
BANGLADESH LAND PORT AUTHORITY

Consultancy Services for Performing Feasibility Study of Ramgarh
and Detail Design of Bhomra and Ramgarh Land Ports

RESETTLEMENT ACTION PLAN RAMGARH LAND PORT

DRAFT REPORT

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Consultants:



Infrastructure Investment Facilitation Company

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Resettlement Action Plan

Ramgarh Land Port

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Acronyms

AC	:	Assistant Commissioner
AH	:	Affected Household
ARIPA	:	Acquisition and Requisition of Immovable Property Act
AP	:	Affected Person
BBS	:	Bangladesh Bureau of Statistics
BGB	:	Border Guard Bangladesh
BLPA	:	Bangladesh Land Port Authority
BRCP	:	Bangladesh Regional Connectivity Project
CCL	:	Cash Compensation under Law
C&F	:	Clearing & Forwarding
CHT	:	Chittagong Hill Tract
CHTRC	:	Chittagong Hill Tracts Regional Council
CUL	:	Compensation Under Law
DAE	:	Department of Agriculture Extension
DC	:	Deputy Commissioner
DPD	:	Deputy Project Director
EMF	:	Environmental Management Framework
ESIA	:	Environmental and Social Impact Assessment
FGD	:	Focus Group Discussion
GoB	:	Government of Bangladesh
GRC	:	Grievance Redress Committee
GRM	:	Grievance Redress Mechanism
HDC	:	Hill District Council
HH	:	Household
HIES	:	Household Income and Expenditure Survey
IBRD	;	International Bank for Reconstruction and Development
IDA	:	International Development Association
IIFC	:	Infrastructure Investment Facilitation Company
IoL	:	Inventory of Losses
LA	:	Land Acquisition
M&E	:	Monitoring and Evaluation
NGO	:	Non-Government Organization
OHS	:	Operational Health & Safety
OP	:	Operational Policy
PAP	:	Project Affected Person
PAVC	:	Property Assessment and Valuation Committee
PCR	:	Project Completion Report

PD	:	Project Director
PIU	:	Project Implementation Unit
PMU	:	Project Management Unit
PPE	:	Personal Protective Equipment
PVAC	:	Property Valuation Advisory Committee
RHD	:	Road and Highway Department
RAP	:	Resettlement Action Plan
RETF	:	Trade and Transport Studies Recipient Executed Trust Fund
RPF	:	Resettlement Policy Framework
RSIA	:	Resettlement and Social Impact Assessment
RU	:	Resettlement Unit
RoW	:	Right of Way
SAE	:	Sub Assistant Engineer
SECDF	:	Small Ethnic Community Development Framework
SECDP	:	Small Ethnic Community Development Plan
SES	:	Socio-Economic Survey
SECVA	:	Ethnic Community Vulnerability Allowance
SIA	:	Social Impact Assessment
SMP	:	Social Management Plan
STG	:	Structure Transfer Grant
UNO	:	Upazila Nirbahi Officer
USD	:	United States Dollar
WB	:	World Bank

Glossary

Affected Person (AP)	Includes any person, affected households (AHs), firms or private institutions who, on account of changes that result from the project will have their (i) standard of living adversely affected; (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with physical or economic displacement.
Ancholik dolil/ Haat dolil	Unregistered written document or agreement not acceptable to the DC but honored by the community in the CHT region subject to recognition by the Headman. DC can consider such document subject to proven mutual agreement between the parties involved and certified to this effect by the headman.
Assistance	Means support, rehabilitation and restoration measures extended in cash and/or kind over and above the compensation for lost assets.
Compensation	Means payment in cash or kind for an asset to be acquired or affected by a project at replacement cost.
Community	A community is commonly considered as a social group of people living in a given geographical area (here community will comprise of the unauthorized people living in the concerned site) who share common norms, values, identity and often a sense of a common civic. These people tend to define those social ties as important to their identity, practice, and roles in social institutions like family, home, work, government, society, or humanity. For this document, the affected population living in the area could be considered as a community.
Customary Right	Land title without holding legal document but recognized by the community represented by Headman/Karbari in the CHT region in the case of Ramgarh.
Cut-Off-Date	Generally refers to the date after which eligibility for compensation or resettlement assistance (as the case may be) will not be considered.
Displaced Person (DP)	As per World Bank Guidelines for Environmental and Social Consideration displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods).
Entitlements	Include the range of measures comprising cash or kind compensation, relocation cost, income restoration assistance, transfer assistance, income substitution and business restoration, which are due to AHs, depending on the type and degree/nature of their losses, to restore their social and economic base.
Entitled Person	A person adversely impacted by the project and is entitled to some kind of assistance as per the project entitlement framework.

Environmental Assessment	Environmental assessment is the term used for the assessment of the environmental consequences (positive and negative) of a plan, policy, program, or concrete projects prior to the decision to move forward with the proposed action.
Grievance Redress	Grievance Redress primarily covers the receipt and processing of complaints from citizens and consumers, a wider definition includes actions taken on any issue raised by them to avail services more effectively.
Household	Those who dwell under the same roof and compose a family; also a social unit composed of those living together in the same dwelling and eating together.
Inventory of Loses	Includes the inventory of the affected properties during census survey for record of affected or lost assets for preparation of the Resettlement Plan.
Katcha	Structures with bamboo/CI sheet/ Mud wall/ Thatch roof.
Non-titled	Means those who have no recognizable rights or claims to the land that they are occupying and includes people using private or public land without permission, permit or grant i.e. those people without legal title to land and/or structures occupied or used by them. World Bank policy requires that such people can't be denied resettlement assistance.
Project Affected Persons (PAPs)	Any person who have economic interests or residence within the project impact corridor and who may be adversely affected directly by the project. PAP include those losing commercial or residential structures in whole or part, those losing agricultural land or homestead land in whole or part, and those losing income sources as a result of project action.
Paurasava	Municipality or a town other than the city corporations. Ramgarh is a Paurasava.
Poverty Line	A family whose annual income from all sources is less than a designated sum as fixed by the concerned State Govt. in which the project falls will be considered to be below Poverty Line.
Pucca	Cement, bricks or concrete build structure.
Relocation	Rebuilding and reinstalling of housing, assets/properties including productive land, and public and private infrastructure, in a new location.
Resettlement	Measures to resettle and rehabilitate of all the impacts associated with land acquisition, including relocation and reconstruction of physical assets, such as housing and restoration of income and livelihoods in post relocation period.
Replacement Cost	Of the acquired assets and property is the amount required for the affected household to replace/reconstruct the lost assets through purchase in the open market. Replacement cost will be calculated at current PWD Schedule of Rates without depreciation. Replacement cost shall be in line with the provisions of the Entitlement Matrix of the project.

Semi Pucca	Structures with CI sheet/ tiles/thatch roof on brick cement wall.
Squatter	Squatter means a person/family that has settled on the public land without permission or has been occupying public building without authority prior to cut-off date and is depending for his or her shelter or livelihood and has no other source of shelter or livelihood.
Structures	Refer to all buildings, primary structures (residential and commercial) and secondary structures (fences and walls, tube-wells, poultry and cattle shed, concrete stairs, concrete drains, latrines etc.)
Tenant	Tenants are those persons having tenancy agreements, written or unwritten, with a private property owner with clear property titles, to occupy a structure or land for residence, business or other purposes.
Title Holder	A person who possess legal documents towards the claim for the property.
Union Parishad	Union Parishad is the smallest rural administrative and local government units in Bangladesh. Each Union is made up of nine Wards. Usually one village is designated as a Ward. There are 4,554 Unions in Bangladesh.
Upazila	Upazila is the second lowest tiers of local administration and local government in Bangladesh. The administrative structure consists in fact in Divisions (8), Districts (64), Upazila and Union Parishad.
Vested Property	Vested Property, formerly called enemy property refers to landed property or building left usually by Hindu families prior to migrating to India. The Vested Property Act, 2011 divided the vested properties in to 2 schedules i.e. 'Ka' schedule (under government's control and restorable), and 'Kha' schedule (under other's control and non-restorable). Ramgarh land port does not require acquisition of any vested property land.
Vulnerable Households	Include households those are: (a) headed by single men or women with dependents with low income (b) headed by old/disabled people without means of livelihood support (c) households that fall on or below the national poverty line, (d) households belong to indigenous or ethnic minority population. Mainly on basis of Social Management Framework (SMF) Vulnerable household means those having monthly income of below Tk 10,000 but owning landed property not above 4 decimals.
Land Classification	Agricultural land or crop fields are classified as 1st class land. Homestead is classified as 2nd class land. Third class (3rd class) land includes hill, ditch, pond, marshy land, wasteland, etc. that is not ready for either cultivation or homestead.
Gender-Based Violence	is an umbrella term for any harmful act perpetrated against a person's will and based on socially ascribed (that is, gender) differences between males and females. GBV includes acts inflicting physical, mental, or sexual harm or suffering; threats of such acts; and coercion and other deprivations of liberty, occurring in either public or private life. This is used as per the World Bank's latest definition and includes acts of sexual exploitation and assault and sexual harassment.
Sexual	is any actual or attempted abuse of a position of vulnerability,

Exploitation differential
and Abuse and power, or trust, for sexual purposes, including, but not limited to,
Sexual profiting monetarily, socially or politically from the sexual exploitation of
Harassment another.
(SEA/SH)

Executive Summary

Project Background: The Government of Bangladesh (GoB) is implementing the Bangladesh Regional Connectivity Project -1 (BRCP-1), with an International Development Association (IDA) credit of United States Dollar (USD) 150 million. The project consists of three main components of which component 1 concerns investments in infrastructure and improvement of key land port facilities in Bhomra & Benapole and establishment of new land ports at Ramgarh & Sheola. This component is implemented by the Bangladesh Land Port Authority (BLPA) under Ministry of Shipping.

The project's development objective is to improve conditions for trade through improving connectivity, reducing logistic bottlenecks and supporting the adoption of modern approaches to border management and trade facilitation. To create physical facilities of the new land port at Ramgarh acquisition 10.00 acres land will be required.

Land Acquisition and Resettlement Impact: The Ramgarh Land Port is proposed to be established in the Bangladesh side of the newly constructed moitree setu and along the left bank of the river Feni (Feni Nodir Kul) of Ward number 9 of Ramgarh Paurasava. The entire area to be acquired is private land. Of the total area 0.27 acre is residential and the remaining 9.73 acres are agricultural. There is no commercial land. The project has very limited impact on residential structures and trees but substantial cost to crops. A total of 57 Project Affected Persons (PAPs) Households (HHs) and 4 more are absentee owners will be affected having a total of 344 household members. Summary of impact is presented below:¹

Summary of Losses

Descriptions	Unit	Quantity
Land to be acquired	Acre	10.00
Total PAPs	Nos.	61 (57 respondents and 4 absentee owners)
Total Land Plot (Daag)	Nos	12
Total affected population	Nos.	344 Population of respondents' HHs
PAPs losing structures	Nos.	5 PAPs, 7 residential Structures (1 semi pucca, 6 kutcha), cattle shed 3 (all Kutcha), Kitchen 4 (all kutcha), Toilets 4 (non-water sealed S Non-san/pit), Tube well 2, electricity connection 5)
Tenants of affected structures	Nos.	1
Landlord of affected structures	Nos.	4
Total number of affected private household with trees	Nos.	6 HH having 142 fruit timber and other trees (25 large, 44 medium, 29 small, 44 saplings)
Crops affected (Vegetable, Paddy, Wheat, Jute, Potato)	Nos.	31 farmers (Vegetable, potato, onion/garlic, pulses, oil seed, and brinjal) among which 29 are PAPs.
Female headed household	Nos.	One non-tribal PAP will receive BDT 25,200 as Female Headed Household and Disability Grant.
Identified absentee owners	Nos.	4 (Tribal 3, non-tribal 1)
Poor/vulnerable Income not above BDT 10,000 per month	Nos.	12 (Tribal 2)

¹Field Survey, 2019

Legal Policy Framework: The World Bank's safeguard policies *e.g.* on physical cultural resources (OP 4.11), tribal people (OP 4.10) and involuntary resettlement (OP 4.12) have considered to prepare this Resettlement Action Plan (RAP) of Ramgarh Land Port. Legal framework of the land acquisition law of GoB titled 'The Acquisition and Requisition of Immovable Property Act (2017)' is also applied.

Consultation and Disclosure: Two public consultation meetings and 02 Focus Group Discussions (FGDs) were carried out to obtain stakeholders input and opinion towards the project.

Grievance Redress Mechanism: Bangladesh Land Port Authority will establish a Grievance Redress Mechanism (GRM) and form Grievance Redress Committee (GRC) at Ramgarh will comprise UNO Ramgarh (Convener), Headman Ramgarh (Member), Social Specialist, BRCP-1 (Member), BLPA and Mr. Ruhul Amin, Assistant Engineer & Project Manager, BRCP-1 (Member Secretary). The GRC will review grievances involving compensation and resettlement assistances including livelihood restoration. If the Upazila level GRC is not able to solve the complaints within the time period then they will refer to headquarter level GRC committee. The headquarter GRC will be formed at Dhaka where Project Director (PD) will chair & Deputy Project Director (DPD) will be member secretary and social specialist will be a member.

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

Implementation Arrangement: BLPA will establish a Project Implementation Unit (PIU) for the project, headed by a Project Director at the Project office that is responsible for the overall execution of the project. In addition to the PD, the Chairman, BLPA will oversee and guide the project implementation and Monitoring & Evaluation (M&E).

Resettlement Cost and Budget: To prepare the detailed budget for title holders and non-title holders, we have visited the field and concerned government offices and collected necessary data and based on this the proposed estimated cost has been finalized. The total estimated cost of the RAP is Tk1,497,189,264/-.

Monitoring and Evaluation: The PD will carry out monitoring and evaluation through the Social Specialist. Monitoring will be carried out quarterly by the two teams (by forming a local level committee and an upper level committee). The lower or port level committee will monitor continuously and report quarterly to PIU while the upper level committee will monitor on half yearly basis in the first year by the monitoring panel and once a year all through the remaining duration of the project. In order to conduct objective implementation of the RAP and minimize issues a periodic (midterm) evaluation will be carried out. This evaluation will involve identifying the gaps between the implementation of the RAP and the mitigation measures proposed in the RAP. Any gaps thus identified will be discussed and corrective actions will be designed. At the end of the project, an end-line evaluation will be carried out. All of the monitoring and evaluation reports will be shared with Bank for their feedback.

Implementation Plan: According to Acquisition and Requisition of Immovable Property Act (ARIPA), 2017 BLPA will submit a land acquisition plan to the District Commissioner (DC) office, Khagrachari. Based on this proposal DC will request BLPA to submit the land acquisition budget. Then BLPA will provide proposed budget to district administration to start the land acquisition process. The District administration will ensure obtaining necessary legal documents from the title holders. For non-title holders DC is supposed to accept only legal documents. But for LA in Ramgarh land port the local level GRC chaired by the UNO will settle the claims of the holders of *ancholik dolil/ haat dolil* amicably with the involved parties together with the Headman and BLPA.

As the project is financed by the World Bank (WB), BLPA has prepared a policy framework *e.g.* Resettlement Policy Framework (RPF). Following the RPF detail budget for title & non-title holders have been prepared. All compensation to title as well as non-title holders will be paid through the DC. The role of BLPA will be to place fund to the DC and play a facilitating role so that all PAP households (both titled and non-titled) receive compensation before start of the project.

Two rounds of Community Consultations have been carried out, once in 2016-17 and again in February, 2020. Based on these consultations this RAP has been prepared. The Land Acquisition (LA) process is expected to be completed by mid-2021 including handing over of acquired land to BLPA.

Indigenous Populations and Cultural Heritage: As per WB's safeguard policy of tribal peoples issues (OP 4.10), are dealt. Since the project is located in a hill district and some of the PAPs are tribal people the RAP has kept provision to pay them additional 30% compensation. Further, the project has formulated a Small Ethnic Community Development Plan (SECDP) following the Small Ethnic Community Development Framework (SECDF) of the project and covering support to both ethnic communities and the poor vulnerable households. The project does not affect any cultural property.

1 Introduction

1.1 Background

The Government of Bangladesh (GoB) has undertaken the project called 'Bangladesh Regional Connectivity Project-1 (BRCP-1)', with a loan of United States Dollar (USD) 150 million from the International Development Association (IDA), a member of the World Bank (WB) Group. The project consists of three main components i) investments in infrastructure, systems and procedures to modernize and improve key land ports essential for trade with India, Nepal and Bhutan (BLPA-managed component) ii) enhance trade sector coordination and productive capacity (managed by Ministry of Commerce, World Trade Organization Cell) and iii) national single window implementation and strengthening customs modernization (managed by the National Board of Revenue).

The component-1 concerns 'investments in infrastructure, systems and procedures to modernize and improve key land ports essential for trade with India, Nepal and Bhutan'. This component will finance for development of four land ports: Sheola, Bhomra, Ramgarh and Benapole.

The project development objective is to improve conditions for trade through improving connectivity, reducing logistic bottlenecks and supporting the adoption of modern approaches to border management and trade facilitation. Mainly, the project will finance interventions aimed to facilitate connectivity, trade and transport for both national and regional trade.

The Bangladesh Land Port Authority (BLPA) will implement component 1 of the project and intends to apply part of the IDA credit for procuring consulting services for Performing Feasibility Study report along with Resettlement Action Plan (RAP) and Social Impact Assessment (SIA) for Ramgarh Land Port.

Ramgarh is a new land port, to be established on the southeast region of Bangladesh bordering Tripura State of India. It will ease connectivity of Tripura with the port of Chittagong expanding trade between the two neighboring countries and open up opportunities for business and transport.

1.2 Purpose of the Resettlement Action Plan

Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement. Project-related land acquisition or restrictions on land use may cause physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of cultivable land, assets or access to assets, leading to loss of income sources or other means of livelihood), or both. Mainly, the objective of the preparation of RAP of Ramgarh Land Port is to²

- Avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives;
- Avoid forced eviction;

²ESS5: Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, WB.

- Mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost and (b) assisting displaced persons for livelihood development etc.

The WB's guidelines for environmental and social considerations require that if the screening or social assessment determines that people will experience resettlement impacts, a time-bound RAP with appropriate budget provisions is to be prepared and incorporated as an integral part of project design. By following this principle this RAP has been prepared. It also addresses land acquisition and resettlement issues within the legal framework of the GOB and WB's guidelines for environmental and social considerations, that highlights social impacts including involuntary resettlement and covers all the Project Affected Persons (PAPs) under resettlement program providing income restoration and poverty reduction assistance to the eligible ones and also the poor and informal settlers on the Right of Way (RoW).

1.3 Resettlement Policy Framework of the Project

The Resettlement Policy Framework (RPF) presents detailed guidelines for the major activities to be carried out for Resettlement and Social Impact Assessment (RSIA) of specific subprojects that were not fully designed and planned during the project preparation stage, and for which construction will only get underway in year two or later. These guidelines include: (i) social screening (identification of possible impacts); (ii) description and establishment of 'Social Baseline' against which impacts of the proposed sub-project would be evaluated after identifying influence area for different sub-projects (iii) analysis of alternatives; (iv) identification of major sub-project activities during both construction and operational phases; (v) assessment, prediction and evaluation of impacts of project activities on the social baseline (vi) carrying out public consultations; and (vii) identification of mitigation measures and preparation of impact specific Social Management Plan (SMP) and/or RAPs including monitoring requirements. More specifically, the RPF of BRCP-1 includes all the interventions under the proposed project.

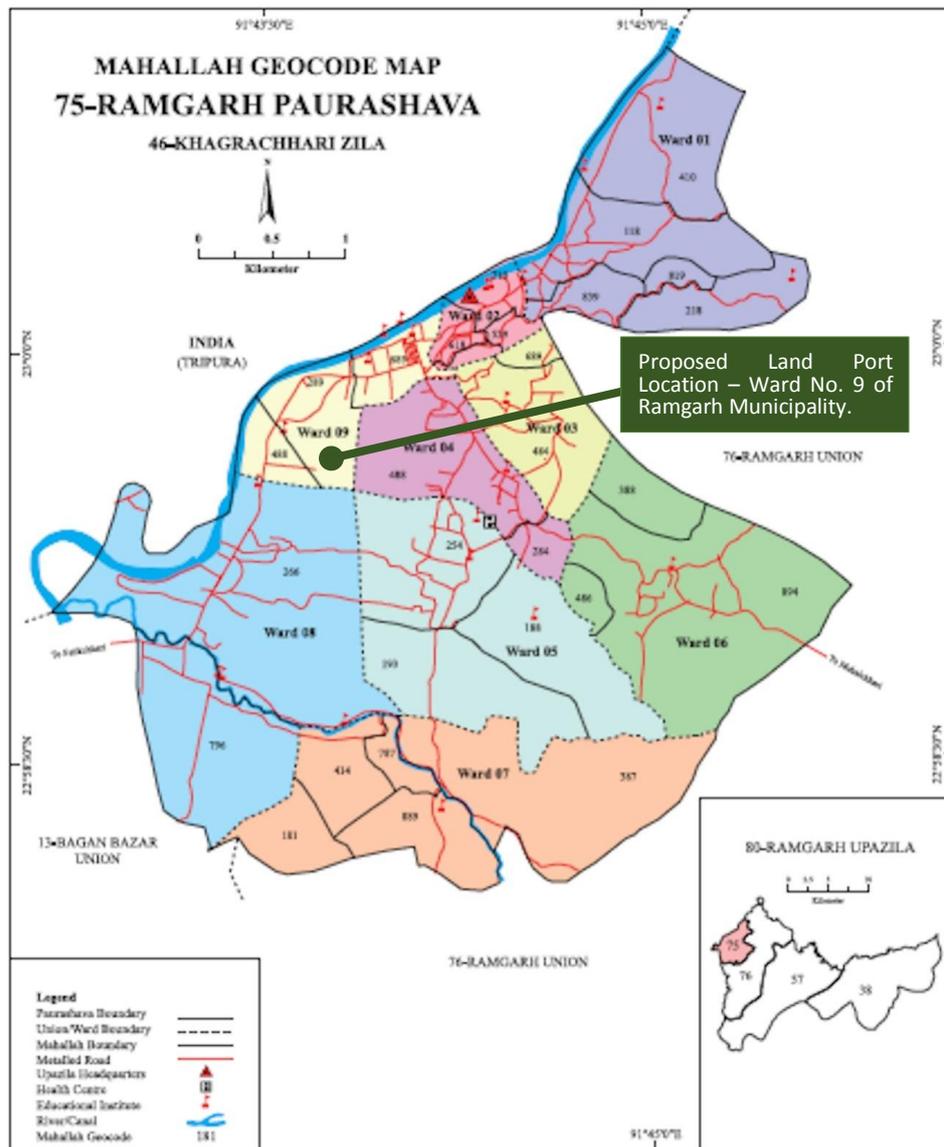
The WB's safeguard policies *e.g.* Tribal peoples issues (OP 4.10), physical cultural resources (OP 4.11), and involuntary resettlement issues (OP 4.12) have been considered to prepare this RAP of Ramgarh Land Port. All of these three are triggered for the Ramgarh Land Port as the area has tribal peoples among the PAPs and non-PAPs, has a Buddhist Temple and a place of cremation adjoining the proposed port area but not included under Land Acquisition (LA), and 10.00 acres of private land will be acquired for the new port. Legal framework of the land acquisition law of GoB titled 'The Chittagong Hill Tracts (Land Acquisition) Regulation 1958 and to this is added extra payment of 200% of the market price (Section 9/2 of ARIPA 2017) which was 15% in 1958.

1.4 Location of Ramgarh Land Port

The proposed Ramgarh Land Port will be developed near the Upazila town Ramgarh within municipal ward # 9 of Ramgarh Paurasava in Khagrachari hill district in South East region of Bangladesh. It is 40 km away from Khagrachari town, 115 km from Chittagong, and 35 km from Baraiyarhat of Dhaka-Chittagong Highway. The land port of Sabroom in

Tripura state of India is located just on the other side of bordering river Feni. Import and export through Ramgarh port has not yet been started.

Figure 1: Map of Ramgarh Paurasava³



³GIS Project, BBS 2017

Figure 2:Current Status of the Project Site





The land port at Ramgarh will be established on 10.00 acres of land. There is a border outpost of Border Guard Bangladesh(BGB) at Ramgarh and a new bridge has been constructed over the river Feni by the Government of India and new approach road is under construction in Bangladesh side. The electricity connection, telephone etc. are available in Ramgarh land port area.⁴

⁴Field Visit, 2020 & RPF, BRCP-1, BLPA, 2016

Figure 3: Satellite Image of Ramgarh Land Port Areas

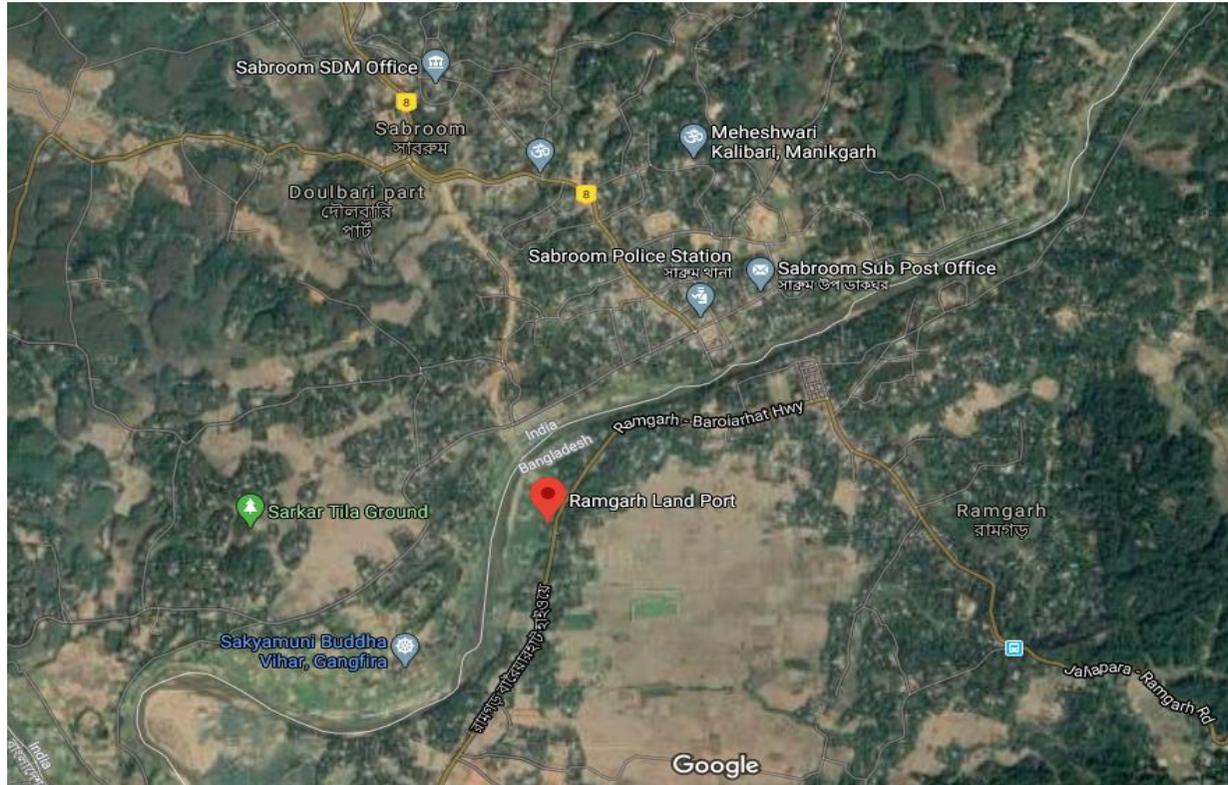


Table 1: The Key Features of the Project Area⁵

Parameters	Details
District	Khagrachari
Upazila	Ramgarh
Paurasava	Ramgarh
Upazila area	288 sq km
Proposed port area	10.00 acres to be acquired
Land to be acquired	12 plots. 10.00 acres
Private land	10.00 acres
Vested property khatian 1/1	Nil
Khas Land	Nil
Population (Ramgarh Upazila) 2011	71,677 (male 36,644 and female 35,033)
Total Households (HHs) Ramgarh Upazila 2011	14,906
Total PAP HHs	61 PAHs including four absentee owners. Total respondent households interviewed 57 have 344 population
Trees to be felled	142 fruit and wood and other trees (25 large, 44 medium, 29 small, 44 sapling)
Structures to be affected	Residential 5 HH (Tribal 2). The 5 HHs have a total of 7 structures (semi pucca 6, kutcha 1) kitchen 4, cattle shed 4, TW 2, Toilets 4, Electricity connection 5.
RAP cost in Tk.	BDT 1,497,189,264/-

1.5 Infrastructure/Land Requirements of Land Ports

Physical interventions required for the improvement of Ramgarh land port include the following:

- Parking area and parking terminal for goods carrier lorries and other vehicles
- Warehouse and open stack yard
- Administrative building, barrack and dormitory
- Trans-loading bays
- Trans-shipment sheds
- Additional trans-loading area allowing back-to-back trans-shipping without using the docking area *e.g.* in the case of refrigerated cargo
- Inspection area
- Temporary storage space (*i.e.* warehouses) for whatever goods cannot be cleared immediately, or are seized by customs-with a specific area secured in the warehouse for the latter
- Detailed inspection sheds for trucks and other vehicles subjected to a secondary check (which should not exceed five percent of all traffic)
- A small refrigerated facility for perishable goods
- Specific and protected storage for hazardous materials/chemicals
- Weigh bridge and scale

⁵Field Survey, 2020 & BBS, 2011

- Boundary wall, internal road and drainage system
- Buffer space to avoid queues building-up before reaching a control position
- Supply of safe drinking water, sanitation, sewage
- A sensible thorough-traffic arrangement, with by-pass capacity, to avoid one vehicle blocking all the others
- Electrification
- Other necessary works.

The above infrastructure requires acquisition of 10.00 acres of land and will affect directly around 57 PAPs and 4 absentee owners having a total of 344 household members. Of the 10.00 acres, the entire area proposed for LA is private land.

1.6 Methodology for Preparation of Resettlement Action Plan

1.6.1 RAP Preparation Methodology

Both primary and secondary sources of information have been used to prepare the RAP which is as follows:

Primary Source:

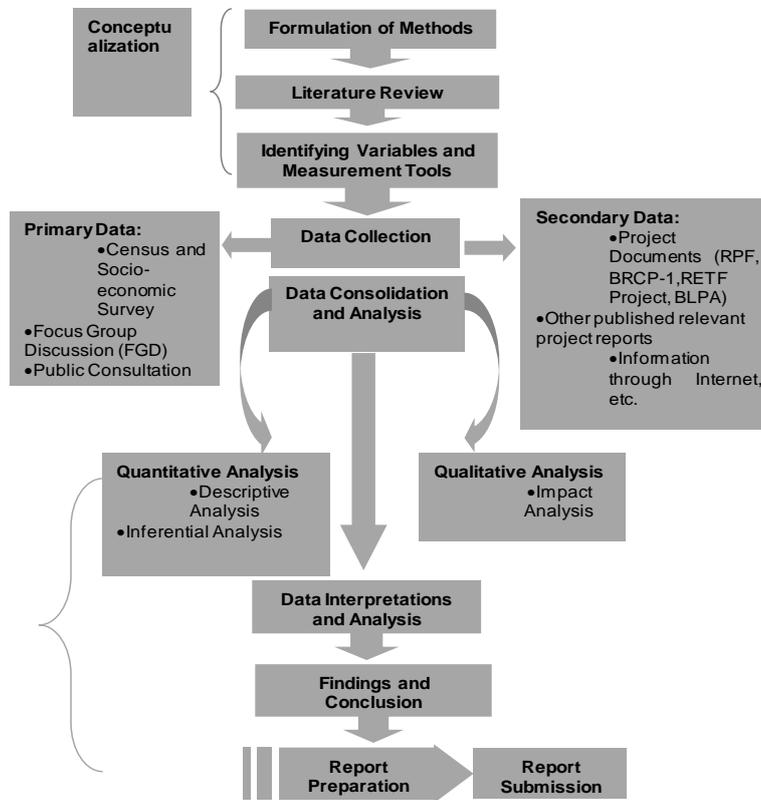
- The data furnished in this report were collected directly from all the owners (100%) of land and structures through census and socio-economic survey, asset inventory, household survey and market survey of land, trees, crops and structures etc.
- A group of trained field investigators (in-house two days training provided by the consultants of Shahidul Consultant) were trained to collect data from all PAPs and conduct SIA survey.
- 02 Focus Group Discussions (FGDs) were conducted to gather primary information and develop a comprehensive socio-economic profile of Project Affected HHs.
- Public consultations/meetings/discussions with relevant stakeholders including local communities and PAPs also have been conducted to assess the losses properly. Public consultations were conducted twice, once in 2016-17 and again in 2020.
- The data gathered during the survey in 2020 have been entered into an electronic database which identified each PAP HH and the way they are impacted and losses they will incur.
- Every filled-in questionnaire was thoroughly edited and checked before coded for computer entry, consistency checks run for generating report tables using SPSS.
- A senior statistician thoroughly checked the data processing activities under the direction of the Social Specialist of the Shahidul Consultant.

Secondary Source:

- Environmental and Social Framework: The World Bank, International Bank for Reconstruction and Development (IBRD), IDA
- Bangladesh Trade and Transport Studies Recipient Executed Trust Fund (RETF) project and RPF of BRCP-1 project

- Bangladesh Bureau of Statistics(BBS), Population Census 2011 Community Series, Khagrachari District
- BBS, Households Income and Expenditure Survey (HIES), 2016.

Figure 4: Data Processing and Report Preparation Method



1.6.2 Cut-off Date for the RAP

The cut-off-date of eligibility refers to the date prior to which the occupancy or use of the land in the project area makes residents/users eligible to be categorized as PAPs and be eligible to the project entitlements. In the project, the cut-off date for application of the RAP will be considered for the title holders from the date of the issuance of Section 3 notice (March 3, 2020) by the Deputy Commissioner (DC) for acquisition of land considering the Chittagong Hill Tracts (Land Acquisition) Regulation 1958 and the survey date (February 28, 2020) will be considered for the non-title holders (The date of completing field survey).

1.6.3 Requirement of Budget for Implementation of the RAP

This proposed project affects 12 land plots (daag/holding) with 57 respondent PAHs and 4 absentee owners. To prepare the detailed budget for titleholders and non-titleholders, the social consultant team visited the field & met concerned local people, government officials and collected data. Based on these data the proposed estimated cost has been finalized. The total budget for implementing this RAP is Tk. 1,497,189,264/-including 5% administrative cost, 10% contingency provision, 15% VAT and 10% TAX.

2 Socio-economic Profile

2.1 Description of the Project Area

The study area of the proposed project is located at Ramgarh Union of Khagrachari hill district. The study Upazila Ramgarh comprises an area of 88 sq. km. It is located between 23°020759' and 22°868370' North latitudes and between 91°714334' and 91°981439' East longitudes. The Ramgarh Upazila is bounded by Matiranga Upazila in the North, Mohalchari in the East, Manikchari in the South and river Feni in the West of which a narrow strip of land of Tripura of India is located. Sabroom town of Tripura, India is located on the other side of Ramgarh town.

Area of Ramgarh Upazila and Paurasava: Area of Ramgarh Upazila is 288 Sq km of which Ramgarh Paurasava is 21 sqkm and Ward #9 of the Paurasava where the proposed port will be located is 0.87 sq km. (BBS, 2011 and Small Area Atlas 2017). Total HH of Ramgarh Upazila and Paurasava was 71,677 and 24,584 in 2011.⁶ Average HH size of Ramgarh Upazila and Ward 9 of Ramgarh Paurasava is 4.8 and 4.45 respectively and percentage of ethnic population is 37.6 and 16.7 respectively. Ramgarh Upazila and Paurasava population density is 249 and 1,184 while Ward 9 of the Paurasava has very high population density, 3,239 per sq.km. This is not very low compared to average urban area population density of 4,028 in Bangladesh as per population Census 2011. It is noteworthy that Ward 9 is the main administrative and residential area of the town, hence many non-local people live here but the geographical area is very small.

Table 2: Area, Household and Population of Ramgarh

Study Area	Area (sq km)	HH	Population	HH Size	Population Density/km ²	Ethnic Population %
Ramgarh Upazila*	288	14,906	71,677	4.80	249	37.6%
Ramgarh Paurasava**	15	5,161	24,854	4.81	1,657	
Ward # 9 Ramgarh Paurasava**	0.87	632	2818	4.45	3,239	16.7%

Source: * Population Census 2011, ** GEO Code Map Ramgarh Paurasava 2011

2.2 Baseline Population and Demography

A census and socio-economic survey of all PAP HHs was carried out in the project surrounding area. A total 12 project affected land plots were found in the project area. A total of 57 PAP HHs were identified including 4 absentee owners and 57 were surveyed. Area of land affected to be acquired is 10.00 acres area. Average household size for the affected PAP HHs is 6.03, substantially higher than national average.⁷ The reason is that many of the PAPs reported to stay in joint family which does not match average household size of the Upazila. The national average household size was 4.06 in 2016⁸ and 4.40 in 2011.⁹

⁶ BBS, 2011 Population Census

⁷ Field Survey, 2020

⁸ HIES, 2016

⁹ BBS, 2011 Population Census

Table 3: Affected Land and Person

Profile	Number
Project Affected Land Plots	12
Total PAPs (Including 4 absentee owners)**	61
Population of affected households**	344
Average HHs Size of PAP HHs, 2020**	6.03
National average of HH Size 2016 (HIES)	4.06
National Average Household Size 2011 (Census)	4.40

Source: * Identified by DC. ** Social Survey

2.3 Sex Distribution of the Respondent PAPs

Table 4 below describes distribution of PAPs by gender. It reveals that 36.8% of the respondents are women and their average household size is 5.21. Male respondents are 63.2% and their average household size is 6.80.10

Table 4: Sex Distribution of Respondent PAP Households

Sex of PAP	No. of PAPs	%	Av HH Size
Male Respondent	36	63.2	6.80
Female Respondent	21	36.8	5.21
Total	57	100	6.03
Male headed HH	56	97.2	6.1
Female Headed HH	1	1.8	4.0

Source: Social Survey 2020

2.4 Age Distribution of the Respondent Population

Table 5 below describes age-sex composition of affected population. Of the 57 respondent PAPs, 36.8% are women, about one half of age 30 to 49, also one half of the 63.2% male respondents were of age 30 to 49.¹¹ The same information is provided in Figure 5 below.

Table 5:Age Sex Composition of PAP Respondents (Freq.)

Age	Male	Female	Total
Below 18	0	1	1
18-29	5	6	11
30-49	18	10	28
50-64	9	3	12

¹⁰ Field Survey, 2020

¹¹ Field Survey, 2020

*Consultancy Services for Performing Feasibility Study of Ramgarhand Detail Design of
Bhomra and Ramgarh Land Ports*

65+	4	1	5
Total	36	21	57

|

Figure 5: Age Distribution of Male, Female and All Respondents

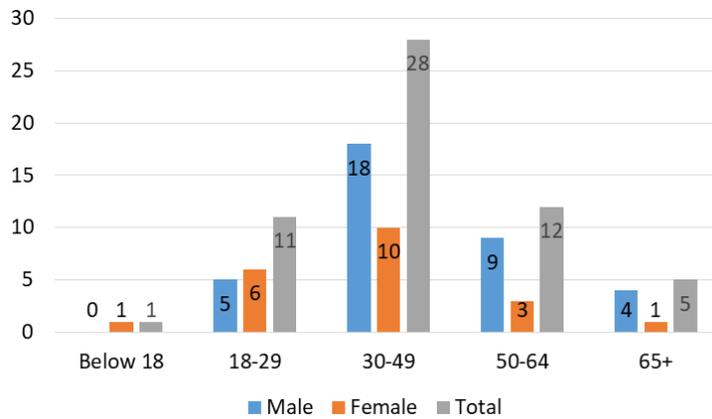
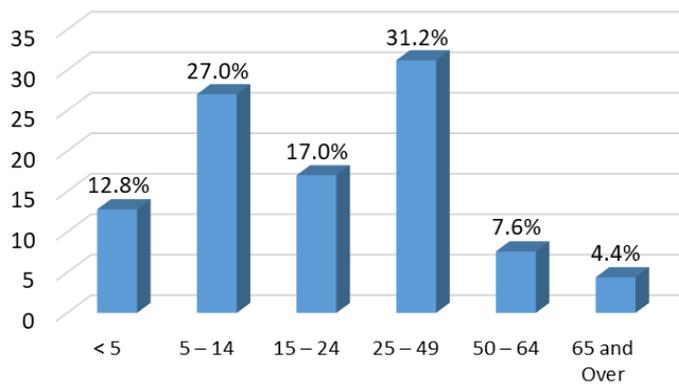


Figure 6: Ramgarh Upazila Population by Age 2011 (%)



2.5 Marital Status of Affected Population

Table 6 below shows that about 72.2% of the PAP respondents are married, only 10.3% are unmarried and 14.7% are widowed.¹²

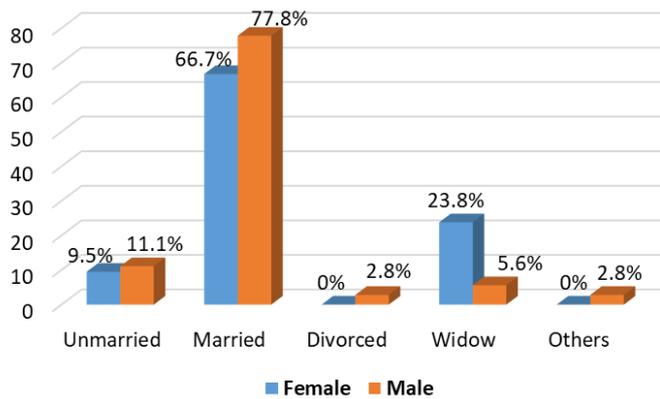
Table 6: Marital Status of Respondent PAPs

Marital Status	Female (%)	Male (%)
Unmarried	9.5	11.1
Married	66.7	77.8
Divorced	0.0	2.8
Widow	23.8	5.6
Others (includes separated)	0.0	2.8
All	100.0	100.0

¹² Field Survey, 2020

Figure 7 shows marital status of male and female respondents separately. It shows that 24% of the female respondents are widows, which is only 5.6% among the males as males tend to re-marry soon after the death of departed wife.

Figure 7: Marital Status of PAP Respondents by Gender



2.6 Education

Of the 57 respondents 8.8% are illiterate and another 21.1% have below primary education. The remaining 70% are functionally literate including about one fourth with secondary or higher education. Illiteracy is lower among ethnic community and they appear better educated than the PAPs of Bangalee community.¹³

In the HIES 2016, literacy rate stands at 65.6% at the national level, 67.8% for the male and 63.4% for the female population.¹⁴ Compared to this, literacy rate appeared higher for respondent PAPs, 70% and it is far above national average in the case of ethnic PAP respondents (85.7%).

Table 7: Educational Qualification of PAP Respondents by Ethnicity

Education Level	Bangalee F	%	Ethnic F	%	All F	%
Illiterate	5	10	0	0.0	5	8.8
Grade I-IV	11	22	1	14.3	12	21.1
PCE pass	8	16	1	14.3	9	15.8
Grade VI-VII	11	22	0	0.0	11	19.3
JSC	2	4	2	28.6	4	7.0
Grade IX-X	2	4	1	14.3	3	5.3
SSC	3	6	0	0.0	3	5.3
Grade XI-XII	1	2	1	14.3	2	3.5
HSC	3	6	1	14.3	4	7.0
BA	1	2	0	0.0	1	1.8
MA	2	4	0	0.0	2	3.5

¹³ Field Survey, 2020

¹⁴ HIES, 2016

Education Level	Bangalee F	%	Ethnic F	%	All F	%
Others	1	2	0	0.0	1	1.8
All	50	100	7	100.0	57	100.0

2.6.1 Level of Education of Women

While the ethnic community appeared better educated than Bangalees, the ethnic women are lagging behind. They are behind particularly in secondary and higher education.¹⁵

Table 8:Level of Education of Women by Ethnicity

Education Level	Bangalee female Freq	Bangalee Female %	Ethnic Female Freq	Ethnic Female %
Illiterate	2	11.1	0	0.0
Grade I-IV	5	27.8	1	33.3
PCE pass	3	16.7	1	33.3
Grade VI-VII	3	16.7	0	0.0
JSC	1	5.6	0	0.0
Grade IX-X	1	5.6	0	0.0
SSC	1	5.6	0	0.0
Grade XI-XII	1	5.6	1	33.3
HSC	0	0.0	0	0.0
BA	1	5.6	0	0.0
MA	0	0.0	0	0.0
Others	0	0.0	0	0.0
All	18	100.0	3	100.0

2.6.2 Level of Education of Men

A glance look of Table 9 below shows that first few rows have zero entries for ethnic people indicating lower illiteracy or low education while the reverse is seen for Bangalee community.¹⁶

Table 9:Level of Education of Men by Ethnicity

Education Level	Freq Ethnic Male	% Ethnic Male	All Male Freq	% All Male
Illiterate	0	0.0	3	8.3
Grade I-IV	0	0.0	6	16.7
PCE pass	0	0.0	5	13.9
Grade VI-VII	0	0.0	8	22.2
JSC	2	50.0	3	8.3
Grade IX-X	1	25.0	2	5.6
SSC	0	0.0	2	5.6
Grade XI-XII	0	0.0	0	0.0
HSC	1	25.0	4	11.1
BA	0	0.0	0	0.0
MA	0	0.0	2	5.6
Others	0	0.0	1	2.8

¹⁵ Field Survey, 2020

¹⁶ Field Survey, 2020

Education Level	Freq Ethnic Male	% Ethnic Male	All Male Freq	% All Male
All	4	100.0	36	100.0

2.7 Occupation Pattern

During the course of socio-economic survey, 02 FGDs were arranged in and around the proposed project site. The consultants met the PAPs to discuss general perceptions regarding the project, their apprehensions and expectations and also to understand the income structure, land holding, occupational patterns, and priority development needs of the area. In addition, the Upazila Parishad, Paurasava Mayor and Upazila Nirbahi officer (UNO) were also met to elicit their views regarding the project and its likely impact on the community.

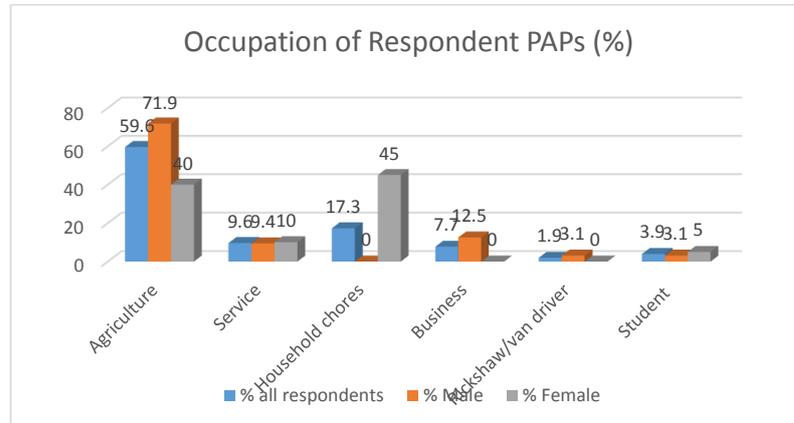
Table 10 and the figure 8 below show main occupation pattern of the PAP respondents. Of the 57 respondents main occupations of the 52 PAPs are presented below. Other 5 PAPs are too senior (male) and 2 are physically challenged (male 1, female 1). By occupation 45% women are engaged in household chores and 40% add income as farm women and 10% are engaged in salaried services. Of the 32 men 71.9% are farmers, 12.5% have business income and 9.4% are engaged in salaried services. The male (n=36) and female (n=21) respondents have very different occupation pattern. While 64% males are farmers about 38% are farm women. Presence of women in occupations like business is nil but men also have limited presence in business. However, men and women have equal presence in salaried services (8.3% & 9.5%).¹⁷

Table 10: Main Occupation of Household

Occupation/work status of respondents	Freq	%	Freq M	% M	Freq F	% F
Agriculture	31	59.6	23	71.9	8	40.0
Service	5	9.6	3	9.4	2	10.0
Household chores	9	17.3	0	0.0	9	45.0
Business	4	7.7	4	12.5	0	0a.0
Rickshaw/van driver	1	1.9	1	3.1	0	0.0
Student	2	3.9	1	3.1	1	5.0
Total	52	100.0	32	100.0	20	100.0

Figure 8: Main Occupation of Household/ Work Status of Respondents

¹⁷ Field Survey, 2020



2.8 Monthly Income and Expenditure of PAP Households

Average monthly income of the 57 PAP HHs is Tk. 18,492 as per field survey¹⁸ which is above average monthly income of all rural households of the country as per HIES, 2016 (Tk. 13,353).¹⁹ This implies that the PAPs are better-off than other rural people of the country. This happens because many of the PAPs have good agricultural income from the triple cropped mainly vegetable cultivation rather than low-profit rice crop. In addition, some households have income from business and services. Monthly income data shows that 12 have income not above Tk. 10,000 and they can be considered poor and another 25 are vulnerable poor, the remaining 24 may be considered non-poor (Table-11). The tribal households appear poorer with average monthly income of Tk. 16,577 but over one fourth of them are in the lowest income group below Tk. 10,000 while 3 out of 7 are in the Tk. 20,000+ income group.²⁰

Table 11: Monthly Income of PAPs (Taka)

Category	Freq	%	Upto 5000	5001-10,000	10001-20000	20001-30000	30,000+	Total Inc	Average Income
Bangalee	50	87.7	0	10	23	12	9	938,000	18,760
Ethnic	7	12.3	0	2	2	3	0	116,040	16,577
All	57	100.0	0	12	25	15	9	1,054,040	18,492

Table 12: Monthly Expenditure (Taka)

Category	Freq	%	upto 5000	5001-10,000	10001-20000	20001-30000	30,000+	Total Exp	Av Exp
Bangalee	50	87.7	0	10	24	12	4	817,500	16,350
Ethnic	7	12.3	0	2	3	2	0	102,000	14,571
All	57	100.0	0	12	27	14	4	919,500	16,132

Table 12 shows that average monthly expenditure of PAP households is Tk. 16,132 which is 14,571 for tribal households. The PAP households spend 87% of the yearly income indicating average savings of about 13 percent. This is 12% for tribal households mainly for lower income.²¹

¹⁸ Field Survey, 2020

¹⁹ HIES, 2016

²⁰ Field Survey, 2020

²¹ Field Survey, 2020

2.8.1 Income by Source

The 57 PA households (excluding 4 absentee owners) had a total of 210 income entries meaning that average respondent had 3.7 income sources. In addition to crop farming, animal husbandry, day labor income, business and services were counted as separate source. In total, the 57 PAPs had total income of Tk. 14,404,900 or average yearly household income of Tk. 252,718 or monthly Tk. 21,060. This is higher than average income reported earlier in Table 11 which was Tk. 18,492 or 12% lower. The difference is due to providing more detailed statement at a later stage.²² By source average income is highest from business, followed by service and agriculture ranks fourth. Average income is lowest of poultry rearer what very poor women do (Please see last column).

²² *Field Survey, 2020*

Table 13: Income by Source (Amount in Taka)

Source	Freq	Total Amount	% of Responses	% of Amount	Av. Amount
Business	12	2,430,000	5.7	16.9	202,500
Service	10	1,908,000	4.8	13.2	190,800
Day laborer	28	2,240,000	13.3	15.6	80,000
Agricultural income	49	3,870,000	23.3	26.9	78,980
Cattle	17	611,000	8.1	4.2	35,941
Poultry	21	73,400	10.0	0.5	3,495
Fruits	19	431,000	9.0	3.0	22,684
Income from mortgaged assets	13	835,000	6.2	5.8	64,231
Interest from Stock market, postal , DPS, NGOs	3	128,500	1.4	0.9	42,833
Others	38	1,878,000	18.1	13.0	49,421
Total	210	14,404,900	100.0	100.0	252,718

2.8.2 Expenditure by Heads

The 57 households spent a total of Tk. 11,668,300 in one year or Tk. 204,707 or Tk. 17,059 per month per household which is 92% of income meaning saving of 8% only. Saving rate seen here is lower compared to 13% seen earlier in Table 8 earlier. About 44% of expenditure goes in food, 9.7% in education, 9.2% in debt repayment, 8.9% in clothing and 6.6% in healthcare. Festival and others are minor expenses each accounting for about 4%.²³

Table 14: Expenditure by Heads

Head of Expenditure	Frequency	Amount	% of Amount	Average Expenditure
Food	57	5,132,000	44.0	90,035
Medical	57	772,000	6.6	13,544
Clothing	57	1,034,500	8.9	18,149
Transport	57	1,018,000	8.7	17,860
Fuel	55	522,100	4.5	9,493
Education	49	1,126,500	9.7	22,990
Debt repayment	17	1,077,000	9.2	63,353
Social/religious	46	508,700	4.4	11,059
Others	54	477,500	4.1	8,843
Total	57	11,668,300	100.0	204,707

2.9 Access to Sources of Loan

Table 15 below shows that of the 57 PAHs, 36 had no loan and the remaining 21 accessed various loan sources over the past one year. Average loan size by source and purpose of borrowing is shown below while percentage of borrower by source is shown in Figure 9 below showing that 63% had no loans and the remaining 37% had loan from various sources.²⁴

²³ Field Survey, 2020

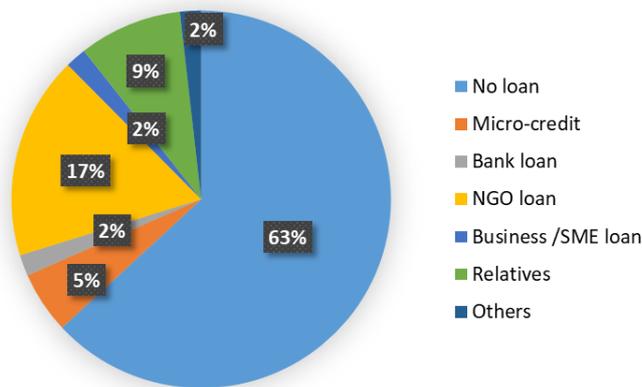
²⁴ Field Survey, 2020

Table 15: Source of Loan

Source	Freq	Amount (Avg.)	Purpose				
			Medical	Repay Loan	Business	Agriculture / Livestock	Others
Small loan	3	15,333	1	0	0	1	1
Bank loans	1	2,000	0	1	0	0	0
Business loan	1	4,000	0	1	0	0	0
NGO	10	74,500	2	6	1	1	0
Relatives	5	6,000	0	0	0	5	0
Others	1	3,500	0	1	0	0	0
All	21	39,548	3	9	1	7	1

Figure 9 shows that 63% had no loan, 17% had NGO loan, 9% had loan from relatives, 5% had other micro credit while only 2% had bank loan, 2% had business/SME loan and 2% borrowed from other sources.

Figure 9: Source of Loan of PAPs (%)



2.10 Land Holding Pattern and Tenure System

Among the 57 PAHs 14 Bangalee and one ethnic respondent have purchased their land. About 59% PAHs have inherited land, 18.5% have got land by purchase and another 18.5% got land by *haat dolil* or mortgage and 3.7% by lease. Total (81) exceed 57 as some have land under more than one type.²⁵

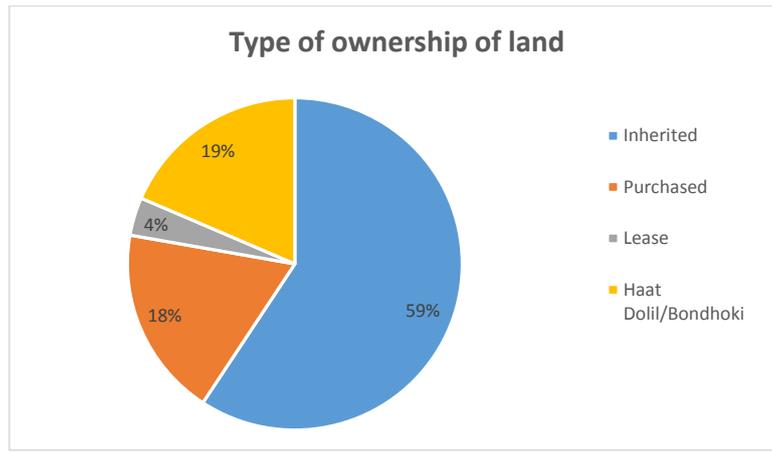
Table 16: Total Land Owned and Type of Acquisition (dec)

Type	Freq Bang	% Bang	Freq Ethn ic	% Ethnic	Area Bang	Av area Bang	Area Ethn	Av area ethnic	Freq Tot	% Total	Av area total
Inherited	45	59.2	3	60.0	897	20	77	26	48	59.2	20.3
Purchased	14	18.4	1	20.0	873	62	35	35	15	18.5	60.5
Lease/ rented	3	4.0	0	0	53	18	0	0	3	3.7	17.67

²⁵ Field Survey, 2020

Type	Freq Bang	% Bang	Freq Ethnic	% Ethnic	Area Bang	Av area Bang	Area Ethn	Av area ethnic	Freq Tot	% Total	Av area total
Others, Bondhak, Haat Dolil	14	18.4	1	20.0	526	38	10	10	15	18.5	35.73
Total	76	100	5	100	2349	31	122	24	81	100	

Figure 10: Land Holding Pattern of the Project Area



2.11 Reasons for Staying in the Project Area

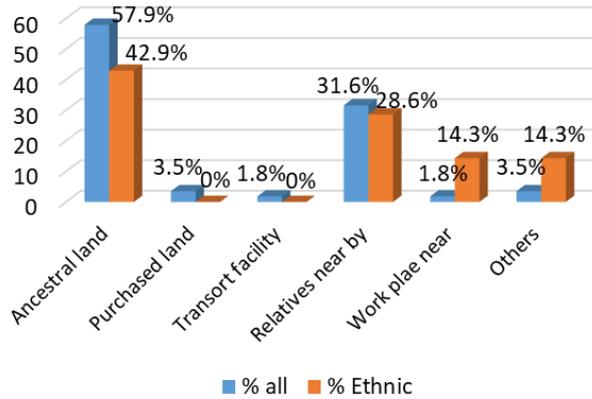
Table 17 and Figure 11 describe the reasons for living in the project area. It is found that 58% have inherited land and 3.5% have purchased land. So, landholding is the main determining factor. Another important factor is living near the relatives.²⁶

Table 17: Reasons for Living in the Area

Reasons	Freq All	% All	Freq Ethnic	% Ethnic	Freq Ban	% Ban
Ancestral/ Inherited	33	57.9	3	42.9	30	60.0
Work place is nearby	1	1.8	1	14.3	0	0.0
Good transport facility	1	1.8	0	0.0	1	2.0
Relatives live nearby	18	31.6	2	28.6	16	32.0
Purchased land	2	3.5	0	0.0	2	4.0
Others	2	3.5	1	14.3	1	2.0
All	57	100	7	100.0	50	100.0

Figure 11: Reasons for living in the area

²⁶ Field Survey, 2020



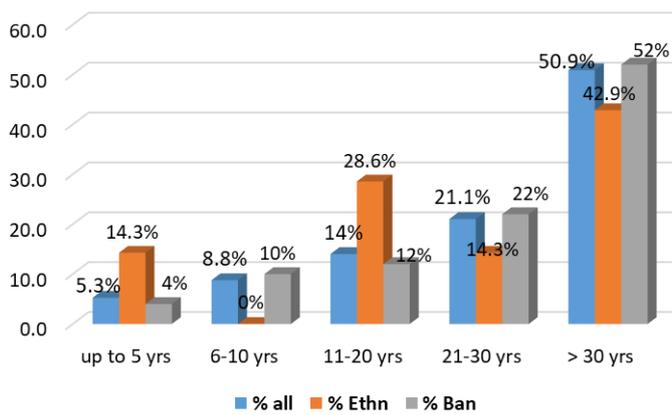
2.12 Years of Staying in the Project Area

Figure 12 below shows that the highest proportion 51% of the PAP HHs are living the project area for more than 30 years and another 21% of the PAP HHs for 21-30 years, the third highest (114%) for 11-20 years. Only about 14% of the PAP HHs are living in the area for 10 years or shorter.²⁷ Interestingly, duration of stay in the plain land of the bank of the river Feni (Feni Nodir Kul) of Ramgarh is for Bangalees is longer than ethnic people and majority of Bangalees started staying there more than 30 years ago.

Table 18: Duration of Stay in the Area

Years	Freq all	% all	Freq Ethnic	% Ethnic	Ban Freq	% Ban
up to 5 yrs	3	5.3	1	14.3	2	4.0
6-10 yrs	5	8.8	0	0	5	10.0
11-20 yrs	8	14.0	2	28.6	6	12.0
21-30 yrs	12	21.1	1	14.3	11	22.0
> 30 yrs	29	50.9	3	42.9	26	52.0
All	57	100	7	100.0	50	100.0

Figure 12: Duration of Stay in the Area



²⁷ Field Survey, 2020

2.13 Access to Health Facilities

The project area has Upazila Health complex at a distance of about 3 kms, five private clinic/diagnostic laboratories, and a dozen or so medicine shops, all located between three to 5 kms. All people access these facilities for proximity and convenience. Nearest district hospital is located in Khagrachari town, about 40 kms away by most convenient road. The tribal community people often avail the service of this hospital while the Bangalee community tend take the service from the neighboring district hospital at Feni or public hospitals in Chattogram City. Community Clinic and Maternal Health Centers are located within 3 kms of the area but only about one third of the people avail this facility as the Upazila health clinic is located nearby.²⁸

Table 19: Distance of Health Facilities from House of PAPs

Facilities	< 1 km	1-3 km	3-5 km	Above 5 km
Govt. District Hospital	0	0	0	57
Upazila Health Clinic	0	0	57	0
Private Clinic	0	0	56	1
Medicine Shop	0	0	57	0
Community Clinic UP Hospital	0	0	20	0

2.14 Water and Sanitation Facilities

2.14.1 Source of Drinking Water

Survey results shows that, all affected residential households get the facility of drinking water from tube-well. Five PAPs need to relocate house as their present house will be affected by LA. All of them currently drink water from two tube wells nearby their households.²⁹ When they will relocate house, they will have to install new tube well. The RAP kept provision to reinstall two tube wells one for three Bangalee households and one for two ethnic community households. The RAP has allocation of Tk. 61,500 for each tube well.

2.14.2 Sanitation Facility

Of the five resident PAP households 04 have non-water-sealed Ring-Slab toilets and the last one shares toilet with a kin-family living in the same compound.³⁰

2.15 Type of Housing Structure

Of the 05 project impacted residential HHs, 02 are Tribal and 03 are non-tribal. The 05 HHs have a total of 07 residential structures of which 06 are semi-pucca and only 01 is Katcha. The katcha structure is owned by a non-tribal household. Four of the 05 HHs have one kitchen each and the last 01 (Bangalee) share kitchen with a kin family. Of the 05 HHs, 04 have cattle sheds, 02 have Tube Wells (01 by tribal HHs and 01 by non-tribal

²⁸ Field Survey, 2020

²⁹ Field Survey, 2020

³⁰ Field Survey, 2020

households in two separate locations. Four have toilets and all 05 have electricity connection.³¹

2.16 Ethnicity and Religion

Of the 57 PAP households 07 belong to ethnic minority group, 04 of them are Marma and 03 Chakma by tribe. The 03 Chakma are Christian and the 04 Marma are Buddhist. Of the 50 Bangalees 01 is Hindu and 49 are Muslim.³²

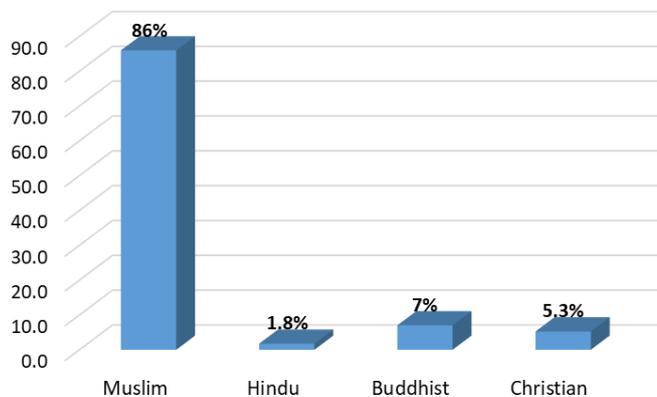
Table 20: Ethnicity of Households

Ethnicity	Freq	%
Yes	7	12.3
No	50	87.7
Total	57	100.0
Marma	4	57.1429
Chakma	3	42.8571
All	7	100.0

Table 21: Religion

Religion	Freq	%
Muslim	49	86.0
Hindu	1	1.8
Buddhist	4	7.0
Christian	3	5.3
All	57	100.0

Figure 13: PAPs by Religion (%)



2.17 Indigenous People

The WB policy on tribal peoples (OP 4.10) is triggered in the case of proposed Land Port to be established at Ramgarh. However, only 7 of the 57 respondent PAPHs are affected by the project are Tribal. The OP 4.10 is triggered as it is located in a Chittagong Hill Tract

³¹ Field Survey, 2020

³² Field Survey, 2020

(CHT) district, Khagrachari. OP 4.11 concerning cultural property is triggered but no cultural property has been affected by the project.

2.18 Female Headed and Other Vulnerable Households

During census and field survey only one non-tribal PAPH was female headed and disabled category.³³ Compensation to her is included under loss of structure and trees as she falls under this category by type of loss. She will receive BDT 25,200 as extra amount over and above usual compensation to relocate and rebuild her affected structures. Other vulnerable households (with monthly income up to Tk. 10,000) among the PAPHs are 15 in number and they will receive assistance to rebuild and relocate structures, compensation for crop loss by tenant farmers and felling of trees.

2.19 Status of Women

During the survey it revealed that the society is governed by patriarchal culture although women were present during public consultation meeting, individual interview during census of PAPH households and SIA and in FGD. Despite the presence of women from ethnic minorities and non-Muslim participants in the consultation men were found to hold important position in the society. Out of total 61 PAPHs including 4 absentee owners, there are total 21 women respondents. Of which 09 are engaged mainly in household chores and are identified as 'housewife'. Of the other women respondents 08 work in own farms, 02 are engaged in services, 01 is a student and 01 is disabled. Men usually control the public affairs and women usually speak when specially invited to speak and otherwise tend to remain silent and passive. In the project area it was found that women and men get equal pay if employed in similar services but in the case of agricultural wage labor women are paid Tk. 300 to 350 while men get wage of Tk. 500 per day³⁴ for equal work.

As the society is patriarchal the ownership of land is governed by this tradition. While many women are co-sharers in various *khatian*, they are likely to face difficulty to get compensation and others may create obstruction like brother, brother in law etc. In the hill area it is customary to buy a land through unregistered document like *haat dolil*. The women respondents opined that they also bought lands in such a way. In this context it needs to address the problem of purchasing the unregistered lands. As per WB guideline it needs to be ensured that such non-title holders should get their due compensation and assistance.

2.20 Utility Connection in the Project Area

The below table indicates the utilities connection in the project area. All PAPHs living in the area to be acquired have electricity connection. However, the PAPHs do not have gas connection, sewage system or drainage. The police station, BGB camp, fire service etc. are nearby but the land office is located in the district town- 40 kms away.³⁵

Table 22: Utilities Connection

In Own House	Yes		No	
	HH Number	%	Number	%

³³ Field Survey, 2020

³⁴ Field Survey, 2020

³⁵ Field Survey, 2020

Gas Connection	-	-	57	100
Piped Water Supply Connection	-	-	57	100
Sewerages Connection	-	-	57	100
Telephone mobile phone/Internet Connection	57	100	-	-
Police Station Nearby	57	100	-	-
Land Office (service provided in the DC office)	0	0	57	100
BGB Camp or Office	57	100	-	-
Upazila Parishad	57	100		

2.21 Historical, Cultural and Archaeological Sites

The proposed project area has one Buddhist Temple, 01 Christian Church and 01 Mosque adjoining the proposed port area on the other side of the highway. The temple (Est. in 1645) and the church (Est. in 1857) are over 100 years old and the nearby mosque is 12 years old. None of these are affected by the acquisition of land for the proposed land port.³⁶

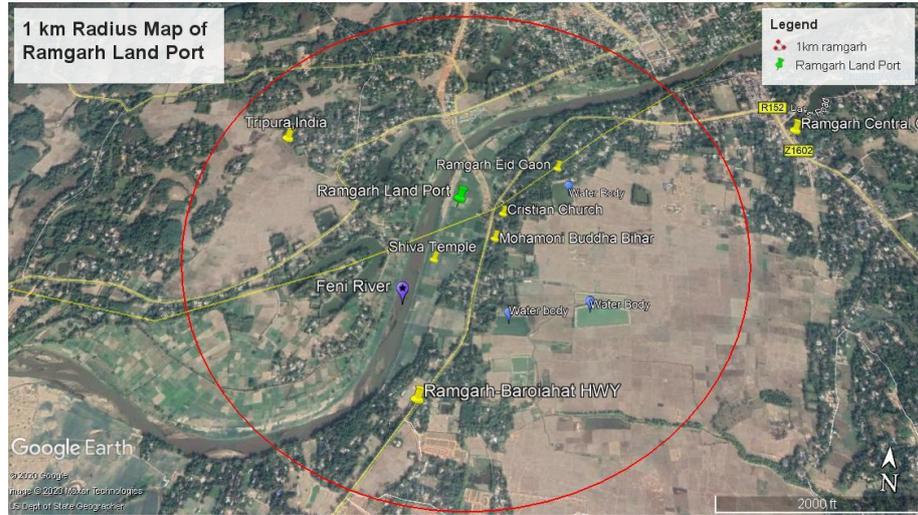
It should however be mentioned that the Buddhist Community has a cremation ground in the port area. According to the Secretary of the Mohamoni Buddha Bihar Temple Committee, the total area of the cremation ground is 0.66 acre of which 0.26 acre for planting and cane and the remaining 0.40 acres as cremation ground. But, the entire plantation area and most part of the cremation ground is lost for constructing the approach road or otherwise. Only 0.17 acres is now remaining under the control of the Buddha Bihar Committee. Moreover, the Buddhist Community will face difficulty to access the cremation ground as it is located on the other side of the approach road.

The BLPA decided that this 0.17 acre will not be acquired and the difficulty of accessing the area is a temporary problem which will be resolved once the construction is completed and the approach road will be open. The BLPA also assures that they will provide boundary fencing on three sides of the cremation ground keeping the riverside open.

Figure 14:1 km Radius Circle of Ramgarh Land Port

(No Archeological Site Affected)

³⁶Field Survey, 2020



2.22 Land Price

The project component (hereinafter in BLPA) agreed to pay compensation at 200% on actual market price of similar type land in the vicinity of the project area according to the provision of The Chittagong Hill Tract (Land Acquisition) Regulation 1958 with 200% extra payment as provided in the Acquisition and Requisition of Immovable Property Act (ARIPA), 2017. Present Market Price of land along the road side of the proposed port area is presented in Table 23 below.

Table 23: Average Unit Price/Decimal for Ramgarh Mouza

Category of Land	Market Price of riverside land behind barbed wire fencing Tk./decimal	Price of land behind fencing	Market price of Road Side Land near the proposed port area
Firs Class Cultivated Land		80,000	309,917
Second Class- Homestead land (Bhita)		75,000	309,917
Hill or Jola waterbody		Not applicable	Not applicable

Figure 15: Pictures of Some Respondents during the Survey



Tribal Family Survey - 1



Tribal Family Survey - 2



Non-tribal Family Survey - 1



Non-tribal Family Survey - 2

3 Measures to Minimize Resettlement

The project has no major negative impact identified as only a small area of land (only 10.00 acres) need to be acquired. The land owners and the structure losers have been duly identified in the RAP together with likely losses of structures, crops and trees are identified. The identified PAPs will be properly compensated following the World Bank's involuntary resettlement policy (OP 4.12), the CHT (LA) Regulation, 1958 (as amended 2019) and 'The Acquisition and Requisition of Immovable Property Act (2017)' of Bangladesh Govt. taking into consideration of full replacement cost.

A total of 10.00 acres land will be acquired in 12 plots while total area owned is 35.40 acres. Of the total area to be acquired 0.27 acre is residential and 9.73 acres are agricultural land. These are held by 61 PAP households of which 4 are absentee owners, 11 owners with mutation in own name, 6 descendants (owner but has mutation in ancestor's name), 14 other co-sharers (owning land jointly), 11 with *haat dolil*, 8 with mortgage, 3 lease holders and 4 *dokholdar* (Section 4.6 para 2). Of the 61 PAPs, 6 are from ethnic community and one from vulnerable household. Both ethnic community and vulnerable households will receive extra benefit of 30% over and above the land price.

Only in one case the entire area owned will be acquired (2.85 acres owned by Mr. Rafikul Alam, plot number 826/120, see Annex 2). But this family has other land (another 2.15 acres in other plots not to be acquired).

A total of five PAP households have affected structures of them two are non-tribal vulnerable household and two are tribal households. They are entitled extra benefit of 30% over and above the structure rebuilding cost.

3.1 Rationality of Site Selection

The land port always should be in the borderline with the neighboring country and also should be opposite to the other site land port/LCS. Accordingly, the port authority selected the site considering the Indian side port location. Also consider some other parameters like social and cultural impacts; capital cost and scope for future expansion; land acquisition/displacement requirements; environment impacts and technical suitability. It was found that, the proposed site was very appropriate as it is located beside the new Moitree Bridge connecting Tripura state of India to Ramgarh land port along the Khagrachari Baraiyarhat regional highway connected to Dhaka Chittagong highway and railway.

Although located in the hill district, the land acquisition for the port will not affect any forest land or hill land and it will not affect access to common property or natural resources as none of the PAPs including the Tribal ones are engaged in jum farming, hunting gathering and traditional crafts. They have taken farming in plain land, trading and services as their new source of living.

3.2 Potential Economic and Social Impacts

3.2.1 Positive Impacts

The project's positive impacts include:

- Further improvement of transport and communication infrastructure in the CHT and in the adjoining districts of Feni and Chattogram. This will improve connectivity of CHT to national highway and railway system via Baraiyarhat of Mireswarai Upazila of Chattogram and Feni of greater Noakhali. The adjoining Fakirhat Upazila of Chattogram will be particularly benefited to access the port and the Khagrachari for business and other purposes.
- Economic opportunities of the tribal people will improve in trade, transport and operating clearing & forwarding agencies.
- The Ramgarh town will attract businesses and tourism and will become an important town from a small township.
- There is possibility of further improving existing road link with Chattogram Port via Manikchari Upazila and Nazirhat. Further, there is possibility of establishing railway link to Ramgarh from Nazirhat of Chattogram in the future.

The local economy will be boosted by port-related activities gradually expanding urbanization and industrialization. The port will spur the economic activities like banking, insurance, finance, logistics etc. which will create employment both directly and indirectly. Direct employment generation will be in port related activities. Indirect employment increases will be due to increased trading, transport, industrialization and increase in other services like banking and insurance. So the future potential of the project is quite prospective.

After expansion of the Ramgarh land port cross border trade and movement of passengers will be intensified resulting both social and economic relation between the two bordering countries. The local economy and society in CHT and Chattogram region will benefit not only from increased cross border trade and passenger movement but also from increased trading, transport, industrialization, real-estate development and housing. It will help local labor getting more employment and local producers will get better marketing opportunity of the goods and services produced. Also, Ramgarh Upazila and Khagrachari district will be attracting entrepreneurs from other districts in transport, trade and real-estate business in and around Ramgarh, Fatikchari, Mireswarai and Khagrachari.

It should be mentioned here that Ramgarh is located in the Khagrachari Hill district of the CHT region. Historically, the region and Khagrachari district have had majority ethnic minority population and in the case of Ramgarh also, The Upazila had a substantial percentage of such inhabitants which is now reduced to 38% (BBS, Population Census 2011). The proposed project includes a few ethnic minority PAPs as there also ethnic minority inhabitants in the broader catchment areas. However, the overall impacts of the port are considered positive on them economically as they'll all benefit from the increased economic activities due to the port's construction. The impact on their socio-cultural traditions will also equally be beneficial as most of them are exposed to urban life and are expected to participate and benefit from the increased socio-cultural, educational and skill development opportunities.

The bordering regions of the two countries have relatives living on the other side of the border. Improved port facility will increase visits to relatives that will improve social relation not only among the relatives but also among the broader communities in the two countries. This will discourage unlawful border crossing. Increased cross border

mobility will enhance tourism, education and health services.

Ramgarh is the nearest land port from Tripura to Chattogram port. The new port will open up possibility of Tripura Chattogram bus service in a shorter route.

Trade by Entrepreneurs from other districts: Most traders (Importer-Exporter, Clearing & Forwarding (C&F) agents and other traders) will be from CHT districts and Chittagong and Feni. Only a few are from other districts. However, with the expansion of the port, entrepreneurs from other districts will be attracted to invest in Ramgarh and Khagrachari in business (real-estate, housing, transport and industries).

Table 24 below shows the probable positive impact of the proposed land port development.

Table 24: Positive Impact of the Project

SN	Type of Impact	Positive Impact	Comments
1.	Income opportunity for poor	During construction period work and during O&M work opportunity will be created.	Demand for local labor will increase definitely which is now zero in the port sector.
2.	Trade improvement	Trade related services-clearing forwarding agencies.	Local entrepreneurship will develop
3.	Transport sector	Transport workers and owners will be benefited.	Number of trucks, other vehicles will increase.
4.	Export	Increased export	Jute goods, fish, dry fish, handloom clothes, garments, electronics, cement, and ceramics.
5.	Import	Increased import	Industrial raw materials, intermediate goods.
6.	Tourism	Increased tourism	Tourism around Chittagong Hill Tract and Chattogram and Cox's Bazar.
7.	Education	Increase tour for overseas education	Students from Tripura will be encouraged to be educated in Chattogram
8.	Health Service	Patients, attendants, relatives	Patients of Tripura will be encouraged to get medical care in Chattogram
9.	Investment	Increase of Investment from other districts of the country	Investors from other districts will be coming to Ramgarh
10.	Cross border social relation	Positive impact on social relation among relatives and people to people	Will reduce unlawful cross border movement

3.2.2 Probable Negative Impacts

The negative impacts are mainly environmental and social:

The negative environmental impacts include:

- Cutting of a limited number of tree- Total 142 trees of which 25 are large, 44 are medium, 29 are small and 44 are sapling. By Species the trees are: Mango, jackfruit, kodbel, plum, mehogeni, segun, koroi, neem etc. and bamboo bush.
- The affected trees of Tribal PAPs are Total 110 of which 25 are large, 33 are medium, 22 are small and 30 are saplings.
- A few temporary problems like-
 - Dirt, dusk and smoke emission during construction and operation
 - Noise pollution and increased vibration during construction
 - Solid waste disposal
- Risk of reduced biodiversity for increased urbanization – increased pressure on collecting fuel wood by cutting trees.
- Occupational Health and Safety- risk of accident, injury
- Labor Influx: Some labors will be from other districts but this may create some problems that are discussed in the mitigation plan.

The main negative impact of the project is related to land acquisition which includes agricultural land and homestead land with direct impact on the livelihood of the affected persons and households. Acquisition of land for the Ramgarh land port will be only 10.00 acres in 12 plots and will affect 69 households. Inventory of the losses along with the name of PAPs is provided in the next chapter.

However, no cultural heritage property is affected. Following the World Bank policy OP 4.12 on involuntary resettlement, all title holders as well as the non-title holders will get compensation, and where applicable, livelihood and business/income restoration support from the project at the rate of full replacement cost will be dedicated to them. The vulnerable poor will be provided and ethnic community PAHs will receive additional support.

Mitigation measures

1. Quick disbursement of compensation of Land Acquisition
2. Disbursement of Land Acquisition should be done locally or nearby place (at Ramgarh Upazila Parishad BLPA office)
3. Good traffic management
4. Hospital or primary healthcare facility should be there in the port area

4 Census and Socio-Economic Surveys

4.1 The Affected Persons Losing Land

The project requires 10.00 acres of land at the bank of river Feni (Feni Nodir Kul) of Ramgarh Paurasava Ward # 9. In the project, the cut-off date for application of the RAP will be considered from the date of issuance of notice by the Deputy Commissioner under Section 3 of the CHT (Land Acquisition) Regulation of 1958. Additional price of 200% will be provided following the Acquisition and Requisition of Immovable Property Act, 2017. The IIFC in joint venture with Shahidul Consultant and BETS carried out a full count census of the PAPs and identified the PAP households. It transpired that a total of 57 PAP households were available for interview and 4 absentee owners who will also lose their land could not be interviewed. Some of the PAP households have affected land in more than one plot and some have varying types of title-holding valid documents in own name or inherited or purchased from owners holding valid documents. Others may

hold socially acceptable but administratively not valid documents like *haat dolil*³⁷, *bondhaki dolil* or holding no document, yet occupying for quite long time.

Of the 61 PAP households, five will lose residential land with accommodation of 0.27 acres (one lease holder and 4 dokholdar) and rest 56 will lose agricultural land with crops and trees of 9.73 acres. There will no loss of commercial land. Apart from the agricultural land to be acquired in the concerned plot, all the PAPs have agricultural land in other plots in the same area and the acquired land is not more than 10% of their productive land so there will be no severe impact on their livelihoods due to the land acquisition. Those who are losing more than 10% of productive land are financially solvent and not belonging to the vulnerable category. So there will be no severe impact on livelihoods due to losing productive land. Annex 1 shows list of PAPs losing a total of 10.00 acres' land, structures, trees and crops.

4.2 Loss of Structures

The project has very limited impact on existing structures. A total of 5 PAHs (including two ethnic and three Bangalee) structures will be affected by the project LA whereas no partial structure will be damaged rather full structure will be affected. These five PAHs will lose 7 semi pacca & 1 katcha house, 4 katcha/slab toilet, 4 katcha kitchen, 5 cattle shed, 1 semi pacca bathroom and 2 tube well. As their whole residential structure will be acquired, they won't be able to live there. They will buy another land, build new structures and live there. In case of tenants, they will rent another house for living.³⁸ A list of structure losses is given in Annex 2.

4.3 Loss of Trees

In addition to impact on land and structures, the Ramgarh land port project has limited impact on trees. Six PAHs including 2 from ethnic community and 4 from Bangalee community will lose 142 trees. Very small percentage of income tribal and non-tribal PAHs used to get from these trees as most of the trees (82%) are not large and very few large trees are fruit trees (9.7%). Of the 25 large trees only 14 are fruit trees (Mango and Jackfruit) that yield some yearly income- (Taka of Mango and Jackfruit) respectively. This is a tiny fraction of household income of minimum 120,000 to maximum 600,000 per year so has little impact on livelihoods. The timber tree doesn't yield any significant income to the PAPs. Therefore, livelihoods restoration need not be applied for the loss of trees.

A total of 142 fruit, timber & other trees will be affected of which 25 are large, 44 are medium, 29 are small trees and 44 are saplings.³⁹ The details are given in Annex 3.

³⁷ Unlike other areas of Bangladesh, the CHT region never had cadastral survey. The region also has its unique land administration, different from the rest of the country. The land transaction and ownership records are based on visual surveys by the related government officials and rely on the endorsement of the concerned *mouza* Headmen, the traditional leaders around the office of the Circle Chief. However, since early 1980s, all new land ownership registrations in the region are stopped. Consequently, the overwhelming majority of the region's inhabitants don't have proper ownership documents of their land and, instead, in many/most cases rely on certification of the local Headman. These documents, though not fully legal, but may be considered 'legalizable' and are called with various names, among other, "*haat dolil*" (hand-written document).

³⁸ [Field Survey, 2020](#)

³⁹ Field Survey, 2020

4.4 Loss of Crops

The District Commissioner will pay compensation for standing crops as per ARIPO 2017. The RAP prescribes compensation for the affected crops and produces on acquired land at market price as resettlement assistance. The estimated volume of production and the income from the harvested crops has been assessed and calculated following the methodology of Department of Agriculture Extension (DAE) and based on market price of the DAM and the estimates to be confirmed by the Property Valuation Advisory Committee (PVAC). Annex 5 presents estimated budget for the loss of standing crops.

All the PAPs losing crops due to the land acquisition will get compensation from the authority whether he/she is land owner, leaseholder, tenants, etc. PAP groups are elaborated in Annex 4.

**Detailed Budget of Crops is attached in Annex 5*

4.5 Livelihood Restoration

As per the RPF, 12 months' rent to landlord for the rented out premises on private land will be paid whereas tenants of agricultural, residential and/or commercial premises will be eligible for 03 months equivalent rental amount for losing of space which are as follows (all amounts in thousands BDT).

In Bangladesh in the case of renting out of private land is usually one year and in the case of house or shop etc. the owner is obliged to serve a notice one month before vacating. In the case of project, there are no affected tenants of agricultural land and twelve tenants of house, shops or business premises are affected. In such case the tenants are entitled to one month's prior notice or refund of one month's rent. But the project has kept a provision of giving three months' rent paid back. This is lower than the compensation provided for the owner. The owner is paid more as the affected structures are demolished and rebuilding is expensive. The tenants do not need rebuilding. They can hire similar shop etc. from private owners in the nearby area with three months' rent they are getting.

Consultation in the community level and particularly the second round public consultation meeting rebuild that the local PAPs desired all compensation to be paid in cash rather than relocation at alternative sites through project intervention or extra support for livelihoods. It was preferred as the payee will have freedom to use the money as they wish like finding a new shop or business at suitable location of their choice rather than project's choice. They however desired that the compensation is paid at Ramgarh rather than in Khagrachari town and in full amounts in one cheque.

Table 25: Estimated Budget for the Landlord

Holding/Daag No.	Quantum of land (decimal)	Months	Rate BDT (000)	Amount BDT (000)	Special Tribal Grant 30% BDT(000)	SECVA 30%	Grand Total (000)
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1	100.00	12	2.0	200.0	60.0		260.0
2							
	23.00	12	2.0	46.0		13.8	59.8
3	4.00	12	2.0	8.0			8.0
	32.00	12	2.0	64.0			64.0
	30.36	12	2.0	60.7			60.7
	35.00	12	2.0	70.0		21.0	91.0
	20.00	12	2.0	40.0		12.0	52.0
	20.00	12	2.0	40.0		12.0	52.0
	30.00	12	2.0	60.0		18.0	78.0
	50.00	12	2.0	100.0		30.0	130.0
	30.00	12	2.0	60.0		18.0	78.0
	30.00	12	2.0	60.0		18.0	78.0
	30.00	12	2.0	60.0		18.0	78.0
	5.00	12	2.0	10.0	3.0	3.0	16.0
	8.00	12	2.0	16.0	4.8	4.8	25.6
	30.00	12	2.0	60.0		18.0	78.0

186.6 1,209.1

The above mentioned budget has been prepared by following the traditional yearly lease of land in Chittagong Hill Tracts (CHT). The table shows the name of all the landlords who leased out a total of 4.77 acres land at yearly rate of Tk. 2,000 per year per decimal and total rent is estimated at Tk. 954,720. To this amount is added 30% additional grant if the landlord belongs to small ethnic community (three households). Also, three land lords (with* mark) are poor with monthly income not above Tk. 10,000 and will receive vulnerability allowance of Tk. 13,800.

The table below shows that 14 tenants including two from SEC rented in a total of 4.47 acres land and total rent for one season is Tk. 894,720. To this is added Tk 7,800 as additional grant to two SEC households and vulnerability allowance of Tk. 124,416 to 10 households.

Table 26: Estimated Budget for the Tenant

Daag / Holing no	Category	Amount of Land (decimal)	Rent Allowance for 12 Months			Vulnerability Allowance 30%	Special Grant for Tribal People 30%	Total
			Cultivated Season	Rate	Total			
1	Agriculture	100.00	1	2,000.00	200,000.00			200,000.00
2	Agriculture	23.00	1	2,000.00	46,000.00	13,800.00		59,800.00
3	Agriculture	4.00	1	2,000.00	8,000.00	2,400.00		10,400.00
4	Agriculture	32.00	1	2,000.00	64,000.00	19,200.00		83,200.00

5	Agriculture	35.00	1	2,000.00	70,000.00	21,000.00		91,000.00
6	Agriculture		1	2,000.00				
7	Agriculture	20.00	1	2,000.00	40,000.00	12,000.00		52,000.00
8	Agriculture	20.00	1	2,000.00	40,000.00	12,000.00		52,000.00
9	Agriculture	50.00	1	2,000.00	100,000.00			100,000.00
10	Agriculture	30.00	1	2,000.00	60,000.00			60,000.00
11	Agriculture	30.36	1	2,000.00	60,720.00	18,216.00		78,936.00
12	Agriculture	30.00	1	2,000.00	60,000.00			60,000.00
13	Agriculture	30.00	1	2,000.00	60,000.00			60,000.00
14	Residential	5.00	1	2,000.00	10,000.00	3,000.00	3,000.00	13,000.00
15	Residential	8.00	1	2,000.00	16,000.00	4,800.00	4,800.00	20,800.00
16	Agriculture	30.00	1	2,000.00	60,000.00	18,000.00		78,000.00
		447.36			894,720.00	124,416.00	7,800.00	1,019,136.00

4.6 Impact on Vulnerable Households

Certain groups of population by virtue of their socio-economic realities are considered socially vulnerable and thus in need of special consideration so that they can benefit from the development activities of the project. These groups include: (a) household headed by women with dependents with low income, (b) households having disabled people without means of livelihood support; (c) households that fall on or below the national poverty line (For RAP Ramgarh it is assumed not above Tk. 10,000 per month – two bottom slabs of income category Table). (d) Elderly headed households and (e) households belonging to small ethnic communities. The above groups have been recognized as SEC and ‘vulnerable groups’ under the Project.

The PAP households in Ramgarh have varying land ownership. Annex 1 shows full list of PAPs losing a total of 10.00 acres land, structures, trees and crops. While total area acquired will be 10.00 acres. Total area of land of the concerned 12 plots is 35.4 acres. Of the 61 PAPs households, five will lose residential accommodation of 0.27 acres (one lease holder and 4 *dokholdar* occupying without document). The remaining 9.73 acres are agricultural land held by 11 owners with mutation, 6 descendent owners, 14 other co-sharers, 11 holders of *haat dolil* (unregistered deed accepted in the local community subject to certification by the Headman), eight mortgage holders, two lease holders and four and 4 absentee owners.

As per GOB rules concerning land acquisition, the DC entertains only legal documents. The descendent owners and other co-sharers will require producing evidence to get mutation. The holders *haat dolil* and *dokholdar* etc. will require settling the issue locally between involved parties with headman and in GRC headed by the UNO and on the basis of it decision will be taken by the DC. The BLPA will support the process and help the PAPs households accessing the UNO and DC and get the issues settled amicably in the local level GRC and if needed in the headquarters level GRC.

Assumed market price of land Tk. 75,000 to 80,000 back of approach road beside the river Feni (Feni Nodir Kul) but about Tk 309,917 per decimal along the main road. For the budget purpose land price is considered is Tk. 309,917 per decimal and to this amount 200% is added as per ARIPA 2017. Also added is 30% extra assistance for SEC PAPs and 30% extra assistance for vulnerability etc.

PAPs with Land Ownership Disputes

Of all the 61 affected PAPs including absentee owners, 17 of them are from tribal community and rest of the affected households are non-tribal community. 10 PAPs are holding mortgage land of which Eight don't not have any self-own inherited land but have mortgage land to cultivate and other two (sl. 33 and 34) have inherited land. 3 PAPs who are lease holder and they don't have any self-own of inherited land. The number of *haat dolil* holders are 13 who have inherited self-own or inherited land. 4 PAPs are holding residential land and one holding agricultural land as *dokholdar*.

There have some conflicts between titleholders with mutation and non-titleholders like mortgage holders, haat dilil holders, leaseholders and dokholders. The non-titleholders have got the land from the owner but don't hold any registered deed. Local tradition and customary rights which has been abided by. But for the recent increase of land value and likely acquisition at high rate of compensation, the sellers are unwilling to allow the non-titleholders getting the benefits of high compensation.

**Detailed list of PAPs are given in Annex 8*

4.7 Land Ownership Disputes

There is a Long history of land disputes. There have some conflicts between titleholders and non-titleholders such as mortgage holders, haat dilil holders, leaseholders and dokholders. The non-titleholders have acquired the land from the owner but do not hold any registered deed. These legal owners hold land legalized through haat-dolil, which is fully recognized locally though social and customary recognition. Due to the recent increase of land value and likely acquisition at high rate of compensation, the sellers are unwilling to allow the non-titleholders getting the benefits of high compensation. Any one contesting ownership and local consultation are fully entitled to seek redressal in the court of law. Both categories of land owners (title-holders and non-titleholders) will be resolved through local consultation. BLPA will facilitate such consultations.

5 Consultation and Involvement of PAPs

5.1 Consultations

According to the guidelines of the World Bank people's participation in planning and implementation phases is essential to take necessary actions for minimizing any undue socio-cultural, political or any other concerns and to address environmental and social issues. According to the guideline, people have the right to know about what is going to happen in their surroundings. They must be informed about the positive and negative impacts for obtaining their perceptions, views and feedbacks on the probable changes likely to happen in the project area. Therefore a series of FGD, Public Consultation, and individual contacts were carried out at their convenient places in accordance with the World Bank's guidelines as well as GoB requirements. The key objectives of the public consultations were to-

- Have interaction of primary stakeholders for collection of information

- Identify environmental and social issues such as displacement, safety hazards, employment, income, livelihoods, gender and vulnerability
- Devolving mechanism for the resolution of social and environmental problems at local and project level
- Enhance involvement of project stakeholders in an inclusive manner; and
- Receive feedback from primary stakeholders on mitigation and enhancement measures to address the environmental and social impacts of the project.

Two rounds of public consultations were held in the project area with the local stakeholders- one during the feasibility study stage in 2016-17 and another one at the inception stage of project designing. Both consultations included stakeholder workshops and the consultant team prepared checklists, information brochure and power point presentations to facilitate consultation meetings. The issues on the overall study, planning as well as project interventions and probable impacts of project on the environment, socio-economic condition and institution were incorporated in the checklists, brochure and power point presentation. The issues of discussion were also shared with the implementing authority for obtaining their responses and suggestions. The probable places of meeting were selected in consultation with the stakeholders as well as BLPA officials and local knowledgeable persons of the study area.

Social Experts from the multi-disciplinary Environmental and Social Impact Assessment (ESIA) consultant team facilitated the consultation process with instantly available local people separately to collect/record opinions and views from their own perspectives. The BLPA and consultant team representatives explained all relevant points and issues in order to enable the participants to comprehend the proposed interventions/activities properly and to respond accordingly. The team took utmost care in recording opinions and views of the participants relevant to the ESIA study.

5.1.1 First Round Public Consultation

Date: 7th January, 2017 Time 11.30 am- 2 pm

Venue: Conference Room, District Commissioner, Khagrachari.

Chair of the session: DC of Khagrachari, Mr. Md. Wahiduzzaman

Participants: Mr. Tapan Kumar Chokravarty, Chairman, BLPA was the Chief Guest. Key discussant from the BLPA was Mr. Hassan Ali, Executive Engineer. In addition, Dr. Nurul Islam, Environmental Safeguard Consultant and Kirti Nishan Chakma, Social Safeguard Consultant, attended the consultation as observers from the World Bank.⁴⁰

Figure 16: First Round Public Consultation Photos



Background Notes

The participants comprised representatives of the region's ethnic minorities and local government institutions on the proposed Ramgarh Land Port. Prior to the consultation, the participants were informed by phone and subsequently advance notice was served to them by writing. Further, newspaper advertisements were published on two well-known dailies; Daily Financial Express and Daily Amader Shomoy respectively on 23 December 2016 and 22 December 2016 to inform the larger public about the consultation. Copy of newspaper advertisement is attached is **Annex-06**

During the consultation it was also made clear that this was a preliminary consultation and further consultations will take place when the works on the land port starts based on the decision made in the initial consultation.

Prior to the consultation, the Bangla and English versions of the project's Executive Summary of Environmental Management Framework (EMF), RPF and Small Ethnic and Vulnerable Community Development Framework were disclosed on the BLPA website (www.bsbk.gov.bd) and the participants were informed of the disclosure of the 3 documents beforehand.

A total of **35 participants** have attended the Consultation. This includes traditional leaders from the ethnic minority communities (Circle Chief, Headmen and Karbari), representatives of the local bodies (Ministry of Chittagong Hill Tracts Affairs, Chittagong Hill Tracts Regional Council (CHTRC), HDC, Chittagong Hill Tracts Development Board, Upazila Parishad and Union Parishad) Government Departments/Agencies (DC, Superintendent of Police, Agriculture Office), Non-Government Organizations (NGOs), Local Women Leaders from both Bengali and ethnic minority communities and local media.

List of First Round Public Consultation Participants is attached is **Annex-07**

It engendered a lively discussion by the participants. All participants unanimously expressed their support to the construction of the land port. Alongside, a lively discussion was followed where they also raised some issues and concerns.

The issues and concerns raised in the discussion are provided below, along with responses from BLPA:

Table 27: Summary of First Round Public Consultation Meeting

Observation/Comment Raised	BLPA Response
<ul style="list-style-type: none">All the participants requested for further consultation with the stakeholders including the grassroots communities and the institutions as the project goes ahead.	The present consultation is a very preliminary level consultation and only with the institutional stakeholders. More consultations including with the grassroots communities, affected persons and the area's ethnic minority inhabitants will be held as part of the social and environmental assessment of the proposed land port when the project activity starts.

Observation/Comment Raised	BLPA Response
<ul style="list-style-type: none"> The participants emphasized the importance to BLPA to work closely with the local institutions (HDC, CHTRC, Upazila Parishad, etc.) during the implementation of the project and during its subsequent operation. 	<p>It is the intention of BLPA to work closely with all the relevant stakeholders of the project. BLPA considers it important to ensure that the project's benefits reach equally to all the stakeholders and it is also aware of the specific context of the CHT region.</p>
<ul style="list-style-type: none"> The project should include specific plan for the vulnerable and Indigenous people communities. The plan should include proper compensation to them and as well as support for livelihood restoration. 	<p>BLPA will prepare such a plan as part of the project social and environmental impact assessment which will detail the mitigation measures for any potential negative impacts, compensation plan/mechanisms to the affected persons and as well as specific plan for the ethnic minority and vulnerable communities so that they can benefit in equal measures from the project's interventions.</p>
<ul style="list-style-type: none"> The participants made it a point that in order to ensure maximum impacts/benefits of the project there should be specific measures for the PAPs in particular but also the larger development of the Khagrachari District. Many reminded of examples from the recent history where the region saw little benefits for large development project. They mentioned the example of the Kaptai Dam which submerged one third of the region whereas, vast areas of the region still have not got electricity, and more recently, the development of the Semutang gas field (in Manickchari Upazila, Khagrachari) from which hardly anyone in the Khagrachari/CHT benefited. Many said that the region is left with the long term devastating consequences of these interventions and emphatically told that "similar history must not repeat once more". 	<p>BLPA is aware of the specific context of the CHT region and its recent history. For this purpose, the project will be carefully designed to minimize the negative impacts, if any, and to maximize the potential benefits for all. The social and environmental impact assessment of the proposed land port will explore in-depth the various issues in this regard and will lay down the specific recommendations for this purpose.</p>
<ul style="list-style-type: none"> The participants all raised demands for job reservation for the local people and more specifically, the PAPs. 	<p>BLPA is sympathetic to this proposal and indeed, in a number of other land ports, it has followed similar measures and made provisions for jobs in relevant positions to the affected persons.</p>
<ul style="list-style-type: none"> The participants also raised the need of a detailed socio-economic study about the impact of the land port. They said that although the land port will be located in Ramgarh, its impacts will be much wider in the region. The assessment should spell 	<p>BLPA is aware of the larger impacts that the proposed land port might impact in the CHT region. The social and environment impact assessment will ensure this issues and including the necessary measures for it to adopt.</p>

Observation/Comment Raised	BLPA Response
<p>out in detail so that appropriate measures could be taken by the government /project.</p>	
<ul style="list-style-type: none"> Many participants raised the issue of tourism and said that, while, in general, tourism should be welcome the socio-economic assessment should include the issue to understand its long-term impacts and in particular for the vulnerable communities. They also asked to put more emphasis on -tourism. 	<p>BLPA understands that tourism has great potential in the CHT region. However, it is also aware of the potential negative impacts that tourism could produce if it grows in unplanned and unchecked manner. BLPA is not involved in tourism promotion but it is aware that the proposed land port can boost greater mobility of the people including tourism. The social and assessment will look into the matters.</p>
<ul style="list-style-type: none"> The participants raised the concerns that while the proposed land port will surely generate economic opportunities, jobs and incomes, special measures should be included to promote/support the local businesses so that not only the Dhaka and Chattogram big business houses monopolize all the available opportunities. 	<p>BLPA understands the demands of the participants and will encourage the stakeholders to raise these demands to the government.</p>
<ul style="list-style-type: none"> Many participants raised the issue of the connecting road and the need for expansion of the current road from Ramgarh to Baraiyarhat. They also raised the importance of developing a second connecting road through Nazirhat/Fatikchari and also to explore extension of rail link which currently extends up to Nazirhat, some 30/40 kilometers from Ramgarh at Nazirhat in Chattogram. 	<p>BLPA expects a somewhat low volume of trades through the proposed land port at the initial stage. However, it agrees that the current connecting road might face increased traffic including heavy trucks from the construction of the land port. However, BLPA is also confident that the government will take appropriate measures in this regard based on the project's feasibility studies.</p>
<ul style="list-style-type: none"> What will be the rate/measures of compensation for land acquisition? 	<p>BLPA will follow the government approved laws in this regard. Further where applicable, it will also comply with Work Bank safeguards policies.</p>
<ul style="list-style-type: none"> The funding by World Bank, is it grant or loan? What are the conditions? What are objectives of World Bank for financing the project? 	<p>The Government of Bangladesh is seeking the funding from World Bank for the proposed land port. It'll be low interest loan, as all the World Bank funding to Bangladesh usually is. However, there is, at this stage, still no commitment by the World Bank to finance the proposed Ramgarh Land Port. The project will enhance greater connectivity with India which will be in turn generate more economic activity and employment in the CHT region and Bangladesh.</p>
<ul style="list-style-type: none"> How will the co-location of the land ports 	<p>This is a very new concept both to</p>

Observation/Comment Raised	BLPA Response
between India and Bangladesh work?	Bangladesh and India. As such there is still no definite answer at present about how it will function. But if the modality works smoothly, it will create a milestone in regional cooperation.
<ul style="list-style-type: none"> The land under acquisition is prime agricultural land in Ramgarh. The land port should have proper drainage system so that it does not create water-logging or dirty water from the land port does not flood the nearby agricultural land. There is also a risk of bank erosion by the Feni River if it is located nearby. 	BLPA is aware of these potential issues and will specifically ask the feasibility study to look into these concerns.
<ul style="list-style-type: none"> There is one graveyard (Buddhist) on the riverside. 	The Chairman of BLPA said that BLPA would try to avoid religious sensitive locations.
<ul style="list-style-type: none"> Even if BLPA provides appropriate compensation to the affected persons and communities, it should be mindful that these people are poor and many not have the skill and capacity to handle the sudden amount of compensation cash effectively. BLPA should think about implementing a skill development program to the affected communities and in the wider Khagrachari district. 	The feasibility study and the social and environmental assessment will look in-depth to these concerns. Based on the recommendations of these studies, BLPA will consider appropriate measures as per law.
<ul style="list-style-type: none"> CHT region is one of the poorest areas in Bangladesh. The revenue/taxes generated from the port activity should be shared with the region's local government institutions such as the Upazila and District Council. 	The government has specific policy in this regard. BLPA will encourage the stakeholders to raise their concerns to the government.

BLPA will consider appropriate measures and seek necessary funding from the government, World Bank or other development partners will be revised as BLPA will consider appropriate measures as per laws.

Concluding Observations

The participants very clearly expressed their support to the proposed land port at Ramgarh. The opinions of the participants will guide the future steps for BLPA as it works on preparing the project documents such as RAP and SECDP, etc. The SECDP will include information on detailed cost of mitigation measures and other community level enhancement measures and entitlements for small ethnic community peoples in the project areas; and administrative and monitoring costs. All funds for Management of RAP and small ethnic community development will be financed from the GOB counterpart financing. BLPA will keep resources allocation for social development and safeguards in the Development Project Proposal to be approved by the Government.

5.1.2 Second Round Public Consultation 2020

Date: 27th February, 2020 Time 11.30 am- 2 pm

Venue: Conference Room, Upazila Parishad, Ramgarh Upazila, Khagrachari.

Chair of the session: A. N. M Bodruddoza, UNO, Ramgarh Upazila)

Participants: Representatives of World Bank, BLPA, Local Government Authority, Police, BGB, Tribal Community, Journalist, Workers, farmers and PAPs attended the meeting (list attached)

The meeting was moderated by Md. Hasan Ali, Deputy Project Director of BRCP-1, BLPA. The UNO as Chair of the session delivered welcome speech and informed the meeting that the project is at the land acquisition stage. It was followed by a Power Point presentation initiated by the DPD and continued by Arc. Shakawat Hossain (Director) and Dr. Maniruzzaman (Social Development Specialist) of Shahidul Consultant.

After the presentation, an open discussion was held in which representatives of farmers and inhabitants without mutation but holding 'Ancholik dolil' demanded that they should get notice of land acquisition and be entitled to receive compensation directly rather than through the holders of mutation. It was also demanded that the PAPs should get job on priority basis rather than employing non-locals.

The General Secretary of the Buddhist Community who hold a total of 4.01 acres land of which 66 decimals in the vicinity of affected area (40 decimals funeral ground and 26 decimals for growing bamboo and cane). Of the 66 decimals, 26 decimals bamboo/ cane growing area is totally lost and of the 40 decimals funeral ground only about 17 decimals is now available for use. Further, due to barbed wire fencing constructed for the approach road by India, the funeral ground cannot be accessed.

BGB representative informed the meeting that the BGB is planning to acquire 2.00 acres land for BGB check post and this will be in addition to BLPA proposed area of 10 acres. Location of the BGB area needs to be identified.

Among other participants the representative of the Press Club, a senior journalist of Daily Ittefaq and police spoke on this occasion. Finally, the PD responded to the comments and suggestions together with the Headman, Upazila Chairman and Mayor.

About the end of the meeting the World Bank representatives from Washington DC and from Dhaka expressed their commitment to the project subject to addressing social and environmental concerns and proper mitigation measures.

After the presentation, The Chair invited all participants to the open discussion. The participants may also speak of likely impacts, if any and of relevant problems. This was followed by open discussion.

Below is a summary of the discussions and decisions reaching during this meeting.

Table 28: Summary of Second Round Public Consultation Meeting

Stakeholders Profile	Discussion Points	Response by BLPA
The PAPs- farmers, women farmers and community leaders from Bangalee and Tribal communities	The PAPs, who are mainly farmers, said that as the project will acquire agricultural land this will lead the farmers to become unemployed. Therefore, they are asking for preferential treatment to get job. They are hoping to get the compensation within short time with in proper amount. They are also concern about getting compensation as some of them hold 'ancolik dolil, without registration and mutation. There should be special consideration for poorer class.	The issue of Ancholik Dolil should be resolved locally with the help of the headman and discussion with UNO. He added that there will be a GRC committee at local level for Grievance Redress Mechanism comprising of UNO, Headman Assistant Engineer, BLPA and Social Special, BRCP-1 project. The project authority will try to compensate both title holder and non-title holder PAPs as per laws of Bangladesh and WB. About employment support, the project authority said that the project will create many business opportunities and these will be more attractive than job.
Local youths, students – Bangalee, Chakma and Marma	Local youths talked again about title and no-title holders, job opportunity, environmental concerns, law enforcement and issuance of notice to both title holders and non-title holders.	In this issue, the project authority response that that the project will create many business opportunities and these will be more attractive than job. Also, that local people will get priority for job during project implementation period through contractor. Regarding the non-title holder compensation, there will be a GRC committee at local level for Grievance Redress Mechanism comprising of UNO, Headman Assistant Engineer, BLPA and

Stakeholders Profile	Discussion Points	Response by BLPA
		<p>Social Special, BRCP-1 project. The committee will look after the matter with consultation DC office.</p> <p>The authority assured that the environmental concerns will be mitigate properly.</p>
Tribal Community Headman-Marma	Headman of local community said main problem is land related. He said as solution that, at first they identify registered land owner and non-titled land owners. Then they will call a meeting to solve this problem.	It was relied that the meeting should be held with UNO including Headman & relevant PAPs on this issue.
Buddhist Community, Secretary of Temple Committee	Mr. Sathoyai Ong Mogh mentioned that the Land Port will acquire some part of the funeral Ground/ Crematory. According to them the whole place is of 66 decimals and they use 26 decimals for planting bamboo and cane for cremation. The entire plantation area and most part of the Crematory are lost leaving only about 17 decimals as Crematory. Further to this, the approach road blocked way to access the funeral ground from the town side. The Buddhist community reportedly own 4.01 acres of which 3.35 acres is Temples and 0.66 is funeral area including plantation area. Now the Buddhist community is concerned how they will manage after acquisition of the remaining area and how connectivity will be provided between temple and the cremation site.	<p>It was replied by the project authority that the land for acquisition was selected with the assistance of LA section of Khagrachari DC office. During the selection of land, it was found 17 decimal land for cremation and this land was left from acquisition. It was suggested that if they have any ownership document for more than 17 decimal land for cremation, it should be submitted to DC office in proper manner and stage.</p> <p>In response of approach road blocked. It was informed that the fencing between approach road and funeral is temporarily done only for construction period of the bridge. It will be</p>

Consultancy Services for Performing Feasibility Study of Ramgarhand Detail Design of Bhomra and Ramgarh Land Ports

Stakeholders Profile	Discussion Points	Response by BLPA
		removed after construction of the bridge. After the construction work and the port will be walled in three sides and the side faced towards the road will be open. The project authority opined that, the authority may provide any kind of lawful assistance. The project authority also mentioned that they have no intension to hamper the normal activity of the cremation and will provide better assistance from the authority in future
Upazila Parishad Chairman	Mr. Bishwa Pradip Kumar Karbari (Chairman of Upazila Parishad) focused on the verification of feasibility and need of the project. They have big hopes from the project and massive development from the project. About the land title issues he recommended the PAPs to look for legal solutions immediately and work accordingly by namjari petition to DC.	The issue of Ancholik Dolil to settle locally with the assistance of the Headman and then the PAPs may approach DC for needed correction as per law.
Paurasava Mayor	Mayor of Ramgarh Paurasava said that they are happy to see that BLPA has started the work and they will help to complete the project smoothly. He said to compromise everybody to solve the problem related to land.	
Md. Nazrul Islam representative of BGB-43 Ramgarh Battalion	He showed his concern about safety and protection of border. BGB need 2 acres of land for their infrastructure needed for check points and other protection structures. He informed that the	It was clarified that during design the project will consider space for all relevant agencies in the port. About separate LA the BGB may share

Stakeholders Profile	Discussion Points	Response by BLPA
BGB, Police	Ministry of Home Affairs is in the process of acquiring 2.00 acres land for BGB and his is in addition to 10 acres to be acquired by the BLPA.	it with the BLPA.
Abdullah Al Mamun (Farmer)	Raised some issues. According to him as the project will acquire agricultural land this will lead the farmers to become unemployed. Therefore, they are asking for preferential treatment to get job. They are hoping to get the compensation within short time with in proper amount. They are also concern about resettlement as some of them hold 'Ancholik dolil, without registration and mutation. There should be special consideration for poorer class.	In response to it Md. Habibur Rahman, Project Director appreciated him for pointing such important issues into the discussion. He is optimistic that the port will create employment opportunity in business, transport, clearing and forwarding agencies etc. About the compensation, it will be based on Government and World Bank policies and proper documentation is the key component to comply it and DC office is responsible for land acquisition. People having problems with documentation will be considered as well and they need to fix the documentation issues first to proceed further. He also requested to solve land ownership related conflict by local consultation. He said that there will be a grievance redness mechanism comprising GRC at Upazila level which will include UNO, Headman, Assistant Engineer and Social Consultant of BLPA. He said that, Project proponent will try to compensate both title holder and non-title holder PAPs. He suggested to make available valid documents for land. But it is the PAPs and local actors

Stakeholders Profile	Discussion Points	Response by BLPA
		including headman to play the lead role to get proper documentation.
<p>Mohammad Hridoy (Representative of agricultural workers)</p>	<p>Brought up the point about title holder and non-title holder land owner (registered document and local document of land which is addressed as Anchalik Dolil). He asked to give compensation after discussed with both type of land owners to identify actual claimant. He also asked for rehabilitation of affected people by providing job opportunity. Beside this, he requested to send notice to title holder and nontitle holder land owners. He suggested to minimize environmental pollution. Finally, he requested the local law enforcement department to help them if any crises arise.</p>	<p>In this issue, the PD said that the issue has already been discussed about job and land ownership issues and only compensation will provide the affected people according to law of Bangladesh and the policy of World Bank. Beside this, proper mitigation measures will be taken to reduce environmental pollution. DPD said that, Local people will get priority for job during construction period and conflict about land ownership will be solved by local discussion.</p>
<p>Ushanu Marma (student)</p>	<p>Her younger brother illegally recorded her father's land of which the whole family is the owner. But now her younger brother's name is in registered papers. They need a proper solution to this issue.</p>	<p>BLPA advised her to solve the issue as soon as possible with the help of legal and local officials as this is an internal problem and solve this by take with DC office or file a case against her brother.</p>

Consultancy Services for Performing Feasibility Study of Ramgarhand Detail Design of Bhomra and Ramgarh Land Ports

Stakeholders Profile	Discussion Points	Response by BLPA
Md. Nizam Uddin (Chairman of Press Club Ramgarh)	Shared his satisfaction seeing the compensation of other land ports done by the authority and he is optimistic that their lost heritage will be back in place because of being an important place in the near future.	BLPA noted the positive feedback.
Md. Nizam Uddin Lavlu (representative of Ittefaq)	He is very optimistic about the land port and the development related to the project. Initially there were negative opinions revolving the project but now seeing the beneficial sides for all the stakeholders of the projects they are very hopeful about the project. Their present concern is about the land acquisition only and requested law enforcement department to manage any crisis if arise. He also said to give compensation as early as possible. OC of Ramgarh Thana, also ensured about any help from law enforcement department.	The project does not anticipate significant land acquisition (LA). In the situation that adverse affects arise from LA, BLPA will provide adequate compensation and ensure law and order is maintained.

Concluding Observations

Environmental Specialist of World Bank, Mr. Iqbal Ahmed said to arrange more consultation meeting to solve all problems. He also said that mitigation for environmental impacts will be given after discussion with local people.

Mr. Kent, Senior Social Specialist of World Bank, said that WB will finance for four land ports and Ramgarh Land Port is one of them. Consultant team will complete all types of survey and report. He gives importance to the response of local people. Finally, he thanked everybody.

Mr. Bishwa Pradeep Kumar Karbari (Chairman of Upazila Parishad) focused on the verification of feasibility and need of the project. They have big hopes from the project and massive development from the project. About the documentation issued he also strongly recommended the PAPs to look for legal solutions immediately and work accordingly. As nobody has officially asked for their assistance or have not taken any steps to approach to them.

A.N.M. Bodruddoza (UNO of Ramgarh, Khagrachari) presented his short speech mainly focusing on the land acquisition issue and compensation. He ensured his utmost support and helps for the PAPs and shared his valuable opinion about the development aspects of the project.

Finally, Md. Habibur Rahman, Joint Secretary and PD of BRCP-1, thanked everyone for participating into that session. He added that the massive employment market will accelerate the economic growth of that area as well as the country. They will not need to depend on jobs, they can do their individual business there. This land port will introduce the Upazila to the whole country as well as the

On the whole, the participants were supportive of implementing the project and the concerns expressed were mainly related to land acquisition and it was agreed to resolve the land issues locally with the support of the UNO and headman together with other involved parties.

The Attendance Sheet of Second Round Public Consultation is attached in **Annex- 08*

Figure 17:Community Consultation's Photography



Public consultation meeting held at Ramgarh Upazila Parishad Office



Public consultation meeting held at Ramgarh Upazila Parishad Office



Local official attending in the public consultation meeting



Local participants speaking at the public consultation meeting



Local participants speaking at the public consultation meeting



World Bank Representative present in the public consultation meeting



Local Tribal People in the public consultation meeting



Consultant's Discussion with Community People in the project areas

5.1.3 Focus Group Discussion Input from SIA

Two FGDs were held on 20th March and 26th March, 2020 at the bank of the river Feni (Feni Nodir Kul). In addition, a socio-economic survey was conducted at Ramgarh and Matiranga Upazila of Khagrachari district in March 2020.

The FGDs and survey conducted revealed that the project has significant impact on PAPs and surrounding population in both negative and positive form. Persons who will face land and other losses were identified as directly affected persons. Persons having no title to the land, but will face loss of space for living or cultivating are also identified as affected persons. Other communities and populations surrounding the project are beneficiary of the project but not much negatively affected. All of them including the PAPs have interest in the project and also opined for choosing self-relocation. FGDs were conducted to obtain views and perception about the project from different groups of peoples in and around the project. General norms and procedure for holding a FGD was followed to ensure spontaneous participation of participants. Summary of Focus Group Discussion is presented below in Table32.

Table 29: Summary of Focus Group Discussion⁴¹

Name of Participant	Profession	Mobile No	Issues Discussed	Opinion of APs
FGD-1				
Md. Sottu Mia	Agriculture	01821-326276	Choice for resettlement and opportunities created by the project, livelihood and income restoration, compensation and resettlement benefits, improvement of service facilities etc.	<ul style="list-style-type: none"> • In all FGDs, the participants, mostly affected person expressed their concern on land acquisition. • They requested the authority concerned to pay compensation at 3 times higher than mouza prevailing market price. • They opined that the compensation receiving process should be harassment free. • They asked for paying not only the title holders but also those holding haat dolil, bondhoki dolil or enjoying occupancy without document. • They also demanded job placement on priority basis. • They have requested to consider self-relocation.
Mr. Philips Halder	Job	01713-618334		
Mr. Mitchel Halder	Business	01557-440637		
Mr. Nayon Halder	Agriculture	01724-867579		
Rahima Begum	Housewife	01710-610901		
Md. Omor Ali Rofiq	Agriculture	01820-075752		
Md. Abdullah Al-Mamun	Agriculture	01820-704063		
Ushanu Marma	Housewife	01626-311894		
Kraching Marma	Housewife	01721-595126		
Mr. Saimun Halder	Job	01820-716014		
Sokina Begum	Housewife	01882-755047		
FGD-2				
Md. Muslim Uddin	Agriculture	01883-612080	Choice for resettlement and opportunities created by the project, livelihood and income restoration, compensation and resettlement benefits, improvement of	<ul style="list-style-type: none"> • In all FGDs, the participants, mostly affected person expressed their concern on land acquisition implication on agriculture. • They requested the authority concerned to pay compensation at 3 times higher than local market price so that land can be purchased on the road side. • They opined that the compensation receiving process should be harassment free. • They asked for paying not only the title holders but also those holding haat dolil, bondhoki dolil or
Md. Yousuf	Agriculture	01815-923558		
Nurjahan Begum	Housewife	01648-091653		
Nawo Marma	Business	01721-595726		
Tahsin Alam	Service	01711-160707		
Mir Hossain	Agriculture	01831-001389		
Hares Ahmed	Agriculture	01840-045181		
Abul Kalam	Agriculture	01878-763759		
Md. Rafiqul Alam (Kamal)	Business	01740-813921		

⁴¹Field Visit, 2019

Name of Participant	Profession	Mobile No	Issues Discussed	Opinion of APs
Md. Nurul Haque (Dulal)	Service	01840-586420	service facilities etc.	enjoying occupancy without document. <ul style="list-style-type: none"> • They desired that the non-title holders enjoying occupancy by haat dolil, bondhoki dolil and dokholdar be issued notice so that they can approach DC office for compensation. • Beside the owners, the sharecropper/ tenants should also be compensated. • They also demanded job placement on priority basis.
Md. Monirul Alam	Driver	01789-034765		
Md. Mominul Alam	Service	01644-270088		
Riaj Uddin Ripon	Business	01820-715233		
Rahena Parvin	Housewife	01831-176248		
Wasi-bin Alam	Student	01711-160707		
Bibi Fatima	Housewife	01639-902346		

*The Attendance Sheet of FGDs attached in **Annex-10**

Figure 18: Focus Group Discussion at Ramgarh



6 Entitlement Framework for Compensation in Land Acquisition

6.1 Land Acquisition and Compensation Policy Matrix

10 acres private land will be acquired under this project for development of Ramgarh land port. Out of 10 acres, 0.27 is homestead and rest of the 9.73 acres is cultivated land. The land near the project site belonging to the Buddhist Temple and used as funeral ground will not be acquired.

The BRCP-1 has a Resettlement Policy Framework. The RPF requires to prepare a RAP and to be implemented in accordance with the OP 4.12 of the World Bank concerning involuntary resettlement. Also, the GoB has a policy to ensure proper compensation to the PAPs under the Chittagong Hill Tracts (Land Acquisition) Regulation, 1958. As per present law, the compensation is original price of land as determine by the DC plus 200% compensation on it. For structure & others the compensation is original price plus 100% compensation. Also follow the relevant rules of World Bank.

6.2 Compensation Mechanism

As per laws of Bangladesh, DC of the concerned district deals with the land acquisition and pays the compensation for acquisition and requisition of land and any damage caused to structures, trees and crops etc. The DC is empowered to permanently acquire or temporarily require property and pay compensation to eligible PAPs. DC assesses the level of compensation taking into consideration factors such as: market rate after issuance of notice under section 3.

As per the WB OP 4.12 the affected persons are entitled to get compensation at the rate of full replacement cost and income restoration grant support training to restore PAPs at least up to the pre project condition. If these are not fully covered, the project will have special provision in the budget to make-up.

Land Owners and title-holders

Under ARIPA 2017, there is a provision for 200% premium on original market value of land and 100% premium for structure and trees. Therefore the project considered it as sufficient compensation. It should be noted that, according to ARIP Ordinance 1982 (which ARIPA 2017 has replaced), the amount of compensation premium was only 50% on the original price of land, structure and trees. As per the RPF, 12 months' rent will be paid to the landlord for the loss of rented out premises on private land and the renters will be paid an equivalent amount of 3 months rent. The amount is considered sufficient as the renter are not losing any of their business as the're simply moving a nearby place in the same location and more pertinently, the nature of their business is essentially seasonal from November to February and thus, 3 months rent as compensation is considered adequate. However, since the space will be acquired by the project, the owner will lose both land and income. Thus, 12 months (full year) income for the owner has been deemed as sufficient.

Squatters

As dokholders are squatters or non-title holders, the DC and UNO with the help of GRC will settle this issue by checking the legal documents of the acquired land and determine

the real owner of the land. According to the decision of DC, the actual owner of the land will get compensation for the land value determined by BLPA. If dokholdar have structure, trees and crops in the acquired land, dokholdar will only get the compensation for structure, trees and crops but not for land value.

Mortgage Holders

Mortgage holders can't claim ownership of the land and hence are not entitled to the compensation for the land. The amount paid to the owner by the mortgage holders is supposed to be paid back to the mortgage holder by the owner to get the land back. In case the owner doesn't pay the mortgage holders, the needed amount will be resolved at the GRC.

Absentee Owners

Absentee owners live outside of the project area. BLPA will communicate with them through the help of other neighbours living in the project who knows them and disburse compensated money to the absentee land owners on time. If contacting the absentee take time, the DC will keep the amount needed for compensation in a special account.

The compensation will be reviewed by the PVAC comprising five members; with one from affected persons, one from local government, one from local administration, two from BLPA and Social Specialist of BRCP-1 project. The Property Assessment and Valuation Committee (PAVC) will decide on the exact market price. The formation of the PAVC committee is:

1. Senior Representative from BLPA, Chairperson
2. Representative of the Local Administration (DC Office), Member
3. Representative from Local Government, Member
4. A Person from BLPA, Member
5. Representative from PAPs, Member.
6. Social Specialist, BRCP-1.

PVAC will also work with the GRC in case if any grievance arises. A joint verification team comprising of the DC, Local govt. representative and BLPA will make an inventory of loss assets prior to construction. In all cases, all PAPs will be compensated regardless of title of ownership.

In case of acquisition, DC will pay the compensation as per law. Resettlement Unit (RU) of BLPA will help to get the compensation and will ensure proper compensation of crops, trees, structures, livelihoods restoration and land. PVAC and GRC committee will supervise and monitor the issues and will safeguard the interest of the PAPs.

6.3 Entitlement Matrix

Following the RPF, summary of Entitlement Matrix is provided below:

Table 30: Summary of Entitlement Matrix

Entitled Person	Entitlement	Application Guidelines	Responsibility
A.1 : Loss of Agricultural Land			
Legal owner(s), as determined by DC Co-sharers of the acquired land Non-title holders (haat dolil, dokholdar)	Cash Compensation under Law (CUL), which includes 200% extra price as per ARIPA 2017 Compensation for standing crops Other compensation and benefits as per Land Acquisition law	Market prices of land determined by the DC. One month's advance notice to be issued in time to harvest standing crops Standing crops (if any) will be assessed at the time of taking over land by DC based on price determined by DAM Non-title holders to submit evidence supported by local headman and accepted by DC.	BLPA is responsible for overall execution and coordination DC will pay CUL to all legal owners BLPA to inform PAPs of RAP policies and assist in updating records, etc.
A.2 : Loss of Homestead Land			
Legal owner Co-sharers Non-title holders (haat dolil, dokholdar)	<ul style="list-style-type: none"> CUL, which includes 200% extra price as per ARIPA 2017 on market price. 	<ul style="list-style-type: none"> Market prices of land determined by the DC Rental Allowance Non-title holders to submit evidence supported by local headman and accepted by DC. 	<ul style="list-style-type: none"> Same as A.1
A-3: Loss of Houses/Structures Used for Living and Commercial Activities			
Legal owner as determined by DC Non-title holders (haat dolil, dokholdar)	CUL, which includes 100% extra price.	Legal Owners: Applies to all houses/structures standing on the acquired private lands at the time of issuance of Notice under section 3 of The Chittagong Hill Tracts (Land Acquisition) Regulation, 1958 Non-title holders to submit evidence supported by local headman and accepted by DC.	DC will pay CUL for structures to all legal owners, DC will determine CUL BLPA to inform PAPs of RAP policies and assist in updating records, etc.

Entitled Person	Entitlement	Application Guidelines	Responsibility
A-4: Loss of Trees: Timber value and yearly value of Fruits			
Legal owners as determined by DC People with valid lease Non-title holders (haat dolil, dokholdar)	Tree: which includes 100% premium higher of timber value by species and size of tree Fruits: Yearly value of fruits produced by type of fruit and size of tree	Estimated market value of different species of trees as per LA law, based on categorization as per Divisional Forest Office, DAE Non-title holders to submit evidence supported by local headman and accepted by DC.	DC will determine market price of trees / fruits DC will determine CUL based on price provided by Forest Department/DAE BLPA to inform PAPs of RAP policies, assist in updating records.
A-5: Loss of Standing Crops			
Cultivator (person who planted the crop) whether owner, legally recognized lease holder, tenant, sharecropper, etc. as identified by DC Non-title holders (haat dolil, dokholdar)	Compensation for standing crops	Estimated market value at harvest, to be determined by DC which is value of one year production plus 100% extra support Advance notice to be issued in time to harvest the standing crop. Non-title holders to submit evidence supported by local headman and accepted by DC.	DC will determine market price of crops with assistance from Department of Agriculture Extension and Marketing Department at district level BLPA to inform PAPs of RAP policies, assist in updating records
A.6: Bamboo and Banana Groves			
Legal owners Socially recognized non-title holders People with valid lease from GOB agencies.	Banana groves: Compensation for one time crop of grown-up tree on public or private land. Bamboo/cane grooves Compensation for one time crop of grown-up tree on public or private land.	Estimated market value of bamboo/cane groove based on categorization as per Divisional Forest Office. Value of fruits for the grown up tree determined by DAE/ DAM for one year.	DC will determine CUL and BLPA will determine CUL based on Forest Department/ DAE/ DAM estimate. BLPA to inform PAPs of RAP policies, assist in updating records,
B. Loss of Community Properties			
One cremation ground of	Road access to cremation ground	BLPA will provide boundary wall to protect it,	BLPA to ensure that

Entitled Person	Entitlement	Application Guidelines	Responsibility
Buddhist Marma community located beside the proposed port area	Protection of the cremation ground	land elevation and provide access road as required.	cremation ground is not acquired, it is protected and road access ensured.
C. Other Resettlement Benefits			
C.1: Loss of Business Income from Displaced Commercial Premises			
Business operators in the affected permanent premises (title-holders and non-title holders; whether owning or renting premises) Owner of the rented-out premises situated on private and public lands	Compensation for loss of business/ trading income.	Twelve months' rent to the tenant of the rented out premises on private land, as determined by PAVC Owner of the premise will get 12 months' rent as determined by the PVAC.	BLPA will determine compensation for loss of business with assistance of the PVAC. BLPA to inform PAPs of RAP and assists in updating records, and RAP implementation.
C 2: Others			
Any other impacts	To be decided in keeping with the principles of this RPF.	To be decided in keeping with the principles of this RPF.	Ministry of Shipping/ BLPA
D: Community Property	<ul style="list-style-type: none"> Compensation for loss of access to community property or inconvenience caused to certain communities 	Community property like funeral ground will not be acquired but will be compensated for any inconvenience caused besides protecting such property with land development, boundary wall or additional support as required.	DC BLPA PVAC
Vulnerability/ Gender/ Disability/ Tribal	Vulnerable PAPs those with income below Tk 10,000/month	Additional 30% of estimated cost to each category as special assistance to tribal peoples, vulnerable (with income not above Tk 10,000/month), female headed HH and disabled among the PAPs	DC BLPA PVAC

All payments will be made by DC. BLPA will place fund to DC, will cooperate with DC and will facilitate and help the PAPs obtaining and submitting needed documents.

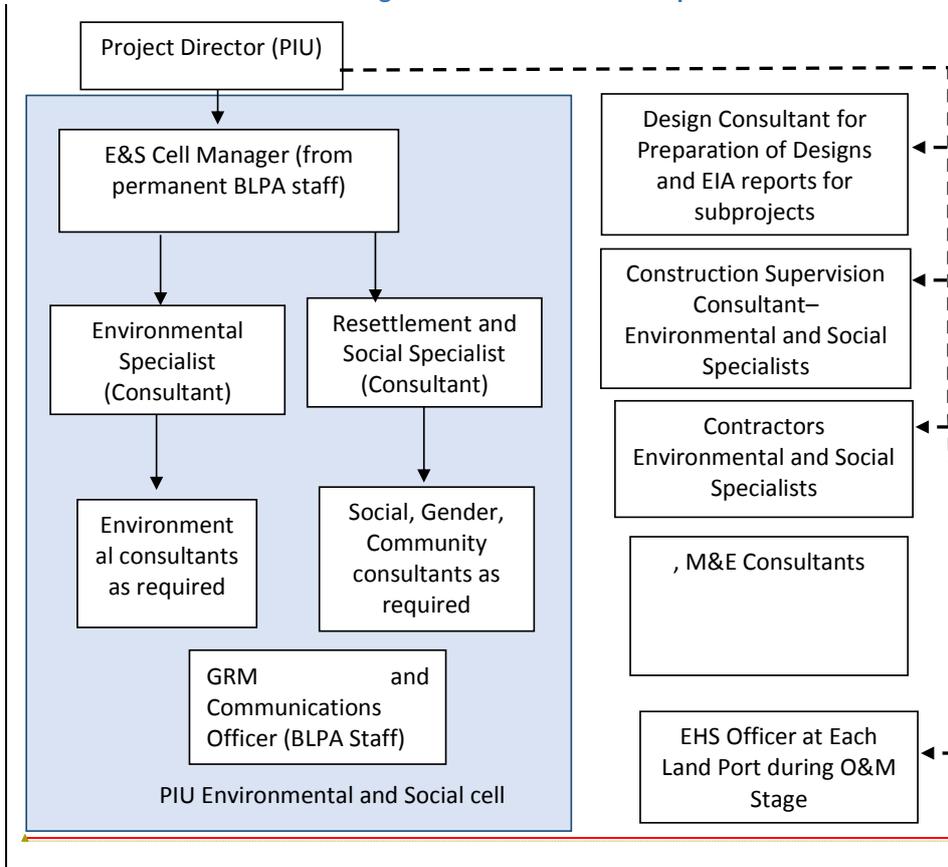
7 Institutional Arrangements

7.1 Institutional Set-Up

BLPA will arrange for RPF/RAP/SECDP implementation and monitoring mechanism. The PIU will have an Environmental and Social Cell in the PIU. At overall project level all RPF/RAP/SECDP oversight will be ensured by BLPA. Executive Engineer of BLPA will head the Environmental and Social Cell of BLPA. Two Assistant Engineer, one each in charge for Environment and Social aspects of the project. The Assistant Engineer will be assisted by a Senior Land Acquisition and Resettlement Specialist. The Supervision Consultants and Contractors will have Environmental and Social Specialists to supervise and implement RAP provisions. The Supervision Consultant will do the quarterly monitoring and mid-term and end-term impact evaluation and assessments. The following are the functions of Social Specialist (Land Acquisition and Resettlement Specialist) in the supervision of consultation:

- Ensuring overall implementation of the RPF/RA/SECDP in the project;
- Coordinating on a day-to-day basis with the implementing agencies for implementation of the RPF/RAP/SECDP;
- Advising and assisting the BLPA and implementing agencies during the appraisal of the sub-projects to be taken up;
- Acting as an early warning system for the BLPA with regard to the actions to be taken as per the RPF/RAP/SECDP;
- Preparing regular quarterly reports on the social compliance for the BLPA for its own use or for transmission to The World Bank;
- Ensuring that recommendations from supervision and monitoring are integrated into the project and the RPF/RAP/SECDP is updated periodically as necessary;
- Taking all those actions which are necessary for effective implementation of the RPF/ RAP/SECDP;
- Training and orientation of the PIU and implementing agencies' teams on the requirement, application and implementation of the RPF/RAP/SECDP;
- Regularly visit project sites to review compliance with RPF/RAP/SECDP;
- Ensure that Grievance Redress Mechanism (GRM) is functioning and act as a single point of contact for resolving queries related to social issues including for potential GBV cases.

Figure 19: Institutional Set-Up



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Table 31: Institutional Arrangements and Functions for RPF Compliance

Level	Organization	Functions
Project	BLPA Environment and Social Cell	<ul style="list-style-type: none"> • Orientation and training to Field Units on RPF/RAP/SECDP and providing oversight on the SIA process and its outputs. • Assisting in fulfilling requirements for all interventions • Review of monitoring reports submitted by the Monitoring and Evaluation(M&E) Consultants on RAP/SECDP implementation. • Regularly visiting project site to review RPF compliance during project planning and implementation. • Providing guidance and inputs to the Field Units on social management aspects. • Managing Monitoring & Evaluation of RPF/RAP/SECDP implementation. • Preparing Quarterly Compliance Reports and sharing them with The World Bank. <p>All the actions related to ensure compliance with RPF/RAP/ SECDP.</p>

Level	Organization	Functions
Field	BLPA at port level	<ul style="list-style-type: none"> • Managing RAP/SECDP implementation and monitoring. • Collecting data for monitoring. • Providing assistance to local communities. • Coordination with the other agencies for RAP implementation. • Quarterly reporting on RAP implementation to BLPA. • All the actions related to ensure compliance with RPF/RAP as directed by BLPA.

The BLPA will be responsible for implementation of the project. The BLPA will establish a Project Implementation Unit for the project, headed by a Project Director at the Project office that is responsible for the overall execution of the project. The PIU consists of Engineering service unit, environmental management consultant and social specialist for total implementation of the project. The project will be overseen by the PD and Chairman, BLPA.

The project will have two monitoring committees. The upper level monitoring committee will provide overall guidelines and cooperation for project implementation especially for the disbursement of fund provided in the RAP and liaison with various stakeholders including Development Partner, different governmental organizations and other relevant agencies. The upper level committee will comprise:

- Representative from Ministry of Shipping,
- Representative from Local Administration (DC/UNO or authorized representative)
- Representative from Local Government (Upazila Chairman)
- Representative from BLPA
- Representative from Project Affected Persons.
- Representative of Tribal People

The field level GRC will be established for Ramgarh port will align with the Grievance Redress Mechanism (GRM) and comprise of:

- UNO, Ramgarh as the Convener
- Headman, Ramgarh as Member
- Social Specialist, BRCP-1 Project, BLPA as Member
- Mr. Ruhul Amin, Assistant Engineer and Project Manager, BRCP-1 Project, BLPA, Dhaka as the Member Secretary
- Representative from Project Affected Persons.
- Representative of Tribal People

The field level committee will be responsible for direct implementation of RAP especially making disbursement of payment of compensation to individual PAPs together and in coordination with the DC. They will facilitate the disbursement process through dissemination of LA/RAP related information to PAPs and other stakeholders; assist the PAPs getting mutation and other documents needed for submission to DC to get payment of compensation; assist DC/UNO offices to identify suitable guardian to receive cheque on behalf of underage children; assist weaker segments among the PAPs

(women, uneducated, lacking competence to deal land related issues) to get proper compensation in time; and cooperate and coordinate with DC/UNO offices to arrange disbursement of cheques to individual PAPs at local level.

7.2 Monitoring and Evaluation

BLPA will establish an M&E system for collecting, collating and analyzing information on RAP implementation in a systematic and continuous manner and identify the limitation of the process.

Monitoring will be carried out at two levels. 1) By the formation of a local level committee comprising 5 members from different organizations including government and community; and 2) by the formation of an upper level committee who will monitor the RAP implementation process where required, oversee the interventions and address issues from time to time. This is in line with the requirement spelled out in the PAD of IDA. The BLPA will have a monitoring Cell in the headquarters level headed by the DPD of which the Senior Social Consultant will be the Member Secretary and will be overseen by the PD.

The end line evaluation of the project will be carried out by a a committee to be engaged by the BLPA with the approval of the BLPA and IDA. The evaluation will be carried out at project completion stage at the time of preparing Project Completion Report (PCR). The evaluation will be unbiased and participatory.

Monitoring Indicators:

The social monitoring indicators are presented in table below-

Table 32: Social Monitoring Indicators

Monitoring Indicators	Frequency	Agency
<ul style="list-style-type: none"> • Payment of compensation and entitlements before replacement – Type of compensation (for land, structure, crops, trees etc. disaggregated by ethnicity and gender • Time taken for land acquisition- after issuance of notice under Section 4 • Number of grievances registered and resolved • Number of court cases • Changes in occupations • Number of training conducted • Number of personnel trained-by Type, ethnicity, gender • Adherence to contract conditions and standards (worker accommodation, drinking water, sanitation, use of local labour, equal wages to men and women, avoidance of child, labour, Operational Health & Safety (OHS), use of Personal Protective Equipment (PPE) etc.) • Absence of inconvenience and nuisance 	<ul style="list-style-type: none"> • Annually by PIU • Six-monthly by the Independent Monitoring Panel in the project's 1st year and • By the Independent Monitoring Panel Once a year during the remaining duration of the project. 	<ul style="list-style-type: none"> • PIU guiding the collection of information on indicators

during implementation		
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7.3 Grievance Redress Mechanism (GRM)

Grievance Redressed is a Management and governance-related process used commonly in development Projects as safeguard compliance. It covers the receipt and processing of complaints from project-impacted person(s) and actions taken on any issue raised by them to avail services more effectively.

Efficient Grievance redress mechanism is developed to assist the communities resolve their queries and complaints. Grievances of the communities will first be brought to the attention to the project site level GRC. If the grievance is not redressed at this level, then the complaint will be brought to the GRC at the apex level.

The GRM aims to answer to queries, receive suggestions and settle complaints and grievances about any issues raised as per the guidelines adopted in this RPF for inclusive project implementation stage for mitigation of social and environmental impacts. Based on consensus, the procedure will help to resolve issues/conflicts amicably and quickly, relieving the aggrieved persons from having to resort to expensive, time-consuming legal action. The procedure will, however not pre-empt a person's right to go to the courts of law.

The GRC will comprise of the representation from all the stakeholders' so that there is no bias in decision making or in addressing any grievance to all the communities equitably. This Committee will hold discussions with the aggrieved persons and resolve the issues whatsoever. GRC will create an environment where any aggrieved person may lodge complaints, claims and grievances during site selection or during civil construction works etc.

Gender-Based Violence GRM

A separate GBV Action Plan has been prepared where the provisions of GBV a compliant GRM is elaborated. It includes a specific GRM for SEA/SH related issues with a designated focal person to receive and deal with such cases and where relevant with the provisions of GBV service providers. Overall the project adopts a survivor-centric approach for GBV management and the Bank will guide and support the PIU in the implementation of the GBV Action Plan.

7.3.1 GRC at Community Level

GRC will be formed at the Upazila level and in the apex level. At the local level GRC may be established by selecting the representative of the BLPA as the chairperson, the sub assistant engineer of the same organization will be the member secretary, elected chairperson of the Union Parishad will be a member, a respectable person of the business community, a women elected member and a parson from affected family will be selected as a member of the Grievance Redress Committee at local level.

As detailed in the previous section, the field level GRC will be established for Ramgarh port will align with the Grievance Redress Mechanism (GRM) and comprise of:

- UNO, Ramgarh as the Convener
- Headman, Ramgarh as Member
- Social Specialist, BRCP-1 Project, BLPA as Member
- Mr. Ruhul Amin, Assistant Engineer and Project Manager, BRCP-1 Project, BLPA, Dhaka as the Member Secretary
- Representative from the tribal community
- PAP elected representative

The GRC will ensure proper resolution of complaints and grievances, as well as giving impartial hearings and taking transparent decisions. The GRC will meet periodically to discuss the merit of each case and fix a date for hearing and notify the aggrieved persons to submit necessary documents in proof of her/his claim/case; resolve grievances within one month of receipt of complaint. The project representative with the help of Upazila Nirbahi office will arrange a community meeting before starting the implementation of the project and will inform them about the objective and the procedure of GRC.

The local GRC meeting will be held at the pre-assigned room of the Upazila Parishad. The meeting should be held at least once a month. At any emergency the GRC meeting may be held more than once a month.

7.3.2 GRC at Headquarter Level

The second tier which is the highest level will be formed headed by project chief or the Project Director, Deputy Project Director will be a member. The social specialist will be another Member.

Authority of GRC at headquarters level:

The GRC will deal with all suggestions and complaints at the port and project level. The task of GRC will be:

- a) The GRC committee will try to resolve land related disputes or grievances, if any, arises by the land users or land providers.
- b) The aggrieved persons may raise queries and complaints during obtaining lands, preparation and implementation of RAP/SECDP during construction. If land provider/or land user's community (Owner and BLPA,/Contractor) faces any problem in their day to day activities due to the acquisition or requisition of their land, may try to settle at local level initially. If it fails in that case the Project Head Office GRC will try to resolve the issues.
- c) The World Bank provision requires that community enjoys access to project grievance redress mechanism ensuring transparency and social accountability. It is evident that complaints and grievances may range from disbursement of fund related to unregistered transfer by haat dolil/ mortgage etc. rights of weaker co-sharers (minor, women) and other societal issues.
- d) The project will establish a GRM to answer to queries, receive suggestions and address complaints and grievances about any irregularities in application of the

guidelines adopted in this RAP/SECDP for inclusive project design, and assessment and mitigation of social impacts.

- e) GRC will make a report with all documentation including complaints received and a written report over it and send it to the Project Management Unit (PMU) on regular basis.
- f) The GRC members should be well informed about their role and responsibilities through providing adequate training.
- h) The GRCs will meet periodically to discuss the merit of each case and fix a date for hearing and notify the aggrieved persons to submit necessary documents in proof of her/his claim/case; resolve grievances within one month of receipt of complaint

Grievance Resolution Procedure

The World Bank requires that community should enjoy access to project grievance mechanism ensuring transparency and social accountability. Generally, complaints and grievances may range from dispute over transforming authority of land among the BLPA local community, environmental pollution, social or health hazards during construction phase.

Grievance redress system is meant for lodging a complaint, a claim, or any grievance, etc., with the assurance of a timely and satisfactory resolution of that complaint/claim/grievance.

All complaints and suggestions will be received formally at the site level GRC committee by the GRC Member Secretary in written form. The complaints will largely be channeled through the GRC member secretary but aggrieved persons can also lodge the complaints and provide suggestions directly to the BLPA. Complaint could be sent through email or by post or could be written directly on the register book. But the complaint has to be specific and related to the project.

The local level port office and Upazila Parishad has a provision of maintaining a complaint box for all stakeholders intending to receive suggestive mechanism or lodge complaint. Within seven days the complainant needs to be informed by a written document about receiving and recorded status of the complaint.

Complaints may also be received directly at the head quarter of GRC, if the issues are not being resolved by the local level GRC.

An intake register will be maintained at the local level consultant Office. The project office representative or on behalf of member secretary will be assisted by an assigned general member in recording the details of the grievances in the intake register for documentation and ensuring impartiality and transparency.

The intake registration will have data/information columns including (i) Case number., (ii) date of receipt, (iii) name/type of complaint/grievance, (iv) sex of aggrieved person, (v) father's name/husband's name, (vi) complete address of the person who raises the complaint/grievance, (vii) main objection (loss of land, if any/property or entitlement), (viii) detailed case history, (ix) expectation with documentary evidence and previous records of similar grievances will be documented in the intake register.

No GRC members can be contacted by the aggrieved persons in advance. Rather, the concerned persons will be informed to attend formal hearings at an appointed date. The GRC committee will sit for hearing at the Upazila Parishad office and give a patient hearing to the aggrieved persons. The GRC will record salient points to be presented by the aggrieved person and will examine their documentary evidences submitted during informal hearings.

A resolution register will be maintained at the GRC secretariat. Resolution register will contain (i) serial no., (ii) case number., (iii) name of complainant, (iv) Case history, (v) date of hearing, (vi) date of field investigation (if any), (vii) results of hearing and field investigation, (viii) decision of GRC, (ix) progress (pending, solved) and (x) agreement or commitments. Besides, closing register will also be maintained. Closing register will keep records, such as, (i) serial no., (ii) case no., (iii) name of complainant, (iv) decision and response to the complaints, (v) date of settlement, (vi) confirmation of complainant's satisfaction and (vii) management actions to avoid recurrence.

Based on consensus, the procedure will help to resolve issues/conflicts amicably and quickly, saving the aggrieved persons from having to resort to expensive, time consuming legal action. The procedure will however not pre-empt a person's right to go to the courts of law. The convener of the concerned GRC will have the authority to do the following things:

- Settle the dispute based on hearing and examining evidence
- Reject a grievance redress application with any recommendations written on it by GRC giving sufficient documentary evidence in favor of rejection of the grievance redress application,
- The Convener will also ensure strict adherence to the compensation rates determined through market price surveys/ suggestion of PVAC following approved procedure.

Rights of the Stakeholders

To maintain impartiality and transparency, hearings on complaints at the GRC level will remain open to the public/community. All sort of stakeholder may have the right to know about the project and progress of implementation. Therefore, project needs to inform community through public consultation or keeping documents in such a way where they have easy access to those documents. For examples GRC complains or resolutions' needs to be published in the project web sites as well as in WB web sites and displayed on the notice board of the Upazila Parishad.

The GRC English version has been translated into Bangla language. Both the English and bangla material will be sending to the local/Upazila/district office of the BLPA. These documents will make available to the public and also will be uploaded in the website of BLPA and in the World Bank info shop.

8 Implementation Schedule

8.1 Implementation Schedule of Resettlement Plan

According to The Chittagong Hill Tracts (Land Acquisition) Regulation, 1958 BLPA will submit the land acquisition proposal to the DC office, Khagrachari and based on this proposal the DC will request the BLPA to submit the land acquisition budget to the BLPA. Accordingly the DC together with the BLPA will make plot to plot survey followed by preparation of field book detailing inventory of losses, name of PAPs with plot number and Khatian number, made cost estimate, get approval of BLPA and Ministry of land and the BLPA will place the required amount of fund to the DC. The District administration will ensure necessary receipt of legal documents from the title holders and provide the compensation based on The Chittagong Hill Tracts (Land Acquisition) Regulation, 1958 and extra price of 200% as per ARIPA, 2017. Since some of the PAPs lack necessary legal documents up to the current year and some of the PAPs hold locally recognized but not authenticated documents (ancholik dolil/ haat dolil/ bondhoki dolil etc.) or the holders of customary right, the project will assist the claimant PAPs to produce whatever documents they claim to hold, make an amicable understanding with the current holders of title, settle the issue and obtain certification of the local headman to this effect and apply to the DC for getting proper legal document corrected/ updated.

As the project is financed by the World Bank, the BLPA has prepared a policy *e.g.* RPF in this regard. According to the policy framework detail budget for title & non-title holders have been prepared as a draft and this needs to be corrected on the basis of plot to plot survey by the DC office to determine corrected list of PAPs and the area held by each PAP.

The role of DC and BLPA will be providing compensation before start the project to the title as well as to the non-title holders. BLPA will form a project implementation unit on resettlement to provide the compensation to the PAPs so that no grievances come from the affected people. The tentative Resettlement Action Plan (RRP) implementation period is 30 months to begin from April 2020 which is shown below:

Table 33: Tentative RAP Implementation Schedule

		Q-1	Q-2	Q-3	Q-4	Q-1	Q-2	Q-3	Q-4	Q1	Q2
	Items	2020				2021				2022	
1.	Preparatory Work										
1.1.	Community Consultation and FGD	■									
1.2.	FGD	■									
1.3.	Census of PAP Households	■									
1.4.	Survey of PAP Households	■									
2.	Land Acquisition										
2.1.	Land acquisition proposal development and submit to DC office		■								
2.2.	DC request BLPA to submit tentative budget		■								
2.3.	Joint Verification/Video Filming by BLPA and DC office			■							
2.4.	Obtain clearance of Ministry of Land on LA			■							
2.5.	Serving notice under section 3				■						
2.6.	Placement of requisite money to the DC office for acquisition of Land				■						
2.7.	Section 7 Notice from DC office				■						
2.8.	Preparation of compensation file for title and Non title holders by BLPA					■					
2.9.	Payment to title holder					■					
2.10.	Payment to non title holder					■					
2.11.	Information Campaign										
2.12.	Complete community consultation at Upazila Parishad and land port		■								
2.13.	Requisite money deposit by BLPA to DC office		■								
2.14.	Established PIU, GRM, GRC and PVAC		■								
2.15.	Compensation under section 8						■				
2.16.	Resolve grievance			■	■	■	■	■			
2.17.	Make payment of compensation to PAPs						■				
2.18.	Complete payment to PAPs Section 11						■				
2.19.	Handover acquired land to BLPA Section 13							■			
3.	Disclosure of RAP			■							
4.	Monthly Monitoring Report			■	■	■	■	■	■	■	
5.	Final RP Progress Report										■

*No civil works will start until all PAPs are compensated in full

Responsibility Mainly BLPA



Responsibility Mainly DC Office



9 Costs and Budgets

9.1 Budget

Following budget has been proposed for the implementation of RAP. Budget has been prepared on the basis of census & socio economic survey and the basis of wide range of public consultation among the stakeholders. During implementation it may be change in some cases. Additional 30% for Tribal people, Female Headed and Disable vulnerable people

Table 34: Indicative Budget for Land Acquisition and Resettlement

SL	Item		Cost BDT
1	Land Cost		309,917,355
2	Compensation of land at market price-200% of land cost		619,834,710
3	Additional Compensation (as applicable)		20,361,570
3a	Additional 30% for Tribal people (as applicable)	19,059,917	
3b	Additional 30% for Female Headed and Disable (as applicable)	-	
3c	Additional 30% for Vulnerable people (as applicable)	1,301,653	
4	Structure price including 100% compensation (including Vulnerable HH)		4,932,543
5	Compensation for trees including 100% compensation		1,283,250
6	Compensation for crops including 100% compensation		7,826,396
7	Sub Total (1+2+3+4+5+6)		964,155,823
8	Contingency for DC Office-7.5%		72,311,687
9	Sub Total (7+8)		1,036,467,510
10	Rent compensation for Land Lord (equivalent to actual rent for 12 months)		1,036,320
11	Three months' rent compensation for losing space for tenants (including tea shop)		1,019,136
12	Sub Total (9+10+11)		1,038,522,966
13	Capacity Building for BLPA Official (Gender and Resettlement Training)		500,000
14	Skill training and others for tribal and non-tribal vulnerable PAPs		1,500,000
15	Education and social support for Marma tribal communities		1,000,000
16	Sub Total (13+14+15)		1,041,522,966
17	Administrative Cost@5%		52,076,148
18	Contingency Cost @10%		104,152,297
19	Sub Total (16+17+18)		1,197,751,411
20	VAT @15%		179,662,712
21	TAX @10%		119,775,141
22	Total (19+20+21)		1,497,189,264

DC office will be responsible for providing the compensation to the title holders as normal procedure whereas DC will provide the compensation to the non-title holders with the support of BLPA.

9.2 Information Campaign

The information campaign will be organized round the project period. The BLPA management/Project management Unit/Social Specialist and the GRC committee during the field visit organize and information campaign. During the feasibility study &

preparation of ESIA/RSIA the appointed consultant will also provide the relevant information to the affected persons.

9.3 Information Disclosure

FGDs and public consultation were held during the field visits and census survey at Ramgarh while doing SIA and preparing RAP. These documents were updated progressively based on feedback received.

- For the project, pertinent authority will disclose significant data on project interventions in a periodic timely manner prior to discussion and in a form and language that are understandable and accessible to the groups or local community.
- BLPA will make available a summary of the anticipated project's objectives, depiction, and potential impacts. In support of consultation after the outline SIA/RAP report is arranged, BLPA will afford a synopsis of the SIA & RAP's conclusions.
- Likewise, the authority will guarantee that the draft SIA & RAP report are accessible at public place available to project-affected groups.
- The SIA and RAP for the project in summary form will be interpreted into Bangla.
- Also, all these documents, both in Bangla and English, will surely be made accessible through BLPA to interested public.
- These documents will also be available in printed versions at the project offices. Public accessibility of the SIA, RAP report will be ensured.

9.4 Disclosure

This RAP together with the Bangla translation of summary will be disclosed on BLPA website and will be available in hard copy in locally accessible locations in the project area; such as DC office, Upazila administration, Paurasava and local BLPA office.

