provincial governments, and some provinces have augmented the LAA by issuing provincial legislations. In Punjab, for example, valuation is done through District Price Assessment Committees (DPAC) and approval of price rests with Punjab Board of Revenue. In Khyber Pakhtunkhwa, however, the land guidelines provide for land acquisition through private negotiation between acquiring agency through the land acquisition collector and the affected land owners. The entire process from start of negotiations to compensation disbursement has to be completed within six months. The LAA, nevertheless, requires that following an impacts assessment/valuation effort, land and crops are compensated in cash at market rate to titled landowners and registered land tenants/users, respectively. The LAA mandates that land valuation is to be based on the latest three (3) years average registered land sale rates, though, in several recent cases the median rate over the past 1 year, or even the current rates, have been applied.

Based on the LAA, only legal owners and tenants registered with the Land Revenue Department or with formal lease agreements are eligible for compensation/livelihood support. For those without title rights, there are no laws in Pakistan either at federal level or in the province of KP.

It is also noted that the LAA does not openly mandate for specific rehabilitation/ assistance provisions benefiting the poor, vulnerable groups, or severely affected PAPs, nor does it overtly provide for rehabilitation of income/livelihood losses or resettlement costs. However, this is often done in many projects through *ad hoc* arrangements negotiated between the Executive Agency (EA) and the PAPs.

The law deals with matters related to the acquisition of private land and other immovable assets that may exist on it when the land is acquired for public purpose. The right to acquire land for public purposes is established when Section 4 of the LAA is triggered. The LAA specifies a systematic approach for acquisition and compensation of land and other properties for development projects. It stipulates various sections pertaining to notifications, surveys, acquisition, compensation and apportionment awards along with dispute resolution, penalties and exemptions. Surveys for land acquisition are to be disclosed to the displaced persons. Table 3.1 below provides salient features of major sections of the act:

Table 3.1 : Salient Features of Pakistan’s LAA 1894

Key Sections of LAA	Salient Features of the LAA 1894
Section 4	Publication of preliminary notification and power for conducting survey.
Section 5	Formal notification of land needed for a public purpose. Section 5a covering the need for enquiry of the concerns or grievances of the affected people related to land prices.
Section 6	The Government makes a more formal declaration of intent to acquire land.
Section 7	The Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order the acquisition of the land.
Section 8	The LAC has then to direct that the land acquired to be physically marked out, measured and planned.
Section 9	The LAC gives notice to all PAPs that the Government intends to take possession of the land and if they have any claims for compensation then these claims are to be made to him at an appointed time.
Section 10	Delegates power to the LAC to record statements of the PAPs in the area of land to be acquired or any part thereof as co-proprietor, sub-proprietor, mortgage, and tenant or otherwise.
Section 11	Enables the Collector to make enquiries into the measurements, value and claim and then to issue the final “award”. The award includes the land’s marked area and the valuation of compensation.
Section 16	When the LAC has made an award under Section 11, he will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances.
Section 18	In case of dissatisfaction with the award, PAPs may request the LAC to refer the case onward to the court for a decision. This does not affect the Government taking possession of land.
Section 23	The award of compensation to the title holders for acquired land is determined at i) its market value of land, ii) loss of standing crops, trees and structures, iii) any damage sustained at the time of possession, iv) injurious affect to other property (moveable or immovable) or his earnings, v) expanses incidental to compelled relocation of the residence or business and vi diminution of the profits between the time of publication of Section 6 and the time of taking possession plus 15% premium in view of the compulsory nature of the acquisition for public purposes.
Section 28	Relates to the determination of compensation values and interest premium for land acquisition.
Section 31	Section 31 provides that the LAC can, instead of awarding cash compensation in respect of any land, make any arrangement with a person having an interest in such land, including the grant of other lands in exchange.
Section 48A	If within a period of one year from the date of publication of declaration under

Key Sections of LAA	Salient Features of the LAA 1894
(LAA-1986)	section 6 in respect of any land, the Collector has not made an award under section 11 in respect to such land, the owner of the land shall, unless he has been to a material extent responsible for the delay be entitled to receive compensation for the damage suffered by him in consequence of the delay.

3.3 WORLD BANK OP 4.12 INVOLUNTARY RESETTLEMENT POLICY

World Bank OP 4.12 Involuntary Resettlement policy establishes requirements of the World Bank for managing involuntary resettlement. The Policy covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions of access to legally designated parks and protected areas resulting in adverse impacts on the livelihood of the displaced persons. The Policy provides principles and guidelines to mitigate the adverse impacts on the local community, particularly their relocation/ displacement. The Bank's experience indicates that involuntary resettlement under development projects, if unmitigated, often gives rise to severe economic, social, and environmental risks: production systems are dismantled; people face impoverishment when their productive assets or income sources are lost; people are relocated to environments where their productive skills may be less applicable and the competition for resources greater; community institutions and social networks are weakened.

3.4 GAP ANALYSIS OF LAND ACQUISITION ACT AND WORLD BANK POLICIES, COMPARISON OF LAA AND WORLD BANK OPERATIONAL POLICIES

LAA of 1894 is the national legislation applicable for land expropriation in KP province, whereas OP 4.12 provides the WB's policy principles and requirements relating to involuntary resettlement. A comparison of land acquisition under LAA 1894 and the World Bank OP 4.12 on Involuntary Resettlement shows that major differences exist between the two instruments.

In Table 3.2, an attempt has been made to compare the LAA 1894 and OP 4.12 and the objective being to identify if and where the two sets of procedures are in conformity with each other and more importantly how to address the differences and gaps.

Table 3.2: Comparison between WB OP 4.12 Involuntary Resettlement & Pakistan Land Acquisition Act

Sr. No.	World Bank Involuntary Resettlement Policy Principles	Pakistan's Land Acquisition Act	Approaches to Address the Gaps
1	Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including	No equivalent requirements	Screened and categorized. Scope defined, social assessment and gender analysis undertaken.

Sr. No.	World Bank Involuntary Resettlement Policy Principles	Pakistan's Land Acquisition Act	Approaches to Address the Gaps
	a gender analysis, specifically related to resettlement impacts and risks.		
2	Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of settlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.	LAC or District Judge (in Case of the Telegraph act) Are the final authorities to decide disputes and address complaints regarding quantification and assessment of compensation for the affected lands and other assets?	Complaints and grievances are resolved informally through project grievance redress mechanisms. Consultations conducted, vulnerable groups identified and supported as relevant.
3	Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods,(ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.	No equivalent requirements.	Livelihood's restoration is required and allowances are provided as relevant.
4	Provide physically and economically displaced persons with needed support	No equivalent requirements.	Support provided to be commensurate with impacts

3.5 REMEDIAL MEASURES TO RECONCILE GAPS BETWEEN THE LAA AND WB POLICY

Project specific issues have been assessed in relation to non-titled persons (squatters /encroachers) to bridge the gap between existing practice and guidelines of the World Bank Involuntary Resettlement Policy, so as to reconcile the inconsistencies between the LAA (1894) and World Bank OP 4.12. This ARAP has been prepared for the proposed project to ensure that compensation is provided at replacement cost for all direct and indirect losses, so that no one is worse-off as a result of the sub-project implementation. Provision of subsidies or allowances/ assistance, Resettlement & Rehabilitation (R&R) will need to be given for affected households that may be relocated, suffer business losses, or may be vulnerable.

4 PUBLIC CONSULTATION AND PARTICIPATION

4.1 INTRODUCTION

Public consultations in relation to the ARAP occur at all stages of the project cycle, starting from inception stage to the sub-project de-commissioning. Public consultations were conducted through individual meetings and focus group discussions with PAPs and surrounding community groups. During consultations to ensure participation of PAPs and other key stakeholders including community elders; their literacy levels, ethnicity and cultural background and remoteness from the cultural sites were factored in developing the consultation strategy.

4.2 STAKEHOLDERS

During the public consultations, multiple groups of stakeholders were consulted. The stakeholders were those who have stake or an interest in the project development, and who will be negatively impacted due to the sub-project intervention were involved in the consultative process. Consultations were done both at the ESIA stage and during ARAP preparation. The main groups of stakeholders are:

4.3 DIRECTLY AFFECTED PEOPLE

These are the people who will lose their property including land, physical assets, trees and crops and loss of their livelihoods from the affected land. These people were informed about the sub-project and consulted on major issues concerning compensation, R&R assistance and income restoration.

4.4 INDIRECTLY AFFECTED PERSONS

This group of stakeholders includes those that will be positively affected due to tourism development in the area, as they may either be reliant on such cultural resources from a livelihood standpoint or they may be tourists themselves, or they may be institutional stakeholders interested in tourism.

4.5 APPROACH ADOPTED FOR THE CONSULTATION

Meetings were held in the sub-project area. During the meetings, PAPs and locals were asked to discuss the social and sub-project related issues. The meetings were held in an open encouraging atmosphere where PAPs as well as local communities expressed their concerns and views freely. For meetings with the institutional stakeholders, they were contacted thorough cell phone calls to confirm their availability and meetings were held in their offices at the given times. List of participants is attached as **Annex-III**.

4.6 INFORMATION DISSEMINATED

Following issues were discussed and disclosed to the stakeholders during the consultation meetings:

- Introduction of the sub-project;
- Description of various sub-project components, its activities and impacts;
- Description of land acquisition process;
- Description of criteria of evaluation of land and other infrastructure;
- Discuss social and environmental impacts;
- Discuss overall land acquisition and construction related impacts for the all archaeological sites; and
- Needs, priorities and reactions of the affected people regarding the proposed subprojects.

4.7 STAKEHOLDERS CONCERNS TOWARDS THE PROJECT

As per stakeholders, the proposed sub-project will have several impacts of varying significance. Respective project impacts were discussed with participants of the consultations and their concerns and suggestions are discussed under the following Table 4.2. Despite the impacts, the affected communities have a friendly attitude towards the subproject although there was some concern, particularly arising due to lack of information regarding compensation assistance, at the beginning of the social assessment of site.

The interest of the PAPs and local communities of the proposed sub-project was evident during the consultation meetings held in July and August, 2021 at different locations. The meetings were attended by a large number of residents and shopkeepers. The consultant team encouraged the participants to express their concerns and feedback and were engaged in detailed discussion on sub-projects impacts, compensation, awareness about the project, resettlement policies and mode of community support for the sub-projects. Some concerns were raised by the participants, particularly with regard to replacement costs for land to be acquired for the sub-project. The participants were apprised that the improvement of these proposed sub-project sites not only improve the infrastructures facilities at the historical sites but also change the socio-economic conditions of the area through tourism development. participants not only actively participated in the meetings but also expressed their willingness to support the subproject.

4.8 CONSULTATION AT BHAMALA SITE

To comply with World Bank requirements and policies, ARAP has been prepared through a process of public consultation with all affected parties. Consultations were carried out community groups at Village Bhamala to inform them about the sub-project and ascertain their views, concerns and feedback related to the sub-project.

Consultations held at different locations of Bhamala village the meetings were attended by 15 community members/PAPs. The consultant team encouraged the participants to express themselves and engaged in detailed discussion on project impacts, compensation, awareness about the sub-project, resettlement policies and mode of community support for the project. Some concerns were raised by the participants. Table 4.1 shows concerns from the consultation meetings with the affected households and communities.

Table 4.1: Consultation with PAPs at Bhamala Village

Sr. No.	Location	Total No. of Participants	Male	Female
1	Hujra Manzoor Khan	6	6	0
2	Hujra Muhammad Ashraf	5	5	0
3	House Ms Rehana	4	0	4

Concerns of the participants and responses have been mentioned in the Table 4.2.

Table 4.2: Consultation with PAPs at Bhamala Village

Sr. No.	Location	Concerns/Suggestions/ Comments	Response
1	Hujra Manzoor Khan	Construction activities should be done during day time. Compensation should be given to all the affected person. Unskilled labor shall be recruited.	The contractor will comply with all rules and regulations of GoKP and WB guidelines. The contractor will not start activities on the site until all compensation made. The contractor will also hire services of the local personal to avoid social issues.
2	Hujra Muhammad Ashraf	The local people shall be hired during and post implementation of the project. During operation phase, local people shall be hired for the tuck shop, waste management, and labor. Watchman (<i>Chokida</i>) shall be hired from the local community. The local community shall provide compensation before construction work.	They were answered and told that the contractor will not start work before compensation, and the local community member will be hired, and also will be ensure to hire the local community during operation stage.
3	House Ms. Rehana	The interviewer was women, and the interviewer first given the brief on the project activities. The women raised, that for local women skill development program shall be initiated like embroidery, and they will promote the local culture. This will enable the	They were told, the project will do all possible measures. The contractor will ensure day time implementation, and will keep all safety measure for all the entire community particularly women, elders and children.

Sr. No.	Location	Concerns/Suggestions/ Comments	Response
		local population to contribute in the economy of the communities. They also told that the machinery will move in the area ensuring all safeguards measure during movement of their children in the area.	

5 COMPENSATION ELIGIBILITY AND ENTITLEMENT MATRIX

5.1 PROJECT RESETTLEMENT PRINCIPLES

The involuntary resettlement requirements apply to full or partial, permanent or temporary physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) resulting from involuntary acquisition of land. Resettlement is considered involuntary when individuals or communities do not have the right to refuse land acquisition that result in displacement. The ARAP is based on the following principles:

- Adverse impacts on PAPs would be avoided or minimized to the extent possible.
- Where the adverse impacts are unavoidable, the PAPs will be compensated prior to their relocation and prior to land acquisition and start of civil works.
- Informed about their options and rights pertaining to resettlement.
- Consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives.
- PAPs are eligible for compensation and livelihood/ income restoration irrespective of possession of land title. A title would however be required for payment of compensation for land.
- Provided assistance (such as moving allowances) during relocation; all PAPs will receive transitional and other support to re-establish their livelihoods.
- Provided speedy and effective compensation at full replacement cost for losses of assets attributable directly to the subproject activities.
- The owners of affected structures, in addition to cash compensation for the structure on replacement cost will be allowed to salvage their building material. This applies to the owners including absentee owners of all categories of immovable structures.
- Before taking possession of the acquired land and properties, compensation/ assistance will be made in accordance with the Bank Policy.
- All compensation shall be paid at replacement value for assets without deducting depreciation and salvage value.

5.2 COMPENSATION ELIGIBILITY

PAPs are identified as persons whose land, structures/assets and livelihood are directly affected by the sub-project due to rehabilitation of the sites. The compensation eligibility is limited with cut-off date. The survey in the sub-project area and consultations with the PAPs were completed by June 30, 2021 and respective date was established as cut-off date for compensation eligibility to the PAPs. The eligible PAPs for compensation or at least rehabilitation provisions under the sub-project would be those who occupied sub-project area before cut-off date and are physically or economically displaced due to permanent or temporary loss of land, structures and/or livelihood, whether full or partial, as a consequence of land acquisition.

Before start of the civil works, payment of compensation for affected land and structures and resettlement and rehabilitation (R&R) assistance will be paid directly to the PAPs. This

compensation will be paid at least one month prior to demolition of the structures. This will allow PAPs to dismantle and remove all salvageable material for rebuilding of houses. However, C&WD reserves the right of demolishing unauthorized structures without paying any compensation by serving a two-week advance notice of eviction, provided it is established that those structures were constructed after the “cutoff” date.

5.3 COMPENSATION ENTITLEMENTS AND VALUATION METHODOLOGY

Compensation and entitlement provisions for PAPs losing their land and structures are entitled for compensation and rehabilitation subsidies. The land and land-based assets will be compensated at full replacement costs.

Since the project includes the rehabilitation of the existing Bhamala Site, therefore, the impacts identified during impact assessment survey, include loss of privately-owned land, uncultivable/barren land and residential structures.

Individual and household compensation will be made in kind and/or in cash (refer to Table 5.1). Although the type of compensation may be an individual’s choice, compensation in kind will be preferred, if available, when the loss amounts to more than 20 percent of the total loss of assets. Compensation for land and other assets (buildings and structures) is determined as follows:

Table 5.1: Forms of Compensation

Compensation	Notes
Cash Payment	Compensation will be calculated and paid in the national currency. Rates will be based on the replacement costs (market value of land and/or assets plus transaction costs).
In-Kind	Compensation may include items such as land, houses, and other buildings, building materials, seedlings, agricultural inputs and financial credits for equipment.
R&R Assistance	Assistance may include moving allowance, transportation and vulnerability allowance.

To compensate all identified losses, the entitlement provisions are proposed below:

5.4 BARREN LAND

Barren land impacts will be compensated at replacement cost based on fair market value, in cash at current market rates as approved by Board of Revenue (BOR) plus a 15% Compulsory Acquisition Surcharge (CAS) and free of taxes, registration, and transfer costs and resettlement assistance provided over and above BOR approved land compensation in awards by the Land Acquisition Collector.

5.5 STRUCTURES

For the full loss of a residential structure, the owners will be provided cash compensation at replacement cost for structure, including all transaction costs, such as applicable fees and taxes, without deduction of depreciation for age, for self-relocation. For the partial loss

structure (considering of functional/economic viability of remaining or un-affected part of the structure), the owners, including non-titled land users, will receive cash compensation for the lost parts of a structure at replacement cost without deduction of depreciation for the age of the structure and for the repair of the remaining structure compensation at the market rate for materials, labor, and transportation cost etc. All PAPs facing structure loss (full or partial) will have the right to salvage materials of the lost structures.

5.6 ENTITLEMENT MATRIX

This compensation and resettlement assistance has been prepared on the basis of the findings above and by adopting the legal and policy framework of the RPF for the KITE Project, Government of KP and the WB safeguards policies. Following Table 5.2 is the Entitlement Matrix. World Bank will be provided information on compensation disbursement, and civil works and land acquisition will only start after obtaining no-objection from World Bank.

Table 5.2 : Entitlement Matrix

Asset	Specification	Project Affected Persons	Compensation Entitlements
Residential/Barren Land	Residential owners	Holders/ Owners	Cash compensation plus 15% CAS, two percent District Council fee, two percent mutation fee for affected land as per revenue department.
Houses/ Structures	Household owners	All relevant PAPs	Cash compensation at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. In case of partial permanent impacts full cash assistance to restore remaining structure, in addition to compensation at replacement cost for the affected part of the structure.
Rental Assistance (02 House owners)	HHs	All PAPs	Cash compensation @Rs.25,000/HHs/month assistance during the interruption period maximum up to 03 months.
Relocation/Transportation	Transport allowance	All PAPs affected by relocation	Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month (to be calculated on the basis of CBN per person).
Allowances for Relocation and Rehabilitation			
Transitional/ Livelihood Allowance	HHs	Households Affectees	Cash compensation during the interruption period, as per income of the Households/PAPs,

Asset	Specification	Project Affected Persons	Compensation Entitlements
			supported by tax payments records or in the absence of such documents, minimum government annual wage rate, i.e., Rs. 20,000 (2020-21 period) allowance for six months for each household.
Water bore pump	The owners of the land	PAPs	Average market cost is Rs. 50,000 for digging such small-bore water.

6 INSTITUTIONAL ARRANGEMENT AND IMPLEMENTATION SCHEDULE

6.1 ARAP IMPLEMENTATION

Responsibility of implementing the ARAP rests with the C&WD PMU with assistance from DOAM. C&WD PMU is responsible to ensure all information in this ARAP is correct, and compensation is timely paid, and that relocation (where relevant) does not happen and works do not start before compensation is paid.

Compensation will be paid via check or direct Bank deposit to each individual land and house owner. PMU C&WD will seek a NOL from World Bank certifying payment of compensation, after which civil works will start at the acquired land site.

6.2 GRIEVANCES REDRESS MECHANISM (GRM)

The communities and individuals who believe that they are adversely affected by the World Bank (WB) financed project may submit complaints under established project-level Grievance Redress Mechanism (GRM). GRM will be set up with a two-tiered structure. At the local/field level (Tier 1) enabling immediate local responses to grievances, and a Grievance Redress Committee (GRC) will be set up at PMU (C&WD) head office level (Tier 2) to provide decisions for more difficult cases not resolved at the field level.

The GRC will continue to function for the benefit of the PAPs, till completion of the sub-project. PAPs can submit a formal complaint at the field and GRC PMU levels. Members of the GRC will include Social Safeguard Specialist (Secretary) Project Director, PMU C&WD (Chairman), Representative of PAPs (Member), Environmental and Social Safeguard Specialist of Supervision Consultants (Member) and representation from Contractor (Member).

Once the complaint is submitted, it shall be recorded in the complaints register and uploaded to a computer excel sheet without delay and an acknowledgement will be sent to the complainant within three (3) business days. Project technical staff will be assigned to investigate the complaint by visiting the site location to meet complainants and all related stakeholders, and submit a fact-finding report and recommendations to the GRC within seven (07) business days of receipt of complaint.

The GRC will have monthly meetings and will take decisions on all complaints and their fact-finding reports. A decision will be communicated to the complainant within thirty (30) business days and recorded in the complaint register and excel sheet. If complainants are not satisfied, they can approach the Court of Law.

The GRM register will be available on sub-project sites, the PAPs can lodge complaints with assistance of the social team on sub-project sites. The following telephone numbers of the PMUs and emails ID is given below

KITE PMU C&WD

House No: 08-BC, Park Road, University Town, Peshawar

Phone Number 091-9224344-45, Email: pdkitecwd@gmail.com

7 RESETTLEMENT BUDGET

7.1 INTRODUCTION

The estimated land acquisition and resettlement cost was assessed based on the design and reflected in the itemized ARAP budget including compensation costs for acquired land and other assets, applicable relocation, resettlement and income restoration costs as well as administrative costs including costs for ARAP implementation institutional arrangement, monitoring & evaluation and contingencies. The resettlement budget and financing will also cover funds for training and for external monitoring.

7.2 DETERMINING BASIS FOR VALUATION AND RESETTLEMENT COSTS

As per OP 4.12, the compensation calculated by considering:

- Fair market value of land/asset;
- Transaction costs;
- Interest accrued;
- Transitional and restoration costs; and
- Other applicable payments, (if any) constitute full replacement cost. The unit rates applied in the determining the resettlement costs are elaborated as follows.

A valuation survey in the project area was undertaken for estimating the unit rates for compensation of different types of losses, such as residential, hilly/barren land and structures. The rates were arrived at in consultation with the Revenue and C&WD, local community/ PAPs and from property dealers. Using the acquired data, the unit rates used for valuation of land (obtained from the local Revenue Department), affected structures and other assets were determined. These prices are based on the prevailing market rates. The following procedures/methods were used for the assessment of unit compensation values of different items/ assets located within the impact corridor as standard for valuation of assets.

- Current market price for affected land was collected from Revenue Department (Concerned Circle Patwari) and finalized through consultations with PAPs, C&WD Department to arrive at unit rate for budget estimation against land losses on replacement cost basis. Land was categorized as residential, barren/ hilly land based on the type of utilization. For detail, please refer table 7.1.
- Residential structures were valued at replacement value/ cost based on cost of materials, type of construction, labor, transport and other construction costs. Based on the type of construction, three categories were developed and sq. feet rates were estimated. Structure rates were also collected from the C&WD department and maximum rates per unit of each category was estimated. Table 7.1 provides unit rates of affected structures in details.

Table 7.1: Unit Rates of Land*

Description	Mauza	Kind of land	Area		Rate Per Marla (Rs.)
			Kanal	Marla	
Site Bhamala	Mouza Bhamala Tehsil Khanpur District Haripur	Residential	04	02	58,589.16
		Uncultivable.	00	06	4,882.43

* As per local Revenue Department

Table 7.2: Unit Rates of Structures

Sr. No.	Description	Unit	Average Unit Rate (Pak. Rs)
1	Main Structure		
1.1	Construction Category 1	Sq.ft	1,100
1.2	Construction Category 2	Sq.ft	1,022

7.3 SITE: BHAMALA STUPA COMPENSATION FOR LAND

The project will affect 4.8 Kanals of residential and barren land. The compensation cost including compulsory land acquisition surcharge related to this impact is **Rs. 5,751,991**. Detailed calculations are summarized in Table 7.3.

Table 7.3: Summary of Cost for Compensation of Land

Locality	Kind of land	Area		Rate Per Marla (Rs.)	Rate Per Kanal (Rs.)	Total (Rs.)
		Kanal	Marla			
Mouza Bhamala Tehsil Khanpur District Haripur	Residential	04	02	58,589.16	1,171,783.2	4,804,311.12
	Uncultivable.	00	06	4,882.43	97,648.6	29,294.58
					Sub Total	4,833,605.7
					15 % CAS	725,040.85
					2 % district council fee	96,672.11
					2 % Mutation fee	96,872.11
					Total	5,752,991

Note: All compensation will be made by DOAM through district administration. Properties will not be acquired and civil works will not start until compensation has been paid to entitled PAPs Transportation allowance and other allowances are included in the said amount. This was discussed by the local administration with the land owners.

7.4 BHAMALA STUPA LOSS OF STRUCTURES

Due to the rehabilitation of Bhamala site two Residential structures will be affected permanently. Structures are valued at replacement value/ cost based on cost of materials, type of construction, labor, transport and other construction costs, if structure becomes functionally unviable, cash compensation will be computed for the entire structure. The total cost for structures has been calculated in the tune of Rs. 5,561,738. The details of the affected structures are summarized in Table 7.4

Table 7.4: Summary of Cost for Affected Structures

Sr. No.	Description	No	Total Affected Area(ft ²)	Unit Rate (Rs.)	Total Compensation (Rs.)
1-:	Affected Residential Structures				
	Evaluation of house at Khasra No 137	01	3739	1,022	3,821,258
	Evaluation of House at Khasra No 138	01	1568	1,110	1,740,480
	Total: (Subtotals 1+2)	02			5,561,738

7.5 RESETTLEMENT AND REHABILITATION ASSISTANCE (BHAMALA STUPA)

The PAPs will be entitled for the allowance. The total resettlement and rehabilitation assistance for all affected assets has been computed **Rs. 470,000**. The details are provided in the Table 7.5.

Table 7.5: Summary of Cost for Relocation and Rehabilitation Assistance Bhamala

Sr. No.	Description	No. of PAPs	No. of Structures	Rate (Rs.)	Total Compensation (Rs.)
1	Transition Allowance	2	2	20,000	240,000
2	Rental Assistance	2	2	25,000	50,000
3	Electrification	2	2	20,000	40,000
4	Transport Allowance	2	2	20,000	40,000
5	Water Bore Pump	2	2	50,000	100,000
Total Allowances (Rs)					470,000

Table 7.6: Detail Summary of Cost

Sr. No.	Description	Amount (Rs.)
1	Cost of land for Bhamala Stupa	5,751,991
2	Cost of Building Compensation	5,561,738
4	Cost of reclamation and rehabilitation assistance	470,000
Total		11,783,729

7.5.1 Cost for ARAP Monitoring and Administration

7.5.1.1 ARAP Monitoring & Evaluation Cost

Monitoring and evaluation of ARAP implementation process will be required through organizing internal and external monitoring arrangements. For this purpose, a sum of **Rs. 589,186 @ of 5%** of the total compensation cost) is provided in the budget estimate.

7.5.1.2 ARAP Administration and Support Cost

The other cost of ARAP implementation and administrative activities will be a part of existing departmental expenditure. For hiring of an external monitoring agency/expert and provisions for administrative cost for ARAP implementation have been made in the budget **Rs. 117,837 @ 1%** of total compensation cost.

7.5.2 Contingencies

A 5% contingency has been added to adjust any cost escalation during project implementation. Contingencies cost amounting to **Rs 589,186 @ 5%** of the total cost has been added in the budget to cover unforeseen items which may be required during implementation of ARAP.

7.6 SUMMARY BUDGET

The overall budget for the resettlement component is estimated at **Pak Rs. 13,079,939** to be incurred based on preliminary design initial assumptions on the scope of resettlement as shown in Table 7.7. The cost of land is based on the price agreed with the PAPs. The cost of buildings and structures are the replacement costs based on current market prices.

Table 7.7: Summary Resettlement Budget

Sr. No.	Description of Item	Total Compensation (Rs.)
A	Cost of land for Bhamala Stupa	5,751,991
	Cost of structure Bhamala	5,561,738
B	Cost for Relocation and Rehabilitation Assistance	470,000
C	Sub Total (A&B)	11,783,729
D	Monitoring & Evaluation Cost @ 5 %	589,186
	Administration and Support Cost @ 1 %	117,837
	Contingencies @ 5 %	589,186
	Sub Total (D)	1,296,210
E	Grand Total (C & D)	13,079,939

The Cost of land will be updated after receiving official cost from deputy commissioner/ Land acquisition collector

8 MONITORING AND EVALUATION

8.1 INTRODUCTION

Monitoring involves periodic checking to ascertain whether activities are progressing as per schedule while evaluation is essentially a summing up, at the end of the project assessment at the actual achievement in comparison to those aimed at during the implementation.

8.2 MONITORING OF ARAP

The objective of monitoring and reporting of ARAP implementation is to identify implementation problems and successes as early as possible so that the implementation arrangements can be adjusted.

As land is acquired by DOAM, therefore, monitoring should be done through a joint committee belonging to DOAM, local administration and PMU C&WD.

8.3 REPORTING

ARAP implementation reports will be prepared by PMU C&WD will be shared as a summary in the overall KITE E&S QPR.

ANNEXES

Annex-1: Land & Structure Project Affected Person of Bhamala Site

Sr. No.	Description	Name of Affected Person
1.	Evaluation of House Archeological Site Bhamala Khasra No 137	Musamat Gulab Jan W/D Kala Khan Ayoub khan S/O Kala Khan Maqbool Khan S/O Kala Khan Matloob Khan S/O Kala Khan
2.	Evaluation of House Archeological Site Bhamala Khasra No 138	Mr. Raja Hameed S/O Kala Etc. Musammat Ishrat

**Annex-II Detail of Land Acquisition
Bhamala**

Name of District/ Tehsil	Name of Mauza	Name of site	Previous Khasra No			Corrected Khasra No		
			Khasra Nos	Area		Khasra Nos	Area	
				Kanal	Marlas		Kanal	Marlas
Haripur/Khanpur	Bhamala	Land Acquisition near Archaeological site of Bhamala	127	4	2	137	4	2
			128	0	6	138	0	6
			Total	4	8	Total	4	8

LIST OF LAND AFFECTED PERSONS
OF BHAMALA STUPA



DIRECTORATE OF ARCHAEOLOGY AND MUSEUMS
GOVT. OF KHYBER PAKHTUNKHWA, PESHAWAR

C/O Peshawar Museum Peshawar

No. 926-28/A-139
Dated: 21/3/2022

☎ 091-9211194, 9211488
☎ 091-9210690
@ info.archaeology@kp.gov.pk

To


The Project Director,
Project Management Unit
C & W Department Peshawar.

Subject: ABBREVIATED RESETTLEMENT ACTION PLAN (ARAP) FOR CONSERVATION & REHABILITATION OF ARCHAEOLOGICAL SITE BHAMALA, HUND MUSEUM & SHAPOLA

Dear Sir,

Reference to your office letter No. 1682/PMU/Arch dated **March 10, 2022** the list of land acquisition project affected person of Bhamala & Hund Museum (Copy enclosed for ready reference) are hereby submitted for kind information & further necessary action. please.

Yours faithfully,


(Sikander Khan)
Archl: Engineer

o/c

Encl: As Above

Copy to :

1. Director Directorate of Archaeology & Museums Govt of Khyber Pakhtunkhwa Peshawar
2. Project Director, KITE DoT, Government of Khyber Pakhtunkhwa.

o/c


Archl: Engineer

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**LIST OF LAND AFFECTED PERSONS
OF BHAMALA STUPA**

No.	Name of the person	Name of the land	Area of the land	Type of land	Remarks
1
2
3
4

...

26/01

**LIST OF LAND AFFECTED PERSONS
OF BHAMALA STUPA**

تصویر زمینیں برقی اور زمینیں حکومت فریڈیک
 ڈیپارٹمنٹ برائے زمینیں حکومت فریڈیک
 لاہور

سلسلہ	نام زمین	رقبہ	مستحقین
135	مردمعیہ علاقہ راجہ پور	505/5	
251/1	سابقہ عسکر آبادی - مردمعیہ علاقہ راجہ پور - پہلے عسکر آبادی - آدم پور آبادی - نچلے عسکر آبادی	251/1	
251/34	ایوب ونگر کالونیا	251/34	
251/37	خیرنگ ونگر کالونیا	251/37	
33608/65	گندھاری برائے زمینیں سید محمد علی احمد صاحب اور دیگر زمینیں	33608/65	

گندھاری زمینیں برائے زمینیں حکومت فریڈیک

24/22

Annex-III: List of Participants of Consultations

Consultation at Bhamala Site

Location and List of Participants

Sr. No.	Location	Name	Status of Participants	Cell No
1.	Hujra Baitak Mr. Manzoor Khan Bhamala Village	Mr. Imran Khan	Local community	03435510541
2.		Mr. Zeeshan Khan	Local community person	03475948276
3.		Mr. Abdul Shakoor	Local community person	Nil
4.		Mr. Manzoor Ilahi	Local community person/ Hujra Holder	0342-9403252
5.		Mr. Gul Nabi	Facilitator from DOAM Haripur	03469101639

Location and List of Participants

Sr. No.	Location	Name	Status of Participants	Cell No
1.	Baitak/ Hujra of Mr. Muhammad Ashraf, village Bhamala	Mr. Faizan Ali	Local resident	0333-5634655
2.		Mr. Umar Shehzad	Local community resident	Nil
3.		Mr. Muhammad awais	0349-9596975	
4.		Mr. Muhammad Nazakat	Local person	03125515312
5.		Mr. Gul Nabi	Facilitator from DOAM Harpur	03469101639

Consultations with Female Residents

Location and List of Participants

Sr. No.	Locations	Name	Age	Occupation
1.	Bhamala Site	Ms. Rehana	20 Years	Housewife
2.		Ms. Saima	25 Years	Housewife
3.		Mrs. Arshidika	56 Years	Housewife
4.		Mrs, Nasreen BB	43	Housewife

PHOTOLOG



Affected person houses (nearest one)
Bhamala Site



Land of Affected persons Bhamala Site



Consultation Session with DOAM Sub Regional
Office at District Haripur



Consultation Session with DOAM Sub Regional
Office at District Haripur



Consultation session in Mr. Muhammad Ashraf Baitak/ Hujra Bhamala village (Local communities)



Consultation session in Mr. Muhammad Ashraf Baitak/ Hujra Bhamala village (Local communities)



Consultation session in Mr. Manzoor Baitak/ Hujra Bhamala village (Local communities)



Consultation session in Mr. Manzoor Baitak/ Hujra Bhamala village (Local communities)



Consultation session with women of the Bhamala Site



Consultation session with women of the Bhamala Site