

**GOVERNMENT OF THE PEOPLE'S REPUBLIC OF BANGLADESH
MINISTRY OF ROAD TRANSPORT AND BRIDGES
DHAKA MASS TRANSIT COMPANY LIMITED**

RESETTLEMENT ACTION PLAN (RAP)

**FOR
DEPOT AREA**

November 2015

Prepared and submitted by:



**Resettlement Assistance Consultant of Dhaka Mass Transit Company Limited
CHRISTIAN COMMISSION FOR DEVELOPMENT IN BANGLADESH
88, SENPARA PARBATTA, MIRPUR – 10, DHAKA – 1216, BANGLADESH
Phone: 9020170-3,Ex. 25,30,46 * FAX (880-2) 9020227
Email:ccdbresettlement@yahoo.com, ccdb@bangla.net**

TABLE OF CONTENTS

	Page
i. THE EXECUTIVE SUMMARY	vii
ii. ACRONYMS AND ABBREVIATIONS	ix
iii. GLOSSARY	xi

CHAPTER-1 INTRODUCTION

1.1 Background of the Project	1
1.2 Description of the Depot Area	1
- Total Area of Depot	
- Payment of Land Price	
- Possession Taken by DMRTDP	
1.3 Potential Impacts	1
1.4 Letter from DMRTDP for Conducting Survey and Video Filming in the Depot Area	2
1.5 The Rationale of Depot RAP	2
1.6 Objectives and Purpose	2
1.7 The Cut-off-Date	3
1.8 Methodology	3
1.9 Current Market Survey	3

CHAPTER-2 JUSTIFICATION OF THE RESETTLEMENT ACTION PLAN

2.1 Technical Note on “Impact of Vibration at Depot site” by General Consultant (GC)	4
2.2 Major Impact will be on Milestone College Building	5
2.3 Memorandum of Understanding between DMRTDP (DMTC) and MSC	6

CHAPTER-3 THE SURVEY FINDINGS ON PAPS AND AFFECTED STRUCTURES

3.1 Affected Properties and Persons	7
3.2 Demographic Profiles of Project Affected Persons (PAPs)	9
3.3 Socio-Economic Profiles of Project Affected Persons(PAPs)	10
3.3.1 Status of Vulnerability of PAPs	11
3.4 Impact on Structures of Milestone School and College	11
3.5 Impacts on Home and Business Structures within 18 Meter	11
3.6 Impacts on Minor Structures 18 Meter	12

3.7	Impacts on Four Structures within Depot Area	13
3.8	Impact on Structure within 75 VdB	13
3.9	Income Loss of Business Enterprises	13
3.10	Employment Loss	14
3.11	Shifting Allowance to Renter	14
3.12	Income Loss from Rented-out Structures	14

CHAPTER-4

LEGAL AND POLICY FRAMEWORK

4.1	Legal and Policy Framework of Land Acquisition in Bangladesh	15
4.2	Basic Principles Regarding Environment and Social Considerations	16
4.3	Gaps and Gaps Filling Measures between GoB and JICA Policies	17
4.4	Resettlement Experiences under Harmonized Policies	21

CHAPTER-5

ENTITLEMENT MATRIX AND PAYMENT PROCEDURES

5.1	Principles, Legal and Policy Commitments	22
5.2	The Eligibility and Entitlement Matrix	23
5.3	The Entitlement Matrix for Depot Area	24
5.4	Payment of Compensation and Resettlement Assistance	29
5.4.1	Payment Procedure to Title Holders	29
5.4.2	Payment Procedure to Non-Title Holders	31

CHAPTER-6

ORGANIZATION/INSTITUTIONAL FRAMEWORK FOR IMPLEMENTATION

6.1	Needs and Agencies to be Involved	33
6.2	Role of Project Management Office	34
6.3	Role of Deputy Commissioner's Office	35
6.4	Role of Resettlement Assistance Consultant (RAC)	36
6.5	Scope of Work of RAC	37
6.6	Organizational Structure of RAC for RAP Implementation	40
6.7	Role of Different Committees in RAP Implementation	40
6.8	Grievance Redress Mechanism	41
6.8.1	Needs for Grievance Redress	41
6.8.2	Grievance Redress Committee (GRC)	42
6.8.3	Scope and Jurisdiction of Work	42
6.8.4	Procedure of Grievance Redress	43
6.8.5	Grievance Redress Monitoring	44

6.9	Joint Verification Committee (JVC)	44
6.10	Property Value Assessment Committee (PVAC)	45
6.11	Entitlements of Committee Members	46

CHAPTER-7
IMPLEMENTATION SCHEDULE

7.1	Issue wise Implementation Schedule	47
7.2	Recommendations	50

CHAPTER-8
CONSULTATION, PARTICIPATION AND DISCLOSURE

8.1	Project Stakeholders	51
8.2	Disclosure of Information	51
8.3	Public Consultation	51
8.4	Mechanism for Stakeholders' Participation	52
8.5	Disclosure of the RAP	52

CHAPTER-9
ESTIMATION OF COST AND BUDGET

9.1.0	Estimation of Compensation	53
9.1.1	Shifting and Re-shifting of Inside Materials	53
9.1.2	Structure Demolition Grant (SDG)	53
9.1.3	Structure Transfer Grant (STG)	53
9.1.4	Structure Reconstruction Grant (SRG)	54
9.1.5	Utilities Reconnection Grant (URG)	54
9.1.6	Rent for Hiring Accommodation	54
9.1.7	Period of Hiring Accommodation	54
9.1.8	Business Dislocation Grant (BDG)	54
9.1.9	Employment Loss Grant (ELG)	55
9.2	Compensation for Milestone School and College	55
9.3	Compensation for the Structures within Depot Area	56
9.4	CMV for Residence and Business Structures Out-side the Depot Area	57
9.5	Compensation for Secondary/Minor Structures	58
9.6	Compensation for Use of Suspended Structures	59
9.7	Total Amount of Compensation and Budget	60
9.8	Management of Fund	60

CHAPTER-10
MONITORING OF IMPLEMENTATION AND REPORTING

10.1	Monitoring and Evaluation	62
10.2	Institutional Responsibility for Monitoring	62
10.3	Stages and Issues of Monitoring	63
10.4	Methodology and Approach	64
10.5	Internal Monitoring	64
10.6	External Monitoring	66
10.7	Reporting Requirements	67

List of Tables	Page
Table-3.0: Location-wise Affected Structures	7
Table-3.1: List of Project PAPs in Relation to Sex and Types of Structure	7
Table-3.2: Demographic Profile of 18 PAPs Whose Residential or Business/Commercial Structures are Expected to be Demolished/ Affected	9
Table 3.3: Literacy Level and Occupational Status of PAPs	10
Table-3.3.1: Income Status of PAPs	10
Table-3.4: Details Break-up of Structures of Milestone School and College	11
Table- 3.5: Details Break-up of the Affected Home/ Business Structures within 18 Meter Outside Depot Boundary	12
Table- 3.6: Details Break-up of the Affected Secondary/ Minor Structures within 18 Meter of Depot Boundary	12
Table- 3.7: Affected Structure within the Depot Boundary	13
Table- 3.8: Types-wise Break-up of Areas of Use Suspended Structures	13
Table- 3.9: Distribution of the Business Lossers in Relation to Locations and Their Average Monthly Income	14
Table- 3.10: Distrbution of Employment Lossers (Employees of Business Enterprises) in Relation to Locations and Skill	14
Table-4.1: Gaps and Gaps Filling Measures	17
Table-5.1: The Entitlement Matrix for Compensations and Grants for Depot area PAPs	25
Table-6.1: Steps for Redressing / Resolving Grievances	43
Table-7.1: Proposed Resettlement Implementation Matrix: Each Box Equal to One Month– Up To December 2016	484dw3
Table-7.2: Issue-wise Recommendations for ccelerating/Accentuating the RAP Implementation	50
Table- 8.1: Schedule of Consultation Meetings	51
Table- 9.1: Affected Structures of Milestone School and College (MSC) and Current Market Value (CMVs) of Milestone School and College	55
Table-9.2: Detail Break-up of Compensation for the Milestone School and College	56
Table-9.3: Affected Structure Within the Depot Boundary and Current Market Values in Taka	56
Table-9.4: Detail Break-up of Compensation for the 4 Squatters within the Depot Area	57
Table-9.5: Current Market Values (in Taka) of Residence and Business	57

	Structure outside Depot area	
Table-9.6:	Detail Break-up of Compensation for Residential/Business Structures 18 meter Outside Depot Area	58
Table-9.7:	Current Market Value in Taka of the Minor/Secondary Structures	59
Table-9.8:	Detail Break-up of amounts of compensation for Secondary/Minor Structure to be affected by Depot Construction	59
Table- 9.9:	Detail Break-up of Compensation for Use of Suspended Structures	59
Table-9.10:	Head-wise and Total Amounts of Compensation and the Budget in Taka	60

		Page
Figure- 2.1:	Location of Structures Located within the Influence Zone of Different Vibration Limit	4
Figure- 5.1:	Compensation Payment Mechanism for Title Holder PAPs	30
Figure- 5.2:	Compensation Payment Mechanism for Non-Title Holder PAPs	32
Figure- 6.1:	Types of Offices and Committees Needed at Various Levels	33
Figure- 6.2:	Resettlement Organization Chart	35
Figure- 6.3:	Organizational Structure of Field Office of RAC	40
Figure- 6.4:	Procedure of Determining Valuation of Property	46

List of Annexes

Annex-A	Letter from General Consultant (GC) & Technical note of GC
Annex-B	Committee Report on the issue of Milestone School& College
Annex-C	MoU between DMTC and MSC
Annex-D	Documents of RAJUK Land Allotment
Annex-E	Depot area Map
Annex-F	Letter from PD, DMRTDP for Conducting Survey in Depot Area to RAC
Annex-G	Letter of Cut – off – Date
Annex-H	Consultation Meeting with Milestone School & College authority and other PAPs

i. THE EXECUTIVE SUMMARY

For providing the necessary support services to MRT Line-6, one Depot will be constructed at the northern end of the alignment which is located at the extended part of RAJUK Uttara 3rd phase. For this purpose, the DMTC has received 58.91 acre (23.84 hectare) land from the RAJUK. The entire area is almost vacant, only 4 squatters within the Depot area. During the development and construction of Depot area, there will have some land vibration which will affect the structures situated within 18 meter beyond the Depot boundary. The technical experts of the General Consultant (NKDM Association) has recommended the demolition of all the structures located within the vibration affected areas— it has led to the preparation of a RAP to compensate for the losses to be incurred by the owners of these structures. For assessing the losses, the RAC commissioned a Survey during June 2015. The survey covered all information related to the structures to be affected and Current Market Survey (CMS) for assessing the per unit value of all types of structures. The findings of the survey are given below.

Land Acquisition: The land for construction of Depot area has been purchased from RAJUK by DMTC. No land is acquired from any private owner. However, within the vibration affected area (18 meter from the Depot boundary) the structures will be demolished and will be allowed to reconstruct them after the completion of Depot construction.

Number of PAPs: Total number of PAPs is 38. Among them 35 are male and 3 are female. Of the total PAPs within 18m from the depot boundary, the Milestone School and College (MSC) alone shared about 89% of total pacca floor space of affected structures and total amount of compensations.

Nature of Displacement of PAPs: Of the 38 PAPs, 20 are on own land, 14 are squatters/*Utholies* and rest 4 are renters (business outside depot boundary. Of the 20 land owner PAPs, 7 will be affected by secondary/minor structure, 6 by livable/usable structures and rest 7 are affected by use suspended structures.

Area of Pacca Structures to be Demolished: Total pacca floor space area of all the structures to be demolished is 20,220 Sq.ft (1,879 sqm) of which about 89% are owned one 3-storied building of MSC.

Use of Suspension of Structures: Total pacca floor area of 11374 sft, 13700 semi-pacca and katcha 527 sft is to be suspended during depot construction.

Compensation Coverage: The Entitlement Matrix has proposed compensations for:

- Current Market Value (CMV) of structures: are estimated from CMS of cost per Sq.ft;

- Structure Demolition Grant (SDG): all the salvageable materials will be given as the owner PAPs free of cost;
- Structure Transfer Grant (STG): 12.5 % of current market value of structures;
- Structure Reconstruction Grant (SRG); 12.5 % of current market value of structures;
- Compensations for all types of utility service of the affected structures: 5% of current market value of structures;
- Shifting of inside materials to hired structures: Tk. 10 per sq.ft for total floor space;
- Re-shifting of inside materials to reconstructed structures: Tk. 10 per sq.ft for total floor space
- Rent of the hired structures for the total transition period: Tk. 15 per sq.ft per month for pacca building, Tk.12 for semi-pacca and Tk. 10 for Katcha/Tin;
- Business loss to Business loser: Equivalent of 6 month net income ; and
- Employment losers: Tk. 500 and Tk. 300 respectively for skilled and unskilled employees for a period of 90 days.

Total Amount of Compensation and Budget: Total amount of money needed for this RAP is Tk. **103,884,825**. Head-wise and Total Amounts of Compensation and the Budget in Taka are given bellow-

Heads of Compensation	Amounts in Taka
Table-9.2: Compensation for Milestone School and College	69,163,783
Table-9.4: Compensation for Structures Within the Depot Area	1,595,416
Table-9.6: Compensation for Residential/Business Structures	7, 249,430
Table-9.8: Compensation for Secondary/Minor Structures	5,038,936
Table-9.9: Compensation for use of Suspended Structures	11,393,185
Sub Total Amount of Compensation	94,440,750
Contingency: 10% of Total Compensation: All costs including Meetings and new heads of Compensation to be met from Here	9,444,075
Total Budget	103,884,825

Period of Implementation: Starting from June 2015, in total 19 months are needed for video filming the affected structures, field data collection, data analysis, preparation of Resettlement Action Plan (RAP), its approval by the authority and its complete implementation. The implementation will be completed in December 2016.

ii. ACRONYMS AND ABBREVIATIONS

Acronyms and Abbreviations	Full Name
BLG	Business Loss Grant
CCDB	Christian Commission for Development in Bangladesh
CRV	Current Market Value
CMIS	Computerized Management Information System
CMV	Current Market Value
Cft.	Cubic Feet
DC	Deputy Commissioner
DGM	Deputy General Manager
DMRTDP	Dhaka Mass Rapid Transit Development Project
DMTCL	Dhaka Mass Transit Company Limited
ELG	Employment Loss Grant
EM	Entitlement Matrix
EP	Entitled Person
FGD	Focus Group Discussion
GRG	Grievance Redress Committee
IVG	Income Vulnerable Grant
MARV	Maximum Allowable Replacement Value
JICA	Japan International Cooperation Agency
JVC	Joint Verification Committee
JVS	Joint Verification Survey
MRTL-6	Mass Rapid Transit Line-6
MRTB	Ministry of Road Transport and Bridges
MSC	Milestone School and College
PAP	Project Affected Person
PD	Project Director
PVAC	Property Value Assessment Committee
PWD	Public Works Department
RAC	Resettlement Assistance Consultant
RAJUK	Rajdhani Unnayan Kotripakha
RAP	Resettlement Action Plan
RoW	Right of Way
Rft.	Running Feet
RV	Replacement Value
SDG	Structure Demolition Grant
SES	Socio-Economic Survey
Sq.ft.	Square Feet

Sqm	Square Meter
SRG	Structure Reconstruction Grant
STG	Structure Transfer Grant
URG	Utility Reconstruction Grant

Measurements

1 Sq.m = 10.764 Sq.ft.

GLOSSARY

Affected Person (AP): includes any person, affected households (PAHs), firms or private institutions who, on account of changes that result from the project will have their (i) standard of living adversely affected; (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with or without displacement.

CMV: An assessment of Current Market Value as determined through Current Market Survey by Resettlement Assistant Consultant (RAC).

Community/Common Property Resource (CPR): The infrastructure owned and run by the community or providing service to the community for different purposes (for example: school, madrasa, mosque, temple, church, graveyard, playground, club, office, hospital etc.)

Compensation: Compensation includes cash compensation paid to the affected persons and households, business enterprises for lost land, structures, assets or income.

Cut-off date: Cut-off date means the date after which eligibility for compensation or resettlement assistance will not be considered is the cut-off date. Date of service of notice under Section 3 of Land Acquisition Ordinance is considered to be the cut-off date for recognition of legal compensation and the start date of carrying out the census/inventory of losses is considered as the cut off date for eligibility of resettlement benefit.

Direct PAP: People who have lost their titled land and assets are protected under the Land Acquisition Law. This group of Affected Persons (PAPs) is known as Direct PAPs.

Displaced Person (DP): A person who is compelled to change or relocate his/her place of residence and/or work place or place of business, due to the project. They are also grouped as involuntary resettlement as they have no option but to move out and rebuild their lives elsewhere.

Encroachers: means those people who move into the project area after the cut-off date and are therefore not eligible for compensation or other rehabilitation measures provided by the project.

Entitlement: Range of measures comprising of cash/kind compensation /financial assistance, relocation cost, and income/business restoration which are to be given to the PAPs depending on their nature of the losses for restoring their social and economic base.

Entitled Person (EP): An entitled person is one who has lost his/her assets (for example, land, trees, built structures, fish pond, commercial enterprise/small business) and/or employment as a direct/indirect impact of the project and is eligible to receive compensation from the DC office and/or cash grant from the project authority.

Household (HH): A household includes all persons living and eating together (sharing the same kitchen and cooking food together as a single-family unit).. A family/household refers to people typically husband/wife and all dependents irrespective of age. Married son(s)/brothers, divorced, widowed, abandoned women may be considered in the unit of joint household of family. There may be one or more persons in a household who are entitled to a resettlement benefit based on the nature of losses.

Indirect PAPs: Indirect PAPs are those who have not lost any titled asset, but have lost the means of livelihood. For example, loss of employment by a person, on loss of business on others land and structure on GoB or other's land. They are always outside the CCL.

Income Restoration: Re-establishment of income sources and livelihoods of the Project Affected Persons (PAPs).

Replacement Value (RV): It is actually the prevalent market value of the affected assets. This value is determined by surveying the community markets by the RAC and recommended by Property Valuation Assessment Committee (PVAC).

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.

Project Affected Household (PAH): If any member of a household is directly affected by the implementation of a project due to loss of titled asset that household is known as project affected household.

Project Affected Persons (PAPs): (also called Affected Persons (PAPs): Project affected persons include persons whose land, houses/structures are partially or fully affected by the project COI or by any other component (for example construction yard, service area, resettlement sites), including any additional acquisition necessary for project implementation; (b) persons whose agricultural land or other productive assets such as trees, crops, perennials, fish ponds are fully or partially affected by the project; and (c) persons whose businesses are affected, including the employees and others who may experience loss of work/income and livelihood due to project impact are known as projects Affected Persons or Affected Persons.

Public Disclosure: Process of disclosing and sharing project impacts with the affected people and disseminating the information on their entitlements, compensation, R&R measures, project timeline etc. among them.

Relocation and Rehabilitation: Relocation refers to physically moving of the PAPs from the affected area to a new area/site and rebuilding housing, assets, including productive land, and public infrastructure in another location; while, rehabilitation means restoration of income, livelihoods, living and socio-cultural system.

Replacement Cost: means the value of assets to replace the loss at current market price, or its nearest equivalent, and is the amount of cash or kind needed to replace an asset in its existing condition, without deduction of transaction costs or for any material salvaged.

Resettlement Action Plan (RAP): A time-bound action plan for the affected persons of a project with budget, setting out resettlement strategy, objectives, entitlement, actions, implementation responsibilities, monitoring and evaluation and all other works related to implementation of RAP.

Squatter/Informal Settlers: A person who has settled on public owned land and private land owned by others without permission and/or occupying public owned building/asset without authority.

Vibration Affected Person: Those person who will be affected by vibration due to dynamic sand compaction/ Sand Compaction during the Depot construction period.

Vulnerable Person: A person whose income is under the official poverty line. The vulnerable group includes:

- (i) Persons below poverty line;
- (ii) Child labor; and
- (iii) Disabled, elderly and handicapped persons.

CHAPTER-1

INTRODUCTION

1.1 Background of the Project

The Dhaka Mass Rapid Transit Development Project (DMRTDP) needs reasonable amount of land for the construction of a Depot for providing the required services for MRT Line-6 on a regular basis. For this purpose, the project has received entire amount of land from RAJUK, the government agency responsible for development of the capital. The land taken for construction of Depot is vacant except four squatters with some ordinary structures. The cost of land has been paid to RAJUK by DMTC. However, during construction of Depot, there will be an earth vibration effect due to dynamic compaction which will affect the structures within 18 meter beyond the Depot boundary. This Impact will continue until the end of dynamic compaction works. In addition to it, dynamic soil compaction of other construction activities will create noise at such level that it will be impossible for this people to use/remain in the structures located in 18-78 meter outside Depot boundary.

1.2 Description of Depot Area

Total Area of Depot: Total area of land allocated by RAJUK to DMTC for the construction of Depot is 58.91 acres (23.84 ha.) This quantum of land has been received from RAJUK 3rd phase Extended Project.

Payment of Land Price: The total area of land has been allocated in two parts and the payments is also completed in two installments. In the first part, 54.34 acres of land has been received followed by 4.57 acres in the second part. Total value of 58.91 acres land is Tk. 272,40,24,090. Out of this, Tk. 217 crore has been paid on 11.01.2015 and an amount of Tk. 55,40,24,090 was paid on 24.06.2015 to RAJUK authority. Apart from the land, RAJUK has claimed Tk. 29,36,03,547 from DMTC for various types of supportive infrastructures within the Depot area. This amount has also been paid to RAJUK by DMTC.

Possession Taken by DMRTDP: Total area of land in the Depot (23.84 hectare) has been taken possession by DMTC. The formalities relating to registration in favor of DMTC are in the process of completion.

1.3 Potential Impacts

As the Depot area is lying vacant (except four squatters with some ordinary structures), therefore no major structure will be affected within the Depot area. But the area will be affected by the vibration once the construction work of Depot will be started (18 meter beyond Depot boundary). The construction works of Depot will continue for around 19 months. According to the Technical report of General Consultant of DMTC, as the Milestone School and College building is located within 18 meter from the boundary area, the structures of this institution has to be demolished before construction works begins. Also some other building's user's normal functioning will have to be suspended during construction time. The survey conducted by RAC on 18 meter area beyond Depot boundary shows that the affected structures include: The Milestone School and College (3 storied building with total floor space), offices of two housing

societies, some residential structures and small business enterprises. Moreover, as identified in the GC technical report, some other structures will have to suspend the use because of noise and vibration of depot construction. The total number of PAPs is 38 of whom 35 are male and 3 are female. Within depot area 4, construction vibration area 23 and use suspension area 11; details are in Table-3.1. Expect Milestone School and College building and four small business structures in depot area, other structure will not be required to demolish. But if it required to demolish during construction (according to the recommendation of GC technical note), proper compensation will be given those structures.

Total pacca floor space to be affected by the vibration of Depot construction is 31,422 sq.ft covering the 3-storied building of Milestone School and College and other small pacca structures. Structures of Milestone School and College alone shared the lion part of the affected pacca floor space which is about 88.52% of the total affected floor space and, it accounts about 71% of the total amount of budget (Table 9.10).

1.4 Letter from DMRTDP for Conducting Survey and Video Filming in the Depot Area

As a part of the practical action for preparing the RAP, the Project Director, DMRTDP wrote a letter on 28.05.2015 to the Team Leader, RAC for conducting the Census Survey in the areas to be affected by the vibration of Depot construction. The letter directed to conduct the Video-Filming of the existing structures to prevent from fraudulent claim if any in future.

1.5 The Rationale of Depot RAP

In this case land was not acquired or required for the project purpose. But due to the impact of project construction according to the report given by the General Consultant-NKDM Association the structures within 18 meters from Depot boundary will be affected. Moreover, some buildings beyond 18 meters will become unusable due to noise and vibration of depot construction. Therefore, this reason, in order to identify the loss of the affected structures and giving proper compensation to the affected people a resettlement Action Plan is to be prepared for resolving the issues. In compliance with the above obligation, the Resettlement Assistance Consultant (RAC) in consultation with NKDM and PAPs, and under the supervision of DMTC has prepared this RAP to match- out all the negative impacts of Depot area and other impacts due to construction of Depot.

1.6 Objectives and Purpose

The core objective of this Resettlement Action Plan is to make an assessment of impact and estimate the compensation and resettlement assistance needed for the structures to be affected due to Depot construction work. It is to be noted that the cash compensation must be equivalent to Replacement Value (RV) in all the cases. This core objective may be spelt-out as:

- To make an estimation of persons and properties to be affected;
- To assess the types of properties to be affected in relation to PAPs including the community properties;
- To develop an entitlement matrix for the losses to be incurred;
- To estimate of compensation at the rate of Current Market Values (CMVs) and
- To develop the procedures of payment of compensation by the DMTC to the PAPs.

1.7 The Cut-off Date

Data collection from the PAPs were done in June, 2015 and during the same time all the potential project affected properties were Video-filmed. The date of video filming and general circular issued by Project Director, DMRTDP (circular# DMRTDP/E and R/RAC/CCDB/02/2015-40/1 dated 09.06.2015 and distribution of this circular to all the PAPs was completed on 14.06.2015 which is considered as the Cut-off Date. The Video Filming of the three types of affected areas were done immediately after the completion of distribution of Circular and every one of the PAPs understood the Cut-off Date.

1.8 Methodology

The data furnished in this report were collected directly from all the owners of structures through interview method. A group of trained Field Investigators collected data from all PAPs during the month of June 2015 following the Video Filming of the affected areas. The data were documented using the questionnaire/schedule prepared for this purpose. For controlling the future fraudulent claims through construction of new structures, all the present available structures were video-filmed (Photographed) in a prescribed manner. This Video-film document was submitted to DMTC and after full visualization and review in presence of the PD, it has been accepted by the DMTC. In this regards a cut-off date was declared by DMTC on 09 June 2015 and completed circulation within 14.06.2015. Computerization and Tabulation of data were done by RAC staffs. The whole process was done under this supervision and guidance of the Resettlement Specialist and Team Leader of RAC.

For assessing the per-unit Current Market Values (CMV) of the affected structures, one market survey was commissioned during the last week of August, 2015. The Surveyors interviewed at least 11 persons (excluding the PAPs) having wide knowledge about the building constructions costs of buildings around the Depot area. The respondents were mostly the people engaged in similar type of constructions works nearby either as owner or as sub-contractor.

Based on the Census Survey findings and Entitlement Matrix (EM), the cost has been finalized for giving the compensation for the affected structures. The implementation procedures are also finalized on the basis of experience of others project. The Current Market Values (CMV) of the affected structures will also be assessed by PWD and other related agencies and it will be reviewed by Property Value Assessment Committee (PVAC). According to the PVAC's recommendation DMTC will finalize the Replacement Value (RV) for the affected structures.

1.9 Current Market Survey

Apart from commissioning the Socio-Economic Survey (SES) for social impacts assessment, one small survey was commissioned for assessing the Current Market Values (CMVs) per unit of the affected properties, especially of structures. It is to be noted that there is no land acquisition in this project implying that no survey was conducted for assessing Current Market Values (CMVs) of land per unit. This survey covered the respondents like: persons doing similar type of construction nearby, local sub-contractors, some local residents, etc. In estimating the CMVs of per unit of the structures to be affected, averages of the data collected in this process have been used.

CHAPTER-2

JUSTIFICATION OF THE RESETTLEMENT ACTION PLAN

According to the GC technical note, dynamic soil compaction and construction activities within the Depot area will create both vibration and noise. The vibration will cover 18 meter beyond the Depot boundary, while noise influence zone will be 78 meter. Present RAP for the Depot area is being prepared to deal with the effects on structures located within the Depot area, 18 meter beyond the Depot boundary (vibration) and between 18 to 78 meter for noise. A report from the design team of General Consultant (GC) mentioned about the effect on the structures located at this area; the summary of the report is as follows:

2.1 Technical Note on “Impact of Vibration at Depot site” by General Consultant (GC)

The Design Team of General Consultant of DMRTDP submitted a report to DMTC on “Impact on Vibration at Depot Site” on 24 March 2015. The observation in the report were as follows: The buildings near the north of Depot site are expected to receive impact regarding vibration due to construction activities in the depot area. This technical team examined the issue in detail.

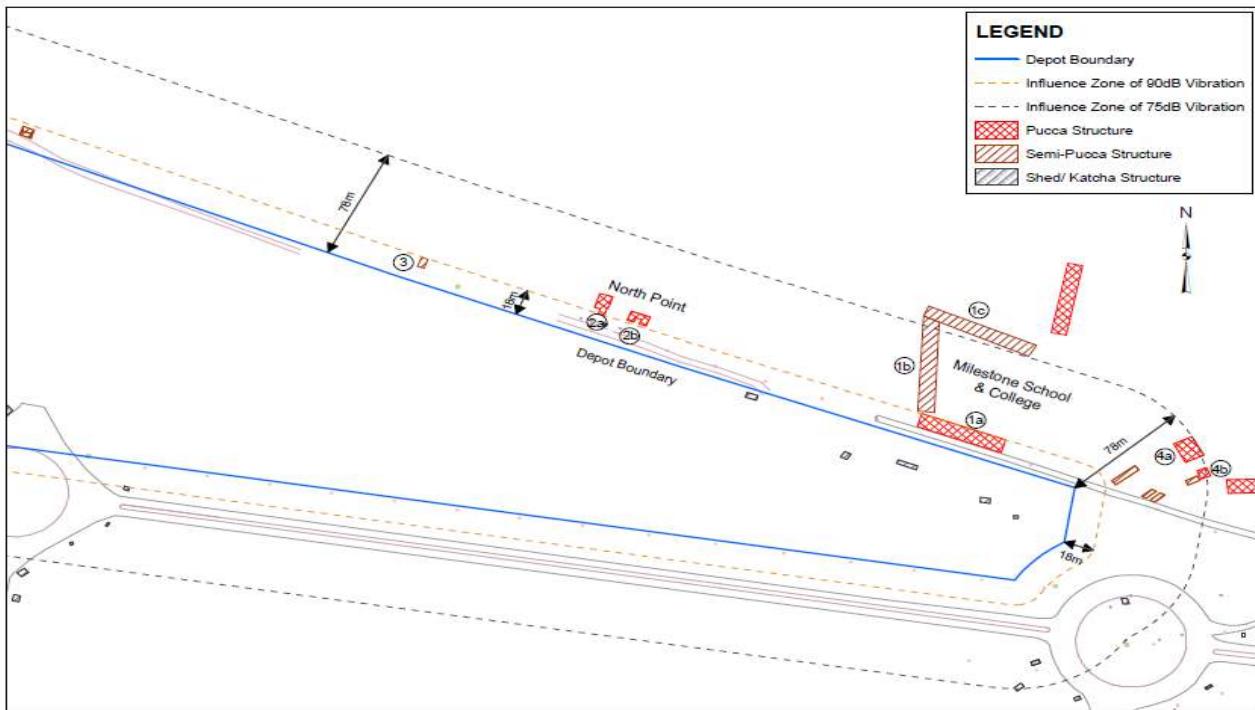


Figure- 2.1: Location of Structures Located within the Influence Zone of Different Vibration Limit

In this situation, the technical experts examined various alternatives for deciding the future of this building. The options/alternatives considered are:

Option :1: Vibration Barrier by Trench;

Option :2: Removal and Refill of Fill Layer;

Option :3: Soil Improvement of Fill Layer by Cement Mixing; and

Option :4: Demolition of Milestone School and College, and other Buildings.

Of the above 4 options, the NKDM Association recommended the option-4, the last option. They wrote:

Though Option-4 is the most expensive, it is the safest for both construction as well as operation period of Dhaka MRT Line-6. The building of Milestone School and College is very close to the Depot. If the existing college building is remained as unstable structure, the Depot will be exposed to risk during operation of Dhaka MRT Line-6. The Option-4 is most sustainable form the viewpoint of keeping safe operation of the Depot. Therefore the NKDM Association recommended Option-4, i.e., 'Demolition of College Building' as a measure against vibration of dynamic compaction work based on aforementioned reasons. Regarding the building/structures falls in 75 VdB (above mentioned) design team General Consultants NKDM Associations suggested for suspending the use of those building during depot construction period.

In recognition to the vibration impacts of Depot construction on structures, the Team Leader of NKDM Association (the Consultants Team for Design, Construction Supervisions, Procurement Support and Management of Dhaka Mass Rapid Transit Development Project) wrote a letter to the Project Director, DMRTDP on 24.03.2015 for the demolition of the building of Milestone School and College. He wrote, "Considering all options, we are recommending for the demolition of Business Studies Building of Milestone School and College. It is the safest measure for both construction and operation stage considering the building's close proximity to the depot site and unstable design. We are also recommending addressing the compensation issue through Resettlement Action Plan (RAP). It is to be noted that the demolition has to be completed by March 2016 before the commencement of CP-01."

In addition, according to the technical note on "Impact of Vibration at Depot site": of General Consultants some other structures use will have to be suspended during construction of Depot. The structures area follows. Milestone school semipacca buiding-2;

- Four storied pacca building-1;
- Two storied pacca building-2; and
- Semi pacca building-4 (SES found the number 6).

2.2 Major Impact will be on Milestone College Building

In response to the issue of demolition of Milestone College Building, a committee headed by the Director (Finance and Administration) was formed for recommending and action. The committee gave a report to Project Director, DMRTDP on April 09, 2015. The committee recommendation were as follows;

- i. The scope and importance of the Project was discussed and all parties understand that this is a very important and Fast Track project. Milestone College authority expressed that all cooperation will be extended towards timely and smooth completion of the Project.
- ii. Mr. Nurul Islam, Safe Guard Expert, NKDM Association informed the committee that the metro rail project is now preparing the design for contract package no-1 i.e. soil improvement work of Depot. It has been found from technical study that the building may collapse due to vibration affect during the period of construction and the safest

method is to demolish the concerned Milestone College building before construction starts. He also explained that the building has to be demolished by March 2016 i.e. before construction starts.

- iii. The member from Milestone College. Lt. Col (Retired) Kamal Uddin Bhuiyan, Principal (admin) and Engr. Md. Hamid, Project Engineer informed the committee that the MRT is one of the prior projects of Prime Minister's Office. As a consequence and considering the commuter's suffering they have agreed to demolish the building. However, they claimed compensation on the basis assessing the practical scenarios.
- iv. The convener of the committee explained that they can get the realistic compensation package on the basis of Government of Bangladesh (GoB) rules and Japan International Corporation Agency (JICA) guideline.
- v. The committee members recommended to sign a Memorandum of Understanding (MoU) between DMTCL and Milestone College Authority on the basis of above recommendations.

2.3 Memorandum of Understanding between DMRTDP (DMTC) and MSC

According to the committee recommendations a Memorandum of Understanding (MoU) was signed on 21.05.2015 between Dhaka Mass Transit Company Limited (DMTCL) and Milestone College Authority. NKDM Association, the General Consultant (GC) of the Project investigated various options and recommended that the building should be demolished for the safety of students, workers and dwellers. The main conditions of MoU are as follows:

- 1. The Three storied Business Studies building of Milestone College shall be demolished;
- 2. Realistic compensation package will be determined and paid to Milestone College considering practical scenario following both GOB rules and JICA guidelines;
- 3. A part payment of compensation package will be paid to Milestone college authority within December 2015 i.e. before starting demolition. The demolition will be started from 01 January 2016 and must be completed by March 2016;
- 4. The demolition shall be carried out by the Milestone College Authority;
- 5. Both parties will extend all cooperation to each other for smooth and timely implementation of this immense important Fast Track MRT Project;
- 6. This Memorandum of Understanding (MoU) will terminate upon one of the following events; and
- 7. At the completion of full compensation payment due to the timely demolition of 3 storied Business Studies building of Milestone College.

CHAPTER-3

THE SURVEY FINDINGS ON PAPS AND AFFECTED STRUCTURES

3.1 Affected Properties and Persons

In the Depot area there are only four small business shops (squatters) are at the boundary of Depot. According to the technical note on “ Impact of vibration at Depot site” General Consultant (GC) NKDM Association, some structures outside the Depot area will be affected by the vibration of Depot construction by dynamic compaction Piling .

The RAC has conducted a Survey in June-2015 at the Depot area, within 18 meter from the Depot boundary and within 18-78 meter beyond Depot boundary. The total affected area is consisted of the above three affected zones. The Survey results are given bellow-

Table- 3.0: Location-wise Affected Structures

SL	Location	Affected Structures
1	Within Depot Area	4 Small business shops (squatters)
2	18 meter Outside the Depot Boundary	Milestone school & College (commerce building); Business structure-6; Residential structure-9 (6 are small katcha residence); and Only minor structure-7 (boundary wall, gate, water tank, RCC Beam etc.)
3	Use Suspension; 18-78 meter Outside the Depot Boundary	Milestone school semipacca buiding-2; Four storied pacca building-1; Two storied pacca building-2; Semi pacca building-6; and Katcha (Tin X Tin)-3 (found during the SES).

Note: Milestone School& College is in both groups

Among the above mentioned PAPs Milestone School& College academic building will have to be demolished. 4 small business structure will have to be relocated from Depot area. There are 10 squatters (Among them 4 small business and 6 small katcha residence) outside depot boundary. If any other structure are required to be relocate according to the suggestions of GC technical team, compensation will be given to the PAPs according to Entitlement Matrix.

The suspension of the use of the above mentioned structures were found according to the SES conducted by RAC in June-2015. The compensation for suspension of the use of those buildings will be given to the PAPs according to the Entitlement Matrix.

Table -3.1: List of Project PAPs in Relation to Sex and Types of Structure

Sex	Male	Female	Total
Total Number of PAPs	35	3	38
PAPs in Relation to Types of Demolished Structure and Land Ownership			
SL	Name of PAPs	Types of Structure	Land Ownership
1.	Md. Hafijur Rahman	RCC Beam and Boundary Wall	Own
2.	North Point (Housing Society)	Boundary Wall with Main Gate	Own
3.	Majharul Islam (Babul)	Boundary Wall, Septic Tank,	Own

		RCC Beam and RCC Pillar (Residence under construction)	
4.	Siddiqur Rahman	Boundary Wall with Main Gate	Own
5.	Sukamal Biswas	Boundary Wall	Own
6.	Md. Ali Hossain	Boundary Wall with Main Gate	Own
7.	New Haven Hospital	Boundary Wall and Guard Room	Own
8.	Al Amin	Business Structure	Squatter (inside Depot area)
9.	Md. Harunar Rashid	Business Structure and Sand Mobilizing Tank	Squatter (inside Depot area)
10.	Abdul Latif	Business Structure	Squatter (inside Depot area)
11.	Md. Shahaj Uddin	Business Structure	Squatter (inside Depot area)
12.	AsadulHaque	Residential Structure	Squatter
13.	Munsur Ali	Residential Structure	Squatter
14.	Sukur Ali	Residential Structure	Squatter
15.	Moharom Ali	Residential Structure	Squatter
16.	Md. Moksed Ali	Residential Structure	Squatter
17.	Abdul Jabber	Residential Structure	Squatter
18.	Afaj Uddin	Business Structure	Squatter
19.	Md. Halim Mia	Business Structure	Squatter
20.	Md. Apu Mia	Business Structure	Squatter
21.	Md. Shahjahan	Business Structure	Squatter
22.	Milestone School and College	Within 18 meter One 3-storied building with all other supportive structures and Boundary Wall with Main Gate Within 18-78 meter Two Semi pacca Strucutures	Own
23.	Md. Kabir Ahmed Bhuiyan	Residential Structure with Boundary Wall and Main Gate	Own
24.	Rina Ahmed	Real Estate Business Office	Own
25.	Nurul Amin (Alam Chan)	Residential Structure	Own
26.	Miss Safia Begum	Residential Structure and Septic Tank	Own
27.	ATIVO Properties Limited (Housing Society)	Structure (unused) and Boundary Wall	Own
<i>PAPs of Use Suspended Structure: Milestone's Structures are in SL-22</i>			
28	Hazi Md. Almas	Residential & Business (rented-out) Structure	Own
29	Chand Miah	Residential Structure & Business	Own
30	Hazi Ismail Hossain	Residential & Business (rented-out) Structure	Own

SL	Name of PAPs	Types of Structure	Land Ownership
31	Mst. Shakila Islam Putul	Residential & Business (rented-out) Structure	Own
32	Md. Naser	Residential Structure (rented-out)	Own
33	Nurul Alam	Business Structure	Own
34	Md. Billa Hossen	Business Structure	Own
35	Md. Din Islam	Business	Renter
36	Md. Mozammel Haque	Business	Renter
37	Hara Krisna Korati	Business	Renter
38	Md. Mozammel Hossain	Business	Renter

Source: Socio-economic Survey, June 2015.

Location-wise distribution of these 38 PAPs is;

- Within Depot area-4;
- Vibration affected-23(within 18m outside depot); and
- Suspension of use-11(within 18-78m outside depot).

3.2 Demographic Profiles of Project Affected Persons

Total number of PAPs has been enumerated at 38 and of them 7 are minor structure holders. They have their residence at other places. They do not live here. Again there are two institutional structures of Milestone School & College (serial 22) and one office of housing society (serial 27). Deducting these nine structure owners (PAPs), the demographic characteristics presented in Table 3.2- are on the 29 PAPs.

Table -3.2: Demographic Profile of 29 PAPs whose Residential or Business/Commercial Structures are Expected to be Demolished/ Affected

Indicators		Number of PAPs	Percentage
Sex of PAPs	Male	26	89.66
	Female	3	10.34
	Total	29	100
Ethnicity	Bangali	29	100
	Indigenous	0	00
Religion	Islam	28	96.56
	Hinduism	1	3.44
Family Size	Up to-3	9	31.04
	4-5	14	48.27
	Above-5	6	20.69
Population in PAPs Families	Total population	118	-
	Average family size	4.06	-
Family Type	Nuclear	23	79.31
	Joint	6	20.69
Age of PAPs in Years	Up – 30	4	13.80
	31-45	11	37.93
	46-60	14	48.27

Source: Socio-Economic Survey of June-2015.

Salient features of the table are:

- i) Around 92% of the 29 PAPs are Male;
- ii) Except 1, all of them are Muslim;
- iii) Their average family size is 4.06;
- iv) Only 15.38 % live in joint family;
- v) None of them is above 60 years of age; and
- vi) None of them are indigenous people.

3.3 Socio-Economic Profiles of Project Affected Persons

The Socio-Economic Profiles of 29 PAPs covered 5 issues like: Level of Literacy, Principal Occupation, Average Annual Family Income, Female Income Earner in the Family and Number of Income Earner in the Family. There are 13 employees (unskilled) engaged by the PAPs in their business. The Findings are in **Table 3.3.1 & 3.3.2**;

Table- 3.3: Literacy Level and Occupational Status of PAPs

Indicators		Number of PAPs	Percentage
Level of Literacy	Illiterate	9	31.03
	Up-to Class -V	4	13.80
	Class VI to X	8	27.58
	S.S.C & H.S.C	4	13.80
	Above H.S.C	4	13.79
Principal Occupations	Labor	3	10.34
	Business	20	68.97
	House wife	3	10.34
	Service	1	3.45
	Retired	1	3.45
	No specific work	1	3.45

Source: Socio-Economic Survey, June-2015.

Table-3.3.1: Income Status of PAPs

Indicators		Number of PAPs	Percentage
Average Annual Income (TK in thousand) of PAPs Families	Up-to 150	0	00
	151-200	3	10.34
	201-250	8	27.60
	251 – 300	3	10.34
	Above 300	15	51.72
Female Income Earners in PAPs Families	Yes	1	3.45
	No	28	96.55
Number of Income Earners in PAPs Families	1	22	75.86
	2	7	24.14

Source: Socio-Economic Survey, June- 2015.

The major findings in the table are:

- i) More than 31% of 29 PAPs are illiterate;
- ii) More than 27 % of them have the literacy level of S.S.C
- iii) Principal occupations of nearly 68.97 % of the 29 PAPs is Business;
- iv) None of the 29 PAPs families are income vulnerable;
- v) In these 29 families, female income earner is only in one; and
- vi) In 7 (24.14%) of the 29 families have more than one income earners.

3.3.1 Status of Vulnerability of PAPs

According to Bangladesh Bureau of Statistics (BBS) Household Income and Expenditure Survey (HIES) 2010, per capita income of the poor (using lower poverty line) is 1650.28/month. And average urban family size is 4.72. Therefore, monthly income of the poor family in urban areas of Dhaka Division is 7789 BDT per month. Survey conducted for Depot RAP in June 2015 by RAC shows that the lowest level of monthly income of the PAPs is above 12500 BDT which is above lower poverty line. So the PAPs in Depot area belong above the poverty line in terms of income level.

3.4 Impacts on Structures of Milestone School and College

One three-storied building of Milestone School and College will be totally affected by the vibration of Depot construction. Details of the impact of this building are in the Table 3.4. It is to be noted that all the area data collected by RAC will be verified by JVC through JVS.

Table-3.4: Details Break-up of Structures of Milestone School and College (within 18 m)

Type-wise Structures	Unit	Total Area	CMVs / Unit
Pacca 3-Storied Building	Sq.ft.	17, 901	2550
Pacca Guard Room	Sq.ft.	144	2175
Boundary Wall	Sq.ft.	1,305	258
Septic Tank '	Sq.ft.	200	600
Main Gate	Sq.ft	98	752

Source: Socio-economic Survey, June-2015

3.5 Impacts on Home and Business Structures within 18 Meter

Within the Depot area 4 small business structure (squatters-katcha) will have to be relocated. Within 18m from the Depot boundary there are 9 residential structures, 4 small business structure and Milestone School & College Commerce building. Among them Milestone School & College building will have to be demolished. The other structures are required to demolish in future by the recommendation of technical team of NKDM Association, they will get proper compensation according to the Entitlement Matrix.

Table-3.5: Detail Break-up of the Affected Home/ Business Structures within 18 Meter Outside Depot Boundary

Types of Structures	Unit of Measurement	Total Area
Pacca Floor	Sq.ft.	2,321
Room Wall	Rft.	4,384
Pacca Roof	Sq.ft	1,079
Steel Doors	Sq.ft	216
Wooden Doors	Sq.ft	91
PVC Doors	Sq.ft	51
Still Windows	Sq.ft	48
Still & Glass Windows	Sq.ft	183
Tin Rooms	Sq.ft	554
Thatched Room	Sq.ft	130
Katcha	Sq.ft	2,680
Septic and Sand Carrying Tank	Sq.ft	200

Source: Socio-economic Survey, June-2015.

Total numbers of surveyed persons for the vibration affected residence and business structures are 9 and 4 (respectively). None of them will be affected by both the residence and business structures. Table –3.5 provides the detail of residence and business structures to be affected by the vibration of Depot construction.

Total amount of compensation against the total CMV is in Section-9.6 Payment of compensation will be applicable if these structures are needed to be demolished. If these structures are required it demolish in future according to the suggestion by NKDM technical team, the compensation will be given to the PAPs based on Entitlement Matrix.

3.6 Impacts on Minor Structures within 18 Meter

Among the surveyed persons 9 persons have only minor structure. Other persons have also minor structures like boundary wall, gate, water tanks, etc. with their main structure. Like those of Milestone School and College, and Business and Home structures, here the areas of various types will be finalized by the Joint Verification Committee (JVC) through Joint Verification Survey (JVS). The costs per unit will be finalized by the Property Value Assessment Committee (PVAC) with the help of Public Works Department (PWD) Table-3.6 has provided the detail information of all the affected secondary/minor structures due to the vibration of Depot construction

Table- 3.6: Details Break-up of the Affected Secondary/ Minor Structures within 18 Meter of Depot Boundary

Types of Structures	Unit of Measurement	Total Area
Boundary Wall	Sq.ft	5372
Gate	Sq.ft	909
Water Tank	Sq.ft.	156
Beam	Rft.	524
RCC Pillar	Rft.	287

Source: Socio-economic Survey, June 2015.

3.7 Impacts on Four Structures within Depot Area

Table 3.1 clearly reflects that of the total 38 PAPs, 4 are within the Depot boundary area implying that all of them will have to be affected (Serial 8-11 of the table). All of them are small Business structures and the Table - 3.7 provides the detail.

Table-3.7: Affected Structure within the Depot Boundary

Types of Structures	Unit of Measurement	Total Area
Wooden Floor X Tin X Tin	Sq.ft.	389
Pacca Water Reservoir	Sq.ft	294

Source: Socio-Economic Survey, June- 2015

Detail of their compensations and grants are in Section 8.4. The areas given in the table were collected by the Resettlement Workers of RAC which will be finalized by the JVC through JVS and CMVs finalized by the PVAC with the help of PWD.

3.8 Impact on Structure within 75 VdB; 18-78m Outside Depot

According to the technical note on “Impact of Vibration at Depot site”: of General Consultants, use of some other structures will have to be suspended during the construction of Depot. The number of structures are as follows;

- i) Milestone school semi-pacca buiding-2;
- ii) Four storied pacca building-1;
- iii) Two storied pacca building-2;
- iv) Semi pacca building-6; and
- v) Katcha xTin x Tin -3

Table-3.8: Type wise Break-up of Areas of Use Suspended Structures

Types of Structures	Unit of Measurement	Total Area
Pacca structures	Sq.ft	11200
Semi-pacca structures	Sq.ft	13347
Katcha	Sq.ft	527
Total	Sq.ft	25074

Source: Socio-Economic Survey, June 2015

Cash compensation of the four business losers, employment loss of the employees, shifting allowance to renter and income loss from the rented-out structures are discussed in section 3.9 to 3.12 along with the other PAPs. Actually these four sub sections have discussed the total situation of the incumbent PAPs in relation to the respective issues.

3.9 Income Loss of Business Enterprises

Each of the business enterprises will be given an amount equivalent to six months of their income from the affected business to compensate for their losses from business. All the 13 (Table-3.1) business losers will receive compensation under this package (EM-vii).

Table-3.9: Distribution of the Business Lossers in Relation to Locations and Their Average Monthly Income (in TK.)

Place of Business	Number of PAPs	Average Monthly Income	Total Montly Income
Within the Depot Area	4	32750	131,000
Outside the Depot Area; Vibration Affected	4	22,250	89,000
Outside the Depot Area; Suspension of Use	5	36,600	183,000
Total	13	31,000	403,000

Source: Socio-economic Survey, June 2015.

3.10 Employment Loss

In total 23 employees will lose employment from these 13 affected business enterprises. Of these 23 employees the distribution between skilled and unskilled is 8 and 15 respectively. As per the EM-viii the skilled will get Tk.500 and the unskilled Tk. 300 per day for a period of 90 days.

Table-3.10: Distrbution of Employment Lossers (Employees of Business Enterprises) in Relation to Locations and Skill

Place of Business	Number of Employees	Number		Percentage
		Skilled	Unskilled	
Within the Depot Area	13	-	13	57
Outside the Depot Area; Vibration Affected	-	-	-	-
Outside the Depot Area; Suspension of Use	10	08	02	43
Total	23	08 (35%)	15 (65%)	100

Source: Socio-economic Survey, June- 2015.

3.11 Shifting Allowance to Renter

Total umber of renters in the Depot area is 19 and all of them are located in the area recommended the suspension of use of structures. Of this 19 afftected persons, the distribution between residential and business is 15 and 4 respectively. Total area under the use of these renters is 11374 sq.ft. All the renters will get Tk. 10/Sq.ft for shifting their belongings from the rented in structures irrespective of the types of structures.

3.12 Income Loss from Rented-out Structures

In total 6 PAPs have rented-out the above mentioned 11374 sq.ft structures. Of this total 11374 sq.ft, distribution between types is pacca=9911 and semi pacca is=1463. To compensate for the income loss, the owners pacca structures will get Tk. 15/sq.ft and semi-pacca Tk. 12/sq.ft for the period of Depot construction (as of now it is 19 months)

CHAPTER-4 **LEGAL AND POLICY FRAMEWORK**

4.1 Legal and Policy Framework of Land Acquisition in Bangladesh

The principal legal instrument governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Ordinance 1982 (ARIPO) and subsequent amendments of the Ordinance in 1989, 1993, and 1994. Ordinance has provided certain safeguards for the owners of affected properties and has provision for payment of “fair value” for the property to be acquired. The properties for which the compensation to be paid for:

- i) Land and assets permanently acquired (including houses, trees, and standing crops); and
- ii) Any other impacts caused by such acquisition.

In all cases, the Deputy Commissioner (DC) determines the:

- (i) Market value of acquired assets on the date of notice of acquisition (based on the registered value of similar property bought and/or sold in the area over the preceding 12 months); and
- (ii) 50% premium on the assessed value (other than crops) due to compulsory acquisition.

The DC's payments or award to owners of affected properties is called Cash Compensation under Law (CCL). The value usually paid is invariably less than the “replacement value”. Because, in practice, when lands are sold/purchased the owners customarily report undervalued land transaction prices in order to pay lower stamp duty and registration fees. Based on undervalued 12 months average price DC assessed the land price. As a result, compensation for land paid by DC, including premium, remains less than the real market price or replacement cost. If land acquired has standing crops cultivated by tenant (share cropper), the law requires that part of the compensation money be paid in cash to the tenants with registered deeds only which is very rare in practice. The law directs that the places of worship, graveyard and cremation grounds are not to be acquired for any purpose. But it does not permit the displaced persons to take the salvageable materials for which compensation have been paid by the DC.

Under the 1982 Ordinance, the Government is obliged to pay compensation only for the assets acquired. Further, the Ordinance does not deal with social and economic impacts as the consequence of land acquisition. For instance, the Ordinance does not cover project-displaced persons without titles such as informal settler (squatters), occupiers, and informal tenants and lease-holders (without registration document). Further, the Ordinance has no provision for resettlement of displaced households and businesses or any assistance for restoration of livelihoods of the displaced persons.

Under the Provision of Land Acquisition Act 1994, the government of Bangladesh is liable to compensate the PAPs for the following types of losses:

- Compensation for loss of land by owners only;
- Compensations for house and other affected structures at own land; and
- Compensation for trees and standing crops at own land.

These three types of compensation can-not cover all the types of losses incurred by the PAPs. CCL package does not have any provision for protecting the PAPs on *khas* or other government land. Moreover it does not have any provision for the losers of business, employment etc. For land, the CCLs are always found well below the Current Market Price(CMV)s. Overcome these problems, JICA, ADB & WB have developed their own policies for estimating the compensations. The JICA policies in these respects are explained below in comparison to those of GoB policies.

4.2 Basic Principles Regarding Environment and Social Considerations

While project proponents etc. bear the ultimate responsibility for the environmental and social considerations of projects, JICA supports and examines appropriate environmental and social considerations undertaken by project proponents etc. to avoid or minimize development projects' impacts on the environment and local communities, and to prevent the occurrence of unacceptable adverse impacts. JICA thus promotes sustainable development in developing countries.

In these guidelines, JICA has created clear requirements regarding environmental and social considerations, which project proponents etc. must meet. JICA provides project proponents etc. with support in order to facilitate the achievement of these requirements through the preparation and implementation of cooperation projects. JICA examines undertakings by project proponents etc. in accordance with the requirements, and makes adequate decisions regarding environmental and social considerations on the basis of examination results.

JICA recognizes the following seven principles to be very important.

1. A wide range of impacts must be addressed

The types of impacts addressed by JICA cover a wide range of environmental and social issues.

2. Measures for environmental and social considerations must be implemented from an early stage to a monitoring stage.

JICA applies a Strategic Environmental Assessment (SEA) when conducting Master Plan Studies etc., and encourages project proponents etc. to ensure environmental and social considerations from an early stage to a monitoring stage.

3. JICA is responsible for accountability when implementing cooperation projects.

JICA ensures accountability and transparency when implementing cooperation projects.

4. JICA asks stakeholders for their participation.

JICA incorporates stakeholder opinions into decision-making processes regarding environmental and social considerations by ensuring the meaningful participation of stakeholders in order to have consideration for environmental and social factors and to reach a consensus accordingly. JICA replies to stakeholders' questions. Stakeholders who participate in meetings are responsible for what they say.

5. JICA discloses information.

JICA itself discloses information on environmental and social considerations in collaboration with project proponents etc., in order to ensure accountability and to promote the participation of various stakeholders.

6. JICA enhances organizational capacity.

JICA makes efforts to enhance the comprehensive capacity of organizations and operations in order for project proponents etc., to have consideration for environmental and social factors, appropriately and effectively, at all times.

7. JICA makes serious attempts at promptness.

JICA addresses request of acceleration for the prompt implementation of projects while undertaking environmental and social considerations.

4.3 Gaps and Gaps Filling Measures between GoB and JICA Policies

As there are so many gaps between the GoB and JICA policies on Involuntary Resettlement of PAPs, Table-4.1 has furnished the gaps and proposes measures for filling up the gaps.

Table - 4.1: Gaps and Gap Filling Measures

Sl. No .	Item	JICA guideline (April-2010)	GoB Guideline	Proposed Measure	Response in RAP
1	Acknowledgement as an eligible for compensation	All of the project affected persons (PAPs), whether legally residing or not, must be acknowledged as an eligible for compensation	There are no provisions for compensation to the non-titled residents. Also, there are no provisions about providing either the expenses necessary for the relocation or the compensation for the decrease of income due to relocation	All of the PAPs must be acknowledged as an eligible for compensation	Both the Titled and Non Titled PAPs have been covered in SES which includes all type of losses

Sl. No .	Item	JICA guideline (April-2010)	GoB Guideline	Proposed Measure	Response in RAP
2	Support for non-titled people	People who must be resettled involuntarily and people whose means of livelihood will be hindered or lost must be sufficiently compensated and supported by project proponents etc. in a timely manner	No compensation will be made to non-titled people	Identify the eligible from the non-titled people at the time of census survey intended for PAPs, and implement compensation and support to them	They will get compensation for all types of losses including structure, business, employment, vulnerability etc.
3	Construction of support system for vulnerable social groups	Appropriate considerations must be given to vulnerable social group which may have little access to decision making process within society	There are no provisions for either acknowledgement of or compensation to vulnerable social groups	Considering 'Good Practices' in other projects, carried out by other donors, determine the requirement for the social vulnerability and provide compensation to them	There are special provisions for all vulnerable including the Non-Titled vulnerable
4	Land acquisition for PAPs	Host countries must make efforts to enable people affected by projects and to improve their standard of living, income opportunities and production levels or at least to restore these to pre-project levels	Neither protection of alternative sites nor development of social infrastructure due to the land acquisition will particularly be made	Confirm the necessity of alternative sites in census survey and in case of need, secure the site	Necessary assessment is done during the social survey and actions are proposed accordingly in the RAP.

Sl. No .	Item	JICA guideline (April-2010)	GoB Guideline	Proposed Measure	Response in RAP
5	Offering measures to recover the livelihoods of PAPs	Host countries must make efforts to enable people affected by projects and to improve their standard of living, income opportunities and production levels or at least to restore these to pre-project levels	There are no provisions for the manner and order of support until resettlement, unemployment compensation/business compensation for the recovery of livelihood, low-interest loan system nor job training/placement	Referring to project carried out by other donor, determine the measure to restore PAPs' livelihood	PAPs will get necessary support to restore their livelihood as per the entitlement matrix of RAP.
6	Formulation of Resettlement Action Plan and promotion of citizens' participation in the project implementation stage	Promote the participation of affected people and their community and their opinion must be incorporated into the decision making process	There are no provisions for the formulation of RAP and conduct public hearing. Deputy Commissioner (DC) contacts to land owner through Land Acquisition Officer (LAO), and if land owner has no objection, confirmation operation for compensation amount etc. will be proceeded among LAO, business, local government and land owner.	Hold local stakeholder meetings with citizens' participation and reflect the opinion arose from the meetings to RAP	At the planning stage PAPs have been participated through Stakeholders meetings and at the implementation stage they will participate through various committees.

Sl. No .	Item	JICA guideline (April-2010)	GoB Guideline	Proposed Measure	Response in RAP
7	Compensation for house loss at full replacement cost	Apply criteria and the good practices which JICA, International Organization and other developed countries provide not considering depreciation	In case when land owner has no objection, confirmation operation for resettlement scale and compensation amount will be proceeded among LAO, business, local government and land owner	Prompt to make compensation with full replacement cost, not considering depreciation or diversion of debris	PAPs will get the RV of structures and other resettlement benefits as per the entitlement matrix.
8	Grievance Redress Committee	Grievance Redress Committee must be established so that PAPs do not suffer a loss due to relocation.	In case PAPs have objection to compensation amount, PAPs should protest and entrust the matter to the Arbitrator. If PAPs have appeal against Arbitrators decision, then PAPs should file a lawsuit to the court and wait for the sentence	Establish a third-party panel, i.e., GRC which has simpleness, convenience and reliability	The GRC is represented by PAPs, both male and female, Local Govt. representative Lawyer etc.
9	of Implementation Monitoring Plan	A monitoring plan must be implemented so that people can monitor whether environmental and social considerations are undertaken during the project	There are no provisions for the monitoring related to the process of project, the verification of the result or the coping strategy	Establish a third-party monitoring panel which is valid both legally and administratively	Provisions for both internal and external monitoring are there in the RAP

In Bangladesh most of the infrastructure development projects are financially and technically assisted by the donors like JICA, WB, ADB, etc. In estimating the Replacement Values of the affected/displaced properties, the harmonization between the donor and GoB policies have always been done in past projects which has been followed similarly for this project also.

4.4 Resettlement Experiences under Harmonized Polices

At present, there is no national policy for resettlement of project-affected persons in Bangladesh. However, many donor and multi-donor funded projects - particularly large bridge projects such as the Bangabandhu Bridge, Bhairab Bridge, Paksey Bridge, and Rupsa Bridge - have been successfully implemented the resettlement program in the country. The Jamuna resettlement is considered a "model" with many "good practices" among the other. The mentionable tasks completed in social safeguard program are: (i) identification of affected persons at maximum level; (ii) cut-off date established by census; (iii) video-filming of project right-of-way; (iv) ID cards for affected persons; (v) compensation for losses irrespective of titles; (vi) replacement value of land and other assets; (vii) resettlement of the affected households; (viii) special provisions for assistance to poor women and vulnerable groups; (ix) training/livelihood programs for income restoration; (x) project benefits for "host" villages; (xi) management information system for processing resettlement benefits monitoring and evaluation; and (xii) involvement of NGOs in RAP implementation. These successful steps have influenced many other projects since its completion in 1998. It is to be noted that in all donor assisted project, the compensation packages for all types of loses are given at Current Replacement Value to such an extent that it may be named as Maximum Allowable Replacement Value (MARV).

CHAPTER-5

ENTITLEMENT MATRIX AND PAYMENT PROCEDURES

5.1 Principles, Legal and Policy Commitments

The RAP has the following specific principles based on the government provisions and major donors policies including JICA:

- i. The land acquisition and resettlement impacts on persons affected by the subprojects would be avoided and minimized as much as possible through alternative design options;
- ii. Where negative impacts are unavoidable, the persons affected by the project and vulnerable groups will be identified and assisted in improving or regaining their standard of living.
- iii. Information related to the preparation and implementation of resettlement plan will be disclosed to all stakeholders and people's participation will be ensured in the planning and implementation. The resettlement plan will be disclosed to the PAPs in local language.
- iv. Land acquisition for the project would be done as per the Acquisition and Requisition of Immovable Property Ordinance 1982 and subsequent amendments during 1993-1994. Additional support would be extended for meeting the replacement value of property. The affected persons who do not own land or others properties, but have economic interests or lose their livelihood will be assisted as per the broad principles described in this document;
- v. Before taking possession of the acquired lands and properties, compensations and Resettlement and Rehabilitation (R&R) assistance will be paid in accordance with the provisions described in this document;
- vi. An entitlement matrix for different categories of people affected by the project has been prepared. People moving in the project area after the cut-off date will not be entitled to any assistance. In case of land acquisition the date of notification under section 3 for acquisition will be treated as cut-off date for non-titleholders such as informal settlers/squatters and encroachers the date of census survey or a similar designated date declared by the executing agency will be considered as cut-off date.
- vii. Appropriate grievance redress mechanism will be established to ensure speedy resolution of disputes;
- viii. All activities related to resettlement planning, implementation, and monitoring would ensure the involvement of women and other vulnerable groups;
- ix. Consultation with the PAPs will continue during the implementation of resettlement and rehabilitation works;
- x. There should be a clause in the contract agreement that the construction contractor will compensate any loss or damage in connection with collection and transportation of materials;

In accordance with the resettlement principles suggested for the project, all affected households and persons will be entitled to a combination of compensation packages and resettlement assistance depending on the nature of ownership rights on lost assets, scope of the impacts

including socio-economic vulnerability of affected persons and measures to support livelihood restoration if livelihood impacts are envisaged. Teh affected persons will be entitled to:

- i) compensation for loss of land, crops/trees at their replacement value;
- ii) Compensation for structures (residential/commercial) and other immovable assets at their replacement value;
- iii) Assistance for loss of business/wage income;
- iv) Assistance for shifting; and
- v) Rebuilding and/or restoration of community resources/facilities

This will ensure that persons affected by the project; whether titled or non-titled will be eligible for appropriate compensation/ resettlement benefits. Persons having no legal titled but using the properties under acquisition if vacated for the subproject purpose would be provided with compensation and resettlement benefit for structures and shifting /reconstruction allowance. Households having customary rights to land and physical property like the owners and users of vested and non-resident property, lessees of homestead, commercial and agricultural land, sharecroppers, renters of land and structures, etc. are covered under the resettlement action plan. The RAP also includes opportunities for occupational skill development training for income generation activities for the PAPs, especially poor households. The people involuntarily displaced from homes, assets, or income sources as well as non-titled people affected by the project will receive priority access to these income restoration measures. The resettlement activities of the project will be carried out in consultation with the PAPs and all efforts will be made to minimize disruption during project implementation. PAPs preferences will be taken into account in the selection of alternative relocation sites, if needed.

5.2 The Eligibility and Entitlement Matrix

Affected persons (PAPs) entitled to compensations are those losing their land (titled or non-titled), structures, crops, trees and other objects attached to the land, business, income, employment etc. Eligibility to receive compensation and assistance will be limited to the cut-off date. Any households or persons identified within the project RoW during this process will be eligible for compensation and assistance from the project. The PAPs who settle in the affected areas after the cut-off date (Section 1.7) will not be eligible for compensation. They, however, will be given sufficient advance notice, requesting to vacate the premises and dismantle structures prior to project component. However, at the implementation stage, if there is any change in alignment and RoW, the inventory of affected households will be updated through detail measurement survey and PAPs census.

The RAP will be implemented according to compensations and grants eligibility and entitlements framework in line with both GoB laws and JICA policies. The entitlements are based on provisions for compensation for land and other assets following the Ordinance II of 1982, and replacement cost and other assistance and allowances following the JICAs polices. The Eligibility and Entitlements matrix for the project included in Table 5.1 complies with the policy framework for the project harmonizing the national law with JICAs polices and benefits from good practices/examples on involuntary resettlement in Bangladesh.

5.3 The Entitlement Matrix for Depot Area

In the current RAP prepared for Depot area, there will not be any private land acquisition. An amount of 23.84 hectare land has been obtained from RAJUK on purchase which is sand filled open land with only four squatters small shops exists there. However, due to Sand Compaction Piling, and dynamic compaction there will be Vibration Impact on the surrounding structure of the Depot. A report from Design Team of General Consultant (NKDM Association) stated that there will be Vibration Impact on Milestone College academic building and it is to be demolish located within 18m. In addition, if any other structures located within 18m from depot boundary are required to be demolished in future, they will also be entitled to get the benefit according to current entitlement matrix.

The Entitlement Matrix (see Table 5. 1) has been prepared on the basis of information derived from census and Inventory of Losses (IoL) survey of the households and other structures located at Depot area, 18m beyond from the Depot area boundary and the area demarcated to be affected by noise and vibration of constructions DMTC will pay the resettlement benefits to PAPs with the help of RAC (Resettlement Assistance Consultant). The RAC will prepare the necessary papers (ID cards, EP/Entitlement Card (EC), indent, voucher etc.) for making payment of resettlement benefits to the EPs. Entitled Persons (EPs) will be the owners of structures. In all cases EPs will have to submit legal documents like land registration deed, Khatian and rent payment receipt (khajna) and any other documents, in favor of ownership.

Beyond 18 meter, there are some buildings i.e. Milestone school semi-pacca buiding (2), Four storied pacca building (1), Two storied pacca building (2), Semi pacca building(6) and katcha (3) which have been recommended for suspending the activities during the Depot construction period. These buildings will have to be suspended of use during Depot construction period (according to Technical Team Note of GC) and affected persons will get compensation as per Entitlement Matrix.

Table-5.1: The Entitlement Matrix for Compensations and Grants for Depot Area PAPs

Loss Item-1: All Types of Structure with or without title to Land			
Persons Entitled	Entitlements	Application Guideline	Agencies Involved
Legal owner of the Structures	i) Current Market Value (CMV) of the structures.	<ul style="list-style-type: none"> • The project authority will request PWD to prepare an estimate of the affected structures. • The project authority will send it to PVAC for evaluation and recommendation. • The rates of structure price will be approved by project authority and Govt. order will have to be issued regarding it. • In estimating the amount of compensation, the RAC will use the approved rates and quantity of structure. 	DMTC, PVAC, and RAC
	ii) Structure Transfer Grant (STG)	<ul style="list-style-type: none"> • All the owners of structure will receive 12.5% of the CMVs of structure as Structures Transfer Grant (STG). • For demolition of structures the owners will take away all the salvageable materials within the stipulated time given by the DMTC. 	DMTC, RAC
	iii) Structure Reconstruction Grant (SRG)	<ul style="list-style-type: none"> • All the owners of structure will receive 12.5% of CMV as Structure Reconstruction Grant & Re-shifting (SRG) 	DMTC, RAC
	iv) Cost of shifting the inside materials	<ul style="list-style-type: none"> • All the squatter owners of structures will be given a grant for shifting the inside materials @ of TK. 10 per sq.ft of the demolished structure. • All the renters of structures will be given a grant for shifting the inside materials @ of TK. 10 per sq.ft of the demolished structure. • All the own land owner users of structures will be given a grant for shifting & re-shifting the inside materials @ of TK. 20 per sq.ft of the demolished structure. 	DMTC, RAC

	<p>v) Compensations for the utility services like reinstallation of electricity connection, water supply line, telephone line etc.</p>	<ul style="list-style-type: none"> • Each PAP will receive a grant of an amount equivalent to 10% (5% for the structure to be demolished now & another 5% for its reconstruction) of the CMV of affected structures. This grant will be equally applicable to all, whoever losers any primary/complete structure. • None of the losers of secondary/minor structures will be eligible for this grant. 	DMTC, RAC&PVAC
	<p>vi) Hiring cost of structures for running their activities.</p>	<ul style="list-style-type: none"> • The hiring rates of similar type of spaces have been collected through market survey conducted by RAC over nearby buildings. • The space area for which the compensation will be paid must not exceed the space area of demolished one. • All the owners primary/complete structure will be given the rent for the hired structures equivalent to average prevailing rate in the area which have been assessed through market survey by RAC. • The period for which the hiring cost is to be borne will be from the starting of demolition to starting of using the newly constructed building as determined by DMTC. • The rates of hiring per Sq.ft per month will be Tk. 15, TK. 12 and TK.10 for pacca, semi-pacca and katcha structures respectively. 	DMTC, PVAC and RAC

Loss Item-2: Business in the Affected Structures

Owner of business Losers	<p>vii) Business loss and dislocation grant will be an amount equivalent to six months net income against the owner's name recorded by JVC as income dislocation allowance/grant. The net</p>	<ul style="list-style-type: none"> • The DMTC will pay the entitlement to the eligible displaced business losers directly on the basis of RAC& PVAC estimates. • The RAC's identified owner will be verified by the IVC through JVS. • The monthly income collected by the Resettlement Workers of RAC will be verified by the PVAC through its own mechanism. Actually PVAC will finalize the monthly 	DMTC, GC,PVAC, RAC
--------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------

	income per month will per month will be estimated by the RAC while implementing the SES for SIA to be verified by JVC through JVS and to be finalized by the PVAC	<p>income of the incumbent.</p> <ul style="list-style-type: none"> • All the incumbent PAPs will receive a grant equivalent to their six months net income (Gross Income-Expenditures) from the affected business 	
Employees of affected structures	<p>viii) Employment Loss Grant to cover temporary loss of regular wage income@ Tk. 300 X 90 days for unskilled labours. Grant to cover temporary loss of regular wage income @ Tk. 500X 90 Days for skilled labours. Skill or Unskilled will be determined by the JVC during JVS.</p>	<ul style="list-style-type: none"> • EPs must be an employee of the displaced business enterprise located within the affected area during JVS by the JVC. • The resettlement benefits will be paid by DMTC directly on the basis of data collected by RAC field workers and verified by the JVC. 	DMRTDP, JVC, & RAC
Loss Item-3: Suspension of use of Building during Depot Construction Period			
Legal owner of the structure/Renter/Lease	<p>ix) Hiring cost of structures @ Tk. 15 for pacca building, @Tk 12 for semi pacca building and Tk. 10 for katcha per sq.ft for running their activities.</p> <p>x) Cost of shifting the inside materials @ of Tk. 10 per sqft and re-shifting @ of Tk. 10 per sqft of suspended structures</p>	<ul style="list-style-type: none"> • The space area for which the compensation will be paid must not exceed the space area of suspended one. • The period for which the hiring cost is to be borne will be the period of suspension as determined by DMTC. • The renters/squatters in these structures will receive Tk. 10/Sq.ft for shifting the inside materials. • The owner users of structures at own land will receive Tk. 20/Sq.ft for shifting & re-shifting the inside materials. 	DMTC, RAC

Loss Item-4: Unforeseen: New Loss Item during the Implementation of RAP			
Compensation/Grants for all other (unforeseen) types of losses nor negative impacts.	<p>xi) The entitlements will be determined by the GRC in consultation with RAC and PVAC.</p>	<ul style="list-style-type: none"> • The amounts of cash compensation will be estimated by the RAC in consultation with PAPs and other relevant resource persons which will have to be recommended by PVAC. Project authority will approve it and will issue office order for it. 	DMTC, GC, PVAC, RAC
Implementation Issues:			
<p>i) RAC will identify the type and area of structures for all the structures to be displaced/demolished;</p> <p>ii) PVAC with the assistance of PWD and data of RAC Survey will recommend CMVs of structures considering the cost of materials including labor at current market value; the RAC will calculate the CMVs of the structures;</p> <p>iii) Using the area and per unit value of structures of PWD which will be recommended by PVAC and approved by Ministry or DMTC Board.;</p> <p>iv) For utility services like electricity, water supply and telephone line, the amount of compensations will be recommended by the PVAC in consultation with relevant departments and market survey done by RAC; It will be approved by Ministry/DMTC</p> <p>v) Compensation must be paid before the EPs/PAPs dismantle and remove the structures as per civil works requirement;</p> <p>vi) The date of surveying the depot area will be the cut-off-date (Section 1.8) for including the structures for compensation;</p> <p>vii) For all the individual EPs, the amount of compensations and grants will be estimated by the PWD with the help of relevant data from RAC, recommended by PVAC and approved by Ministry/DMTC;</p> <p>viii) The RAC will prepare and submit the EP/EC file of each individual EP/PAP separately to DMTC authority for payment to the incumbent;</p> <p>ix) Attested photocopy of all the land ownership documents of affected structures must be attached with the documents of EP's file;</p> <p>x) All the compensation related calculations must be updated considering the gap period between the calculation and payment of compensations/grants, and the rate of inflation will be adjusted as per Bangladesh Bank rate if the payment period exceeds more than one year from eligibility;</p> <p>xi) No one will be entitled to any cash compensation if his/her structure is not demolished;</p> <p>xii) All financial matters relating to compensations and grants must be approved by the designated authority;</p> <p>xiii) The unforeseen impacts and displaced persons will be identified with due care as per policy framework; and</p> <p>xiv) Any issue not included in the EM, if found important/unavoidable, the decision of compensation/grant will be taken by the GRC.</p>			

Note: The compensations and grants will be free from GoB tax and the owners of affected properties will be allowed to take away all the salvageable materials of structures and trees free of cost without delaying the project authorities.

5.4 Payment of Compensation and Resettlement Assistance

The PEA will ensure that the land and property (structure, tree, crops and non-structure assets) to be acquired for the project will be compensated at their full replacement value determined by a legally constituted body like the Property Value Assessment Committee (PVAC) as per the Resettlement Plan. The principle for determining the values and compensations for assets, incomes and livelihoods, are the targets of resettlement assistance for substituting and restoring of losses by the Project Displaced Households, including the vulnerable households.

5.4.1 Payment Procedure to Title Holders

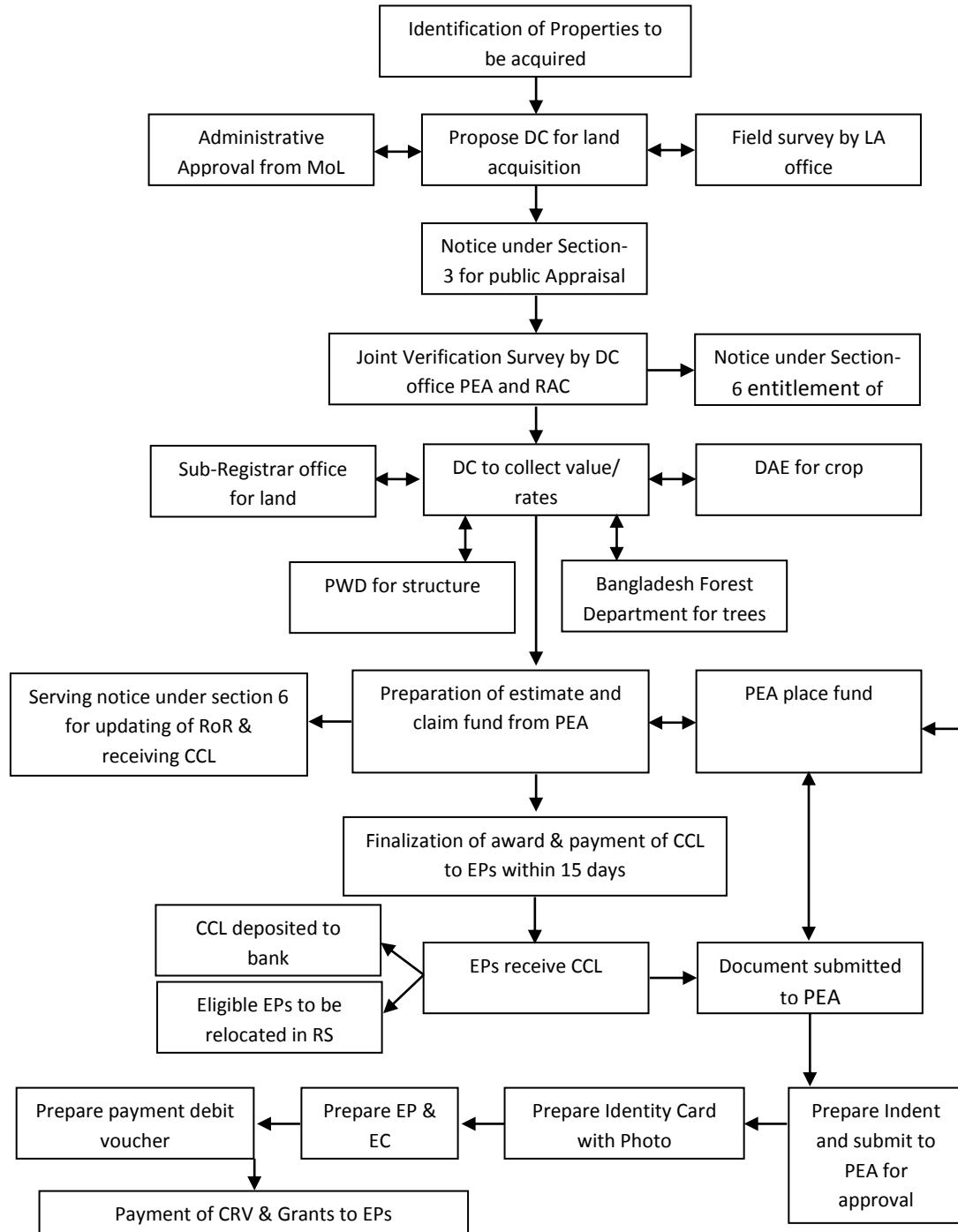
Title holders' means who legally owns land implying that the structures, trees and crops on the land are also owned by him. Payment of compensation to them starts with DC office followed by the RAC for payment of MARV.

The steps involved in payment of compensations are:

- i. Upon obtaining administrative approval of land acquisition proposal from the Ministry of Transport and communication, the DC serves notice under Section-3 of the Acquisition and Requisition of the Immovable Property Ordinance 1982 to the recorded owner of the affected property for public appraisal.
- ii. Land acquiring (DC office) and requiring body (here DMRTDP, DMTCL) representatives conduct Joint Verification Survey (JVS) of the affected properties within 3 days of serving notice for land acquisition
- iii. After that the DC serves notice under Section-6 for entertaining claims from the potential displaced persons.
- iv. On the basis of Joint Verification Survey (JVS) data, DC writes letter to Public Works Department (PWD) with information of affected structures, list of trees to the Forest Department and type of crops to the Agriculture Department for valuation as per government rule.
- v. DC also collects recorded land price from the concerned Sub-register's office for previous 12 months from the date of notice under Sections-3.
- vi. After receiving rates from the PWD, Forest and Agriculture Department, the DC office prepares estimate and sends it to the Project Executing Agency for placement of fund within 60 days.
- vii. The DC prepares award for compensation in the name of recorded title holder.
- viii. Upon placement of fund, the DC serves notice under Section-7 to the PAPs for receiving Cash Compensation under Law (CCL) within 15 days from the date of issuing notice.
- ix. The displaced people are noticed to produce the records of right of the property with updated tax receipt of land, declaration on Tk.150 non-judicial stamp, photograph etc. before Land Acquisition Officer (LAO) of DC office.
- x. Upon fulfillment of the criteria of the DC office i.e. requisite papers and documents, the LAO will disburse CCL either in the office or at the field level issuing prior notice to the EPs.
- xi. Local Government Institutions representative identifies the displaced people during receiving the CCL.
- xii. As per land Acquisition law, DC pays compensation to the legally owner of the properties for land, structure, trees and crops.
- xiii. After receiving account payee cheque for CCL from the LA office and obtaining clearance from the Treasury Section of DC office, the Entitled Person (EP) deposits the CCL to his own bank account.
- xiv. One copy of the CCL will be submitted to the PIA office for additional payment of compensation as per RAP policy.

- xv. The PIA will create an identity number for each of the CCL holders and prepare EP-wise Entitlement Card (EC) for all the PAPs along with the amount of compensation.
- xvi. The PIA will prepare Identity cards with photograph of the EPs.
- xvii. The Identity cards will be jointly signed by the PEA and PIA representatives and the pasted photograph will be attested by the concerned Ward Councilor.
- xviii. The PIA will disburse Account Payee cheque either in their office or in the office of Ward Councilor.

Figure-5.1: Compensation Payment Mechanism for Title Holder PAPs



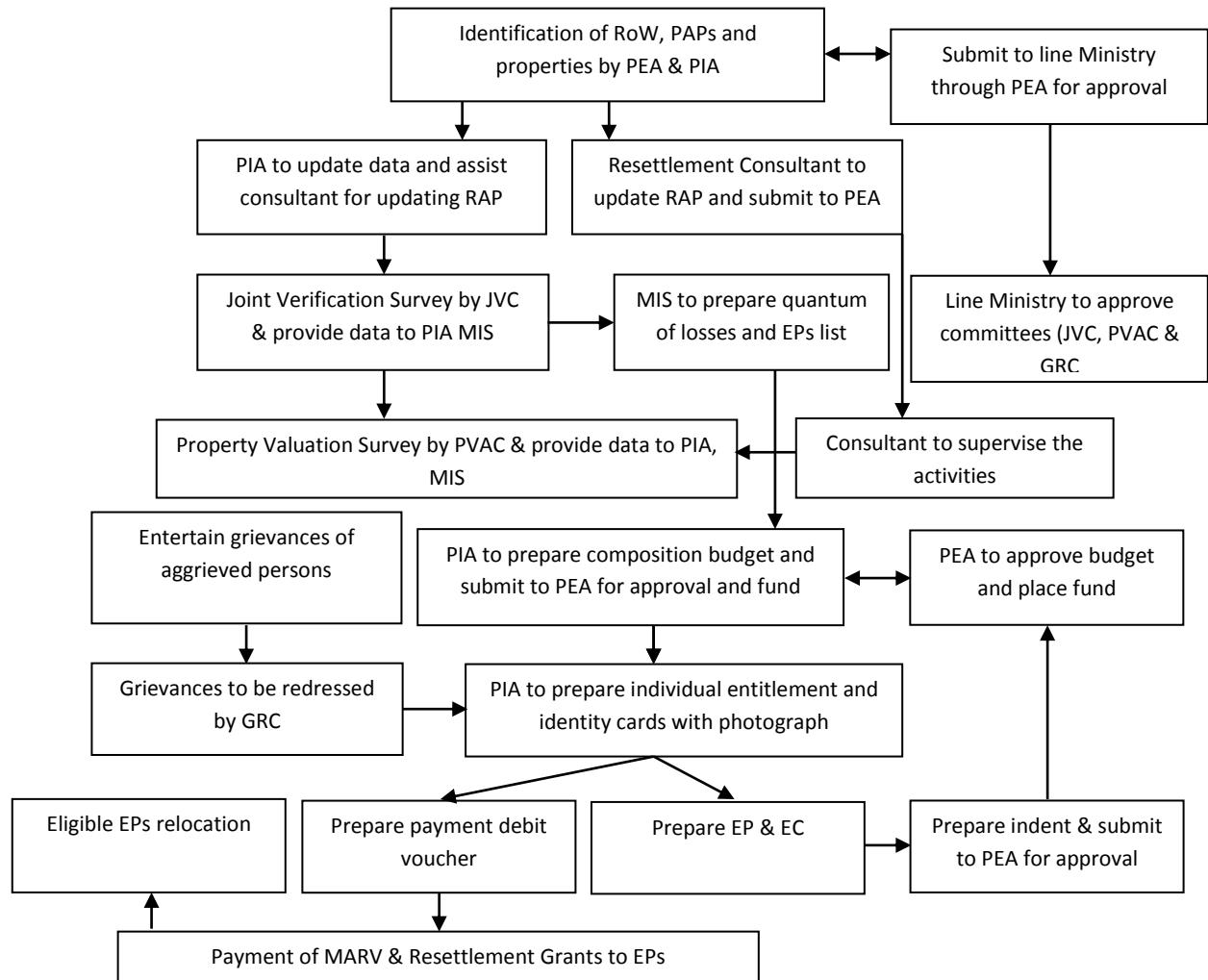
Note: Here PEA is DMRTDP and PIA is RAC

5.4.2 Payment Procedure to Non-Title Holders

The non-title holder means having no legal ownership of the affected property but socially recognized and enlisted during the census, SES and/or Joint Verification Survey within the RoW. The Acquisition and Requisition of Immovable Property Ordinance 1982 has no provision to compensate for these types of displaced people. The Donors, including the JICA, on policy of Involuntary Resettlement prescribes to address these people also although they do not have legal title to the property. As per tripartite joint verification survey by the JVC the list of displaced persons will be prepared by the PIA. The steps involved in payment of compensation are:

- i) Individual Identity number will be created against the name of all Entitled Persons.
- ii) Photograph attested by the Ward Councilor of the displaced people for preparation of Identity cards.
- iii) The Implementing Agency will prepare entitle persons file and entitlement card for each of the EPs.
- iv) The PIA will assist the EPs in opening Bank Account in the name of EPs.
- v) The tenants of the house or commercial premises and employees will collect documents in favor of their tenancy or identification from the owner of the structure/employer which will be attested by the concern Ward Councilor.
- vi) The PIA will create Identity number for each of the EPs and prepare documents for EP-wise EC for payment.
- vii) The PIA will prepare Identity cards with photograph attested by the Ward Councilor of the EP.
- viii) The Identity cards will be jointly signed by the PEA and PIA representatives and the pasted photograph must be attested by the concerned Ward Councilor.
- ix) The PIA will disburse Account Payee cheque either in their office or in the office of Ward Councilor and the place it must be informed to the EPs in particular.

Figure-5.2: Compensation Payment Mechanism for Non-Title Holder PAPs



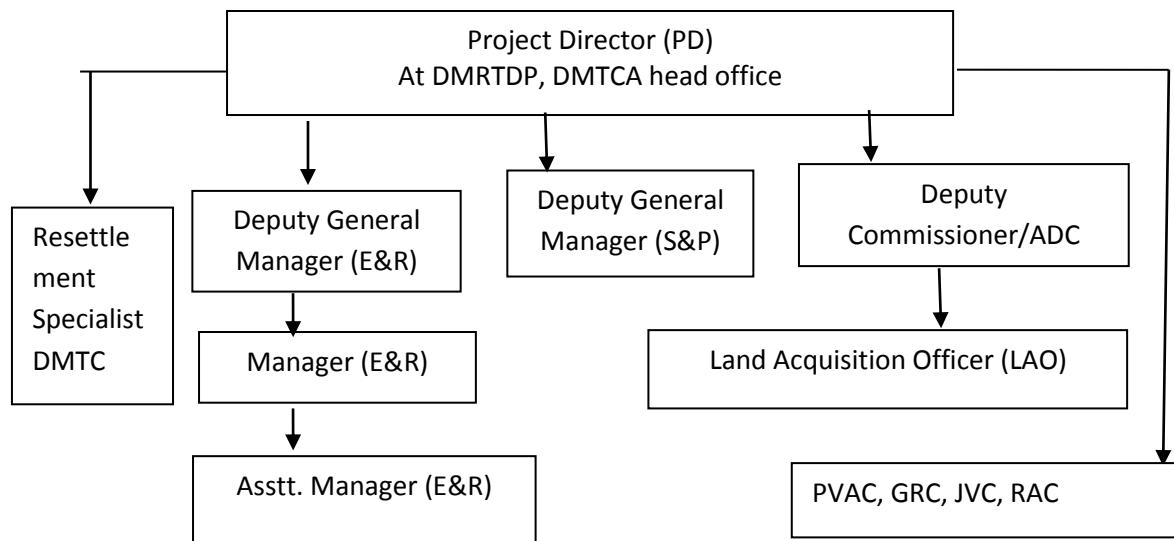
Note: Here PEA is DMRTDP and PIA is RAC

CHAPTER-6 **ORGANIZATIONAL/INSTITUTIONAL FRAMEWORK FOR** **IMPLEMENTATION**

6.1 Needs and Agencies to be Involved

For speedy and smooth implementation of the project, suitable institutional arrangements are necessary to manage and implement the Resettlement Action Plan (RAP). Institutional arrangements required for implementation of Resettlement Action Plan includes capacity augmentation of project head office personnel (at DMRTDP, DMTCL), project field offices, formation of various committees like: GRC, JVC, PVAC, etc. The figure provided below indicates the institutional arrangement and linkages of different institutions/organizations involved in implementation of RAP of DMRTDP. The Project Director, DMRTDP/MD, DMTC will lead the team. The PD will be overall responsible for resettlement and rehabilitation policy guidance, coordination, planning, monitoring and reporting to relevant agencies. Other officers and secretarial staffs at Head Office will assist the PD, DMRTDP. Besides, Resettlement Assistance Consultant (RAC) will be solely responsible for the implementation of Resettlement Plan. Further, Resettlement Consultant of DMRTDP and Social Safeguard Consultant of General Consultant will be engaged to carryout monitoring and reporting of the project implementation. These agencies will work in close coordination with the project office and other offices responsible for RAP implementation.

Figure-6.1: Types of Offices and Committees Needed at Various Levels



GM (E&R) will look after the resettlement and rehabilitation component of the project under the supervision of PD, DMRTDP and will be stationed at the DMTC office. One Manager will also work under DGM (E&R). The PD, DMRTDP through the team under E&R unit will monitor the progress of land acquisition and resettlement management and will also ensure co-ordination between various relevant offices. The PD, DMRTDP will initiate the following activities to perform the implementation of Resettlement Action Plan:

- Supervise the action of RAC regarding RAP implementation; Coordinate the activities of RAC, GC, DMTC
- orientation and awareness workshops for DMRTDP, DMTCL staff likely to be involved in Resettlement and Rehabilitation; and
- Enhancing the capacity of the E&R unit staff through internal and abroad training coordinate the activities of all other stakeholder regarding land acquisition, requisition, purchase or possession. m

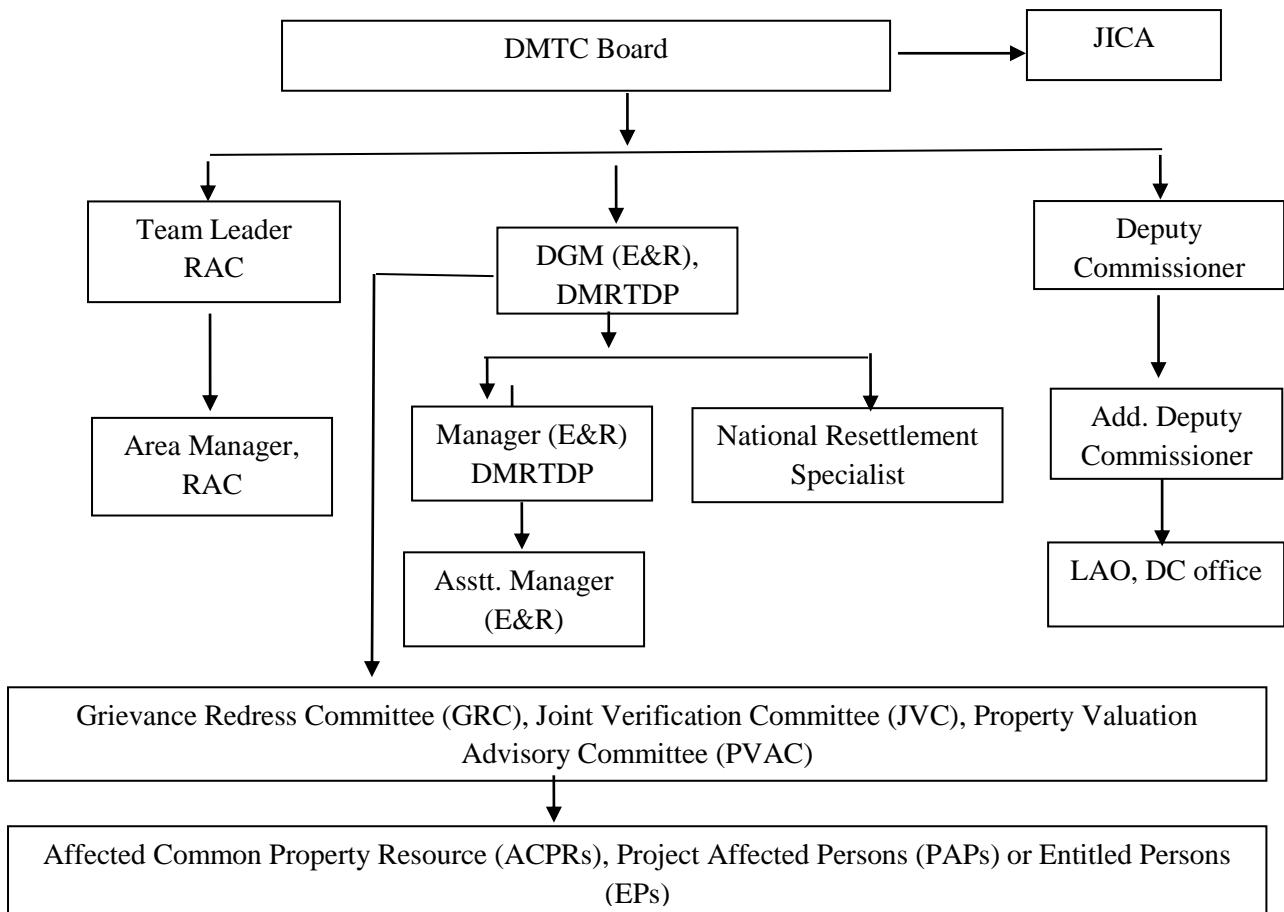
DMRTDP, DMTCL will establish operational links with the Office of Deputy Commissioners for land acquisition and other agencies for resettlement. It will provide means & mechanism for coordinating the delivery of compensation & assistance to entitled persons. Through the RAC it will also be responsible for disseminating the information to the public and providing opportunities for consultations.

6.2 Role of Project Management Office

The project management office will perform resettlement implementation activities under headed by the PD, DMRTDP through E&R unit of DMRTDP. The Roles of project management head office are like;

- Overall responsible for resettlement and rehabilitation works;
- Co-ordinate the implementation of R&R activities with; GC, RAC and other Stakeholders.
- Appoint Resettlement Assistant Consultant for implementation of RAP and Resettlement Specialist for monitoring and reporting the progress of RAP implementation;
- Ensure conducting resettlement training programs at home and abroad of E&R unit;
- Approve the micro plans prepared by the RAC;
- Monitor the progress on R&R activities;
- Prepare monthly progress report;
- Provide guidance to the all staffs of E&R unit of DMRTDP, RAC & Social Safeguard unit of GC on policy related issues during implementation; and
- Ensure timely release of fund for R&R activities.

Figure-6.2: Resettlement Organization Chart



6.3 Role of Deputy Commissioner's Office

The Deputy Commissioner (DC) is the competent authority to pay, cash compensation under the provisions of The Acquisition and Requisition of Immovable Property Act of 1982 and the subsequent changes in 1993 & 1994. Moreover, he/she is the legal administrative authority to determine the updated title of land and eligibility of APs for Cash Compensation under Law (CCL) for land as well as several other assets covered by the law. It is for the DC to decide whether to enhance the capacity of his concerned office by engaging additional senior LA staff to process the LA requests speedily and smoothly. The PEA (DMRTDP) and PIA (RAC) will work with the representatives of DCs during Joint Verification Survey of affected properties and the Current Market Price Survey of the properties for ascertaining current replacement value before budgeting for total compensation payable to the EPs.

The implementation of the activities like, JVS, CMPS and reconciliation of the 'market value' and 'replacement value' will require a great deal of mutual understanding among the DCs' office, DMRTDP and the RAC. It is therefore, essential that the DCs will accept the involvement of their representatives in JVS, CMPS, budgeting of compensation, updating of land records of APs and in reconciliation of CCL with the additional compensation to be paid by the PEA through the RAC.

The DC offices will receive funds from the PEA (DMRTDP) for paying the CCL to the directly displaced persons immediately to facilitate quick disbursement of differentials, if any, by the DMRTDP through RAC. Participation of DC office personnel will be necessary in the host area meetings. Similarly DC's intervention/assistance will be required in matters such as land acquisition, disposal of land ownership disputes and other khas land, etc. The compensation to be paid by the DCs office are:

- Cash compensation for loss of land by owners averaging the registered sale deeds values during the past one year of similar land plus(+) 50 per cent enhanced amount of the average;
- Cash compensation for loss of crops, trees and perennials; and
- Cash compensation for residential and commercial strictures at current market value.

6.4 Role of Resettlement Assistance Consultant (RAC)

It has now been generally recognized that the task of successfully implementing a RAP requires certain attitude, experience and skill in dealing with the grass root level people, which are best available among some reputed RAC in the country. Therefore, it has been adopted as a government policy to commission the services of such a RAC to assist in the implementation of a RAP. The principal task of the RAC is to identify the project affected land, households/business enterprises and persons, estimating their losses and dislocations, work out their entitlements packages and prepare a compensation budget. The next main task is to assist the DMRTDP in disbursing entitlements which are beyond the purview of CCL. Again the RAC also plays an important role in ensuring that legitimate grievances of the APs are redressed and vulnerable are given special attention. The RAC is also required to undertake efforts to mitigate some community level dislocation caused by the project.

It has been found that the CCL disbursed by the DCs office is in almost all the cases, are well below the replacement value of the acquisitioned / lost assets. As a result, the PAPs can never replace the assets with the money received under CCL. To fill up this gap, the JICA has prepared a policy guideline beyond the CCL. JICA's Policy on involuntary resettlement has been prepared in such a way so that the PAPs get at least the replacement value of the lost assets and the present RAP has followed it. This additional amount is given to each PAP through the DMRTDP following various formalities. Beyond CCL, the issues covered in the proposed compensation package under RAP are (details in Table 6.4):

- Additional grant to cover Replacement Value of land (agricultural, homestead, commercial and fallow land, water bodies, ponds, etc.) if CCL is less than RV;
- grant for meeting the social cost of dislocation due to homestead acquisition;
- Stamp duty and registration cost for facilitating land purchase by PAPs in future;
- Grant for loss of standing crops and fruits for agriculture land;
- Structure Transfer Grant (STG) for living quarters, commercial units and other establishments on the basis of RV;
- Structure Reconstruction Grant (SRG) to the households/commercial or other establishments on the basis of RV;

- Grant for loss trees on Government land under use by squatters;
- An Additional amount to vulnerable households;
- An additional grant to all the squatters / *uthulies* households;
- Grant for the loss of business in business enterprises;
- Wage laborers or helper family members of business enterprises to compensate for the employment loss;
- Additional amount for shifting of household/enterprise inside materials; and
- Additional amount to all the homestead and commercial land losers for developing the new homestead.

The estimated amount of money must be available at the DMRTDP at least one month ahead of starting the payment of compensation under Resettlement Action Plan in the proportion like: 50 per cent+30 per cent+20 per cent. The RAC will play participation role in the Payment process.

6.5 Scope of Work of RAC

Precisely, the RAC will have to perform the tasks principally basing on the issues included and guidelines provided in the RAP. However the major tasks to be done by the RAC are:

Conducting SES and Updating the RAP: The RAC's first responsibility is to commission a SES within the RoW for SIA of each PAP. A pretested questionnaire is implemented to each PAP through trained field workers. This report actually details-out every nook and corner of both the direct and indirect PAPs.

Information Campaign: The implementing RAC will design, plan and implement a information campaign in the affected areas primarily to inform the project displaced persons about the entitlement policy and how to avail of their respective entitlements. The campaign would include measures such as distribution of information booklets, notice and other materials among the project displaced persons, community meetings, public announcements, and any other measures necessary to provide information to all PAPs.

Circulation of Booklet: One Bangla booklet containing the total compensation package as is outlined in the RAP, procedures and places of payment and all other relevant information will be prepared and circulated among the project displaced persons by the RAC. This will significantly help in reducing tension among the PAPs and will lead to better working environment and relationship between the RAC and PAPs. This kind of booklet must be circulated by the RAC well attend of time. If possible this may be prepared by the RAC before going to the field, and be circulated during field work. This will significantly help the RAC in performing their activities in a social environment with better cooperation.

Computerization of Database and EP Files: Data on land, structure, trees and other properties lost by the PAPs have to be computerized, including development of necessary software to prepare EPs files and ECs. The EP and EC files will be used for making payments to the EPs and monitoring the progress of resettlement work. The RAC after joining the field, must finalize the list of PAPs, and EPs titles within nine months; otherwise, they will be late in performing other activities.

Issue of Identity Card: All the PAPs are needed to be identified within the 6 months of RAC's operation at the field level. They should also finalize the list of entitlements of each PAP. Both the works should not take more than six month because, the process of paying compensation, both under and beyond CCL cannot be started before the finalization of entitlement list to be followed by the issue of ID card. Among many others, the two major contents of ID card are the actual address of EP and a certified photograph. The responsibility of preparation and issue of ID cards will be borne by the RAC. This card will be used by all the PAPs for receiving all types of compensations under RAP.

Assistance to EPs to Relocate and Resettlement: The RAC will assist the PAPs during pre-and post-relocation period and help finding land for resettlement. Also, wherever needed, the staff of RAC will help PAPs to obtain their compensation money from the DC office and other resettlement benefits from the project.

Participation in GRC, PVAC and JVC: The implementing RAC will organize and participate in the GRC, PVAC and RAC meetings as Member Secretary and assist in settling disputes over the resettlement benefits. RAC staff may also require to carryout intensive field verifications for resolution of certain kinds of grievances.

Liaison with DC Office: The RAC will always maintain contact with the Land Acquisition Section of the DC office and will disseminate information to the EPs about payment of CCL.

Liaison with GRC, JVC and PVAC: The RAC will always be in touch with these two teams and always help them in accomplishing their tasks.

Opening of Bank Accounts: The compensations are always given through cross cheque which require bank account in the name of incumbent. Most of the poor EPs do not have any bank account. The RAC will have to introduce and help them in opening bank accounts.

Assistance to Vulnerable Groups: The RAC will provide special assistance to vulnerable groups (economically poor PAPs) in their physical and economic rehabilitation through integrating them with NGOs working in the respective areas for poverty alleviation, employment in road construction works suitable to them, etc. Above all, they will also be given cash grant for their vulnerability.

Organization of Training: Many of the vulnerable EPs may need training for development of their skills or for changing occupations. Training needed for meeting these requirements will have to be organized by the RAC. The cost in this respect will be borne from the miscellaneous sub-head of Resettlement Budget.

Linkage with NGOs: Many of the EPs may show interest to work with the NGOs working in their areas for poverty alleviation through introducing credit supported income generating activities. The RAC will take initiative for establishing linkage between the EPs and NGOs.

Campaign against HIV/AIDS: The RAC will also propagate against the serious effects of HIV/AIDS among the EPs and construction laborers. The campaign will

include issues like, how it spreads, how it can be avoided, and the referral system for the victims, serious effects of HIV/AIDS etc.

Campaign against Women and Child Trafficking: The RAC will also propagate against the serious social effects of women and child trafficking among the EPs and construction laborers. The propaganda will include issues like, how it affects the society and creates social problems, how it can be controlled, etc.

Supervision and Management: Facilities and logistics required for carrying out the implementation activities in the field have to be established in due time at the field and head office levels. The field team shall maintain liaison with DMRTDP staffs and also with project consultant.

Compensation Budget and Fund Placement: The whole theme of RAP centers on the payment of compensations beyond the CCL, to both the direct and indirect PAPs. For this the RAC will have to submit a tentative budget to the DMRTDP within shortest possible time. The tentative budget is always changeable and the total allocation may be placed with the DMRTDP in three installments like: 50 percent+30 per cent+20 percent. The second instalment may be released after the submit of statement of expenditure by 70 percent of the released money of 1st installment and the third installment after disbursement of 1st installment in full & 70% of second installment.

Payment of Compensation to Individual PAP: The activities of RAC principally center on the estimation of compensation beyond the CCL following the guideline and estimation of PVAC. For the purpose, the RAC prepares a cash entitlement and payment statement for each PAP separately and submit it to DMRTDP which responsible for payment to EPs through cross check.

Other Issues: For all other issues (to be arose during the implementation of RAP) not covered in the ToR, the decision may be taken by the Project Director, DMRTDP, DMTCL in consultation with the RAC. To be specific, if the DMRTDP desires to support the poor PAPs through an income generation project, like, that of Bhairab Bridge, the RAC will have to continue along with the continuation of RAP implementation.

Reporting System of RAC: The RAC will be directly responsible to the Project Director through the DGM Environment and Rehabilitation for all types of activities. The work inception report (5 copies) should be submitted to the Project Director within one month of field placement. Moreover, within 15th of next month, the RAC will have to submit the progress report (5 copies) of and up-to the previous month. The Project Director, may also call meeting as and when needed for reviewing the progress or any other issue considered review-able to him. After the completion of RAP implementation, the RAC will have to submit the project completion report in 10 (ten) copies to the Project Director, along with a soft copy within three months of completion.

6.6 Organizational Structure of RAC for RAP Implementation

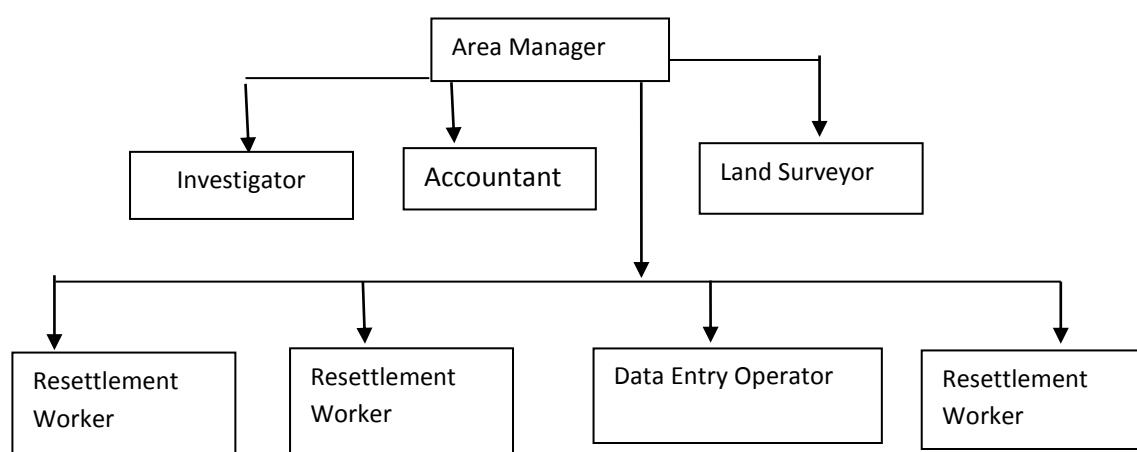
The RAP is limited to payment of cash compensation only to the PAPs for individual cases, and replacement of the affected properties by PEA when it is owned by the community. In general, for paying the compensation to individuals, the process involves four parties:

- i) Project office of Dhaka-Mass Rapid Transit Company Limited;
- ii) Office of the Deputy Commissioner of the respective area for paying the compensations under CCL;
- iii) RAC appointed by the DMRTDP project office for calculating the compensations beyond CCL; and
- iv) Above all, the Project Affected Persons popularly known as PAPs.

For the PEA and DC offices, they have their own Government approved organogram for implementation of RAP. So, the proposed structure is only for the RAC keeping in mind that they will have to complete the RAP implementation before vacating the affected structures and taking over the possession of land by the implementation executing agency. The proposed Organizational Structure is based on following assumptions:

- i) The payment of compensation to individuals must be completed at least 1(one) month before taking possession;
- ii) The procedures of paying compensation beyond CCL, must be simple and easy understandable to the EPs;
- iii) The Resettlement Worker must always be in close contact with EPs; Resettlement Workers will work under supervision of Area Manager, who will be the reporting authority of them.

Figure-6.3: Organizational Structure of Field Office of RAC



6.7 Role of Different Committees in RAP Implementation

To arrive at a fair standard of compensation sufficient to cover the Replacement Value of lost properties, formation of a Joint Verification Committee (JVC) and likewise a Property Value Assessment Committee (PVAC) are considered important for each local government zone. Again, to devise a mechanism to dispose of the

complaints out of court as per RAP, setting up a Grievance Redress Committee (GRC) for each area is also felt indispensable. In order to ensure collective sharing of responsibilities, JVC and PVAC need to be formed with representatives drawn from the PEA, DC office, RAC including local government representatives under the administrative order of the Ministry with appropriate legal authority.

Land Acquisition Ordinance of 1982 and subsequent partial amendments of 1993 and 1994 ensure only statutory land acquisition and compensation policies to legal owners of properties under acquisition. They do not guarantee either replacement value of the acquired properties or restoration of income and standards of living of the displaced people. Thus in case of projects involving land acquisition and involuntary resettlement, the grievance redress procedure and appeal mechanisms are an important aspect related to R&R of the PAHs. The Land Acquisition Ordinance of 1982 has provisions at different stages of the land acquisition process for the displaced persons to object to the proposed acquisition of land and other properties, etc. It also allows the affected persons to receive compensation under protest and to approach the court for settlement. While an affected person cannot challenge the land acquisition by Government (which involves a public purpose) in court, an aggrieved person may go to a court of law in order to challenge the amount of compensation. Experience shows that the litigation causes unnecessary delays and cost overrun in many projects. Keeping in mind the legal procedures involving such cases, the DMRTDP will constitute a committee for grievance redress that will provide a forum for people to express their dissatisfaction over compensation and R&R provisions. Procedures for grievance redress have been discussed in detail in Section-10.

Quorum of meetings of all the Committees will need the presence of more than 50% of the members of the respective committee. It is to be noted that the formation and composition of the committees must be approved by the appropriate legal authority after the approval of RAP.

6.8 Grievance Redress Mechanism

6.8.1 Needs for Grievance Redress

To deal with resettlement related disputes and to make the project accountable to the affected persons and their community, a complaint and grievance redress mechanism will be in operation under the project. The mechanism will be an officially recognized system to resolve disputes arising out of various matters related to compensation and resettlement benefits, environment, safety and other social concerns. The fundamental objective of this mechanism is to resolve the resettlement related grievances locally in consultation with the aggrieved party to facilitate smooth implementation of the social and environmental action plans. Another important objective is to democratize the development process at the local level and to establish accountability to the displaced people. Based on consensus, the procedure will help resolving issues/conflicts amicably and quickly and thus saving the aggrieved persons resorting to expensive and time-consuming legal actions. This will be ensured through minimization of land acquisition and resettlement design and implementation, by ensuring full participation and consultation with the PAPs, and by establishing extensive communication and coordination among the affected communities, PEA (here it is DMTC)

6.8.2 Grievance Redress Committee (GRC)

The GRC will be formed for resolving the grievances involving resettlement benefits, relocation, and other disputes. A gazette notification on the formation and scope of work of the GRC will be required. The GRC will be comprised of following members:

- i) Representative of DMRTDP/DMTCL, Convener
- ii) Environmental Expert of General Consultant (GC), Member
- iii) One representative of male PAPs, Member(From the concerned ward)
- iv) One representative of female PAPs, Member (From the concerned ward)
- v) Legal Advisor of RAC , Member; and
- vi) Area Manager, RAP implementing agency (RAC), Member Secretary.

The GRCs will be activated with authority to resolve resettlement benefits, compensation and other social and environmental issues not to be addressed under legal suit in the courts. The GRC will receive grievance cases from the aggrieved persons through RAC.RAC will assist the PAPs in lodging their complaints in a proper format acceptable to the GRC PAPs will get ID cards from RAC and be informed about their entitlements and losses. Regarding environmental issues, the aggrieved persons may lodge their complains to the GRC through the RAC.

6.8.3 Scope and Jurisdiction of Work

The scope and jurisdiction of work of the GRC are:

- (i) After receiving the complaints / grievances the GRC will review, consider and resolve grievances, related to social/resettlement and environmental issues during implementation, received by the committee.
- (ii) Any grievances presented to the GRC should ideally be resolved at the earliest convenient time. In cases of complicated cases requiring additional investigations it should be resolved within a period of one month.
- (iii) Grievances of indirectly displaced persons and/or persons displaced during project implementation will also be addressed by the GRC.
- (iv) The GRC will not engage themselves in any review of the legal standing of an “awardee” other than in direct losses or distribution of shares of acquired property among the legal owners and associated compensation or entitlement issues.
- (v) The decisions of GRC should ideally be arrived at through consensus, failing which resolution will be based on majority vote. Any decision made by the GRC must be within the purview of social, resettlement and environmental policy framework.
- (vi) The GRC will not deal with any matters pending in the court of law. But if the parties agree on through a written appeal, the GRC can mediate. As a consequence, the parties can withdraw their litigation.
- (vii) A minimum of 4 (four) members shall form the quorum for the meeting of GRC.

The GRC meetings will be held in the Project office convenient place selected by the committee. If needed, the GRC members may undertake field visit to verify and review the issues at dispute, including titles/share, reasons for any delay in payment or other relevant matters. Moreover all the GRC members including the Convener and Member Secretary should be given sitting allowance for each meeting at the rate of Taka 1000 to each and Tk. 50 per km as conveyance allowances. All costs of travel, meeting and sitting are to be borne by the DMTC through the RAC.

6.8.4 Procedure of Grievance Redress

The APs/aggrieved persons will be able to file their grievances without any fear and intimidation. Where required, the RAC will assist the PAPs in drafting the grievances. All grievances must be submitted in writing to the Chair, GRC. The complainant may be represented by the AP him/herself or appointed agent such as locally elected representative/legal advisor. The judgment made by GRC will be communicated to the concerned PAP in writing. If dissatisfied, the PAPs may request for further review of the judgment to GRC. If PAPs did not get the remedy he/she may appeal to the PD, DMTC or MD, DMTC for final decision. The decision of the PD/MD is final. The GRC procedures and operational rules will be publicized widely through community meetings and pamphlets in the local language (Bangla) so that the APs are aware of their rights and obligations, and procedure of grievance redress mechanism. All the documents of GRC will be preserved by RAC for record.

Table-6.1: Steps for Redressing / Resolving Grievances

Step 1	The Implementing Agency RAC informs PAPs about their losses and entitlements. If satisfied, the PAP claims resettlement payments to the RAC. If confused, proceed to Step 2
Step 2	The PAP approaches the RAC field level officials for clarification. The RAC will clarify the APs about their losses& entitlements as per RAP policy. If resolved, the PAP claims resettlement payments to the RAC. If not resolved, proceed to Step 3
Step 3	The PAP approaches to the GRC. The RAC staff shall assist the APs in processing the complaints and organize hearing within 15 days of receiving the complaints. RAC shall assist the PAPs to prepare written form for succeeding procedures at no cost to PAPs. Then proceed to Step 4
Step 4	The GRC is accountable to scrutinize the applications, if the case is beyond their mandate as per scope of work, will suggest APs to apply to the proper authority. If the case is within the mandate of GRC, proceed to Step 5
Step 5	The GRC case hearing shall be held in presence of the aggrieved PAPs (if possible), and the minutes will be recorded. If resolved, The decisions will be informed to the PAPs. The Project Director will also be informed about the decision of the GRC. If not resolved, proceed to Step 6
Step 6	If the PAP is not satisfied with the GRC decision, he/she may appeal to the GRC for review of the decision given by GRC within 7 days from the date of GRC decision. Then proceed to Step 7

Step 7	After receiving the review petition GRC will hear the review and make decision within 7 days of receiving the review petition.
Step 8	If PAPs aggrieved with the decision in review case, he/she may appeal to the PD/DMRTDP or MD/DMTC within 7 days from the review decision by GRC.
Step 9	PD/DMRTDP or MD/DMTC will hear the case and give decision within 3 weeks from receiving of the appeal.

6.8.5 Grievance Redress Monitoring

Under the prevalent system, the RAC prepares the monthly progress report on the activities performed / attended by them. The RAC must include the grievance redress activities in their monthly progress reports. The report may contain the result of number of GRC meetings of the month, number of grievances received, number grievances resolved, number of pending issues, number referred to the DC and all others considered important by the DMTC and other organizations associated with the project. The PMU at DMTC headquarter will keep record of complaints received for its use as well as for the use of JICA during regular supervisions.

6.9 Joint Verification Committee (JVC)

The main task of the JVC is to undertake a sample survey in the affected areas, using a structured format for determining the actual quantum of losses suffered by the EPs and compare these data with the assessment made by the RAC, wherever applicable. Here in this case, all the relevant information will be related to only on the ownership of affected structures due to the vibration of Depot construction. To be specific there are separate formats for:

- i. Land ownership as per the government record;
- ii. Land ownership as per present use;
- iii. Ownership of Structures;
- iv. Rental of Structures
- v. Business Enterprises; and
- vi. Residence or Offices.

Here in this project the PAPs do not lose any land, rather they lose only the structures to be affected by the vibration of Depot construction. The PAFs will get back the land for reconstruction of structures after the completion of depot construction within the range of 18 meter.

The JVC will constitute of:

- i. One representative of at least at the level of Manager, to be nominated by the PD, DMRTDP/MD, DMTC as Convener;
- ii. One representative from PWD as Member;
- iii. One representative from PAPs as Member;
- iv. One representative from General Consultant (GC) as Member; and
- v. Area Manager of RAC as Member Secretary.

The specific Terms of Reference (ToR) include:

- JVC will guide the RAC to collect data for assessing the quantum of losses to be affected;
- The JVC will review and verify all types of losses related to affected structures; and
- The detail measurement survey and census of PAPs to be verified by JVC on sample basis.

6.10 Property Value Assessment Committee (PVAC)

The main task of PVAC is to collect the Current Market Values (CMVs) per unit for different categories of structures to be affected from the related agencies and verify it through sample survey, field visit and interviewing the related persons. Based on review PVAC will recommend for replacement value of the affected properties and structures to the approving authority. To be specific for determining the current market values per unit of various types of structures, the committee may consult the local resource /knowledgeable persons of the project area like.

- Potential sellers and buyers;
- Real-estate businessmen;
- The Public Works Department; and
- Who ever considered relevant by them.

The PVAC will constitute of:

- i. One representative of DMTC, at least at the level of DGM to be nominated by the PD, DMRTDP/MD, DMTC as convener;
- ii. One representative of PWD as Member;
- iii. One representative from General Consultant (GC) as Member
- iv. One representative from RAC as Member
- v. Manager (E&R), DMRTDP as Member Secretary.

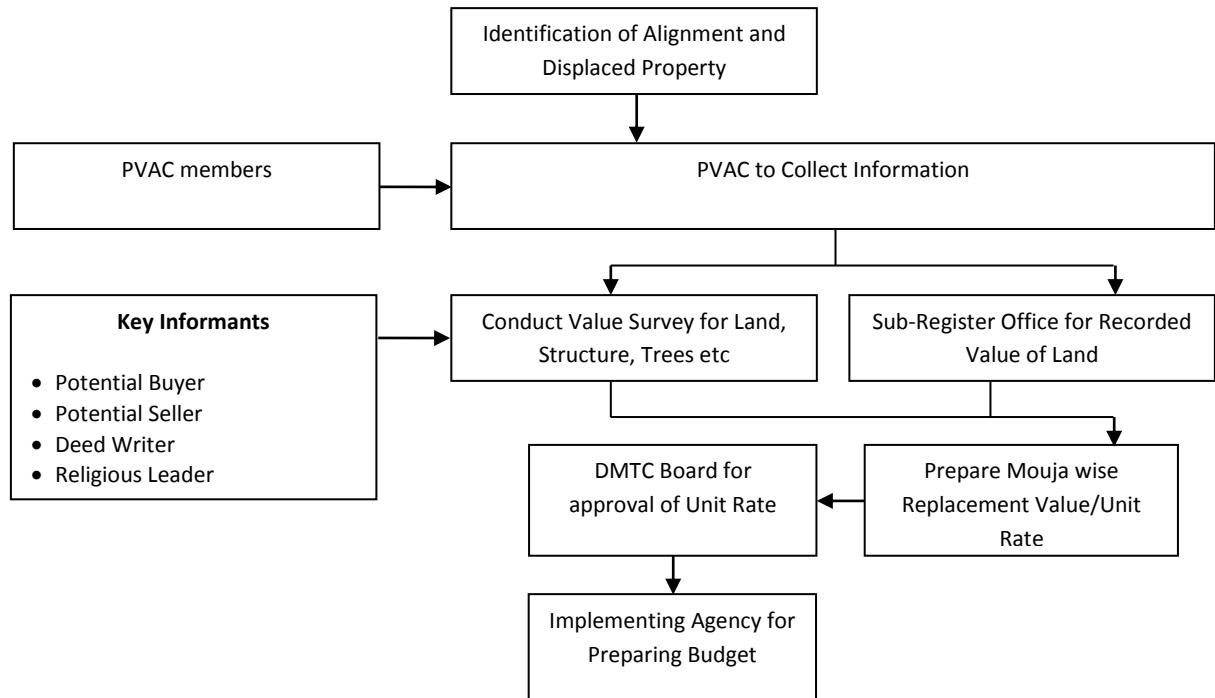
Actually this committee determines the amount of compensation per unit to be paid to the Entitled Persons (EPs). The representation of the concerned government departments always help in determining more accurately the amounts of compensation for per unit losses of various types of structures.

Terms of References of PVAC

- The PVAC will review and verify, as needed, through additional field investigations, the replacement values assessed by RAC, PWD, Forest dept. and other govt. agencies;
- They will make recommendation on it and will submit it to DMTC for approval;
- They will take decision in the PVAC meeting ; and
- Decision will be taken on two-third majority basis

The overall procedure of valuation of the displaced properties is shown below:

Figure-6.4: Procedure of Determining Valuation of Property



Actually this committee determines the amount of compensation. So representation of the concerned government departments always helps determining more accurately the amounts of compensation for per unit losses of various types of properties

6.11 Entitlements of Committee Members

All the members of various committees will attend a training and orientation meeting prior to commencement of their work. The training will be conducted by the Project staff and consultants/resettlement experts. The committee members will be entitled to Tk. 1000/- (one thousand) per day as sitting allowance. The bill are to be paid by the RAC with the approval of Convener. The RAC will pay the billing amounts to the members on the date of meeting and will process to the DMRTDP, DMTC for reimbursement, Light snacks/ refreshments will be served during the meeting by the RAC. In case of daylong meeting, the committee members may also be served with lunch. Necessary stationary and other logistics will be made available by the RAC. For the legal advisor, the fee will be paid as per contract between the Advisor and the PEA through the RAC. All the committee expenditures will be borne by the DMRTDP through RAC from the Contingency/ Miscellaneous subhead of the DMRTDP's Resettlement Budget.

CHAPTER-7 **IMPLEMENTATION SCHEDULE**

7.1 Issue wise Implementation Schedule

This RAP has been prepared in addition to the original RAP (under preparation) covering all the PAPs within the RoW. This RAP covers PAPs who will be temporarily affected /displaced due to the vibration effects of Depot construction. All of them are expected to come-back and reconstruct their demolished structures after the completion of Depot construction work within its corridor of impact. So, the Table of Contents of this RAP, in many respects is different and squeezed compared to the RAP prepared for all the PAPs within the RoW. Moreover, absence of land acquisition and temporary displacement of PAPs with the scope of coming-back after some months have immensely contributed to make this RAP different from other RAPs. For better implementation of this RAP all the implementation issues are furnished here along with their minimum time requirements.

Table-7.1: Proposed Resettlement Implementation Matrix: Each Box Equal to One Month– Up To December 2016

S L	Land Acquisition & Resettlement Activities	Ap r/1 5	M ay/ 15	Ju n/ 15	Ju l/ 15	Au g/ 15	Se p/ 15	Oc t/ 15	No v/ 15	De c/ 15	Ja n/ 16	Fe b/ 16	M ar/ 16	Ap r/1 6	M ay/ 16	Ju n/1 6	Jul /16	Au g/1 6	Se p/1 6	Oc t/1 6	No v/1 6	De c/1 6	
1	Draft Depot RAP preparation																						
2	Video-filming of the PAPs																						
3	Information campaign and SES for updating PAPs																						
4.	Data Analysis																						
5	Draft RAP Submission on Depot Land																						
6	Approval of RAP by the Concerned authority																						
7	Preparation of information booklet/brochure																						
8	Discloser of Entitlements																						
9	Formation of Committees; JVC, PVAC and GRC																						
10	Functioning of JVC, PVAC and GRC																						
11	Determination of Individual Entitlement																						

S L	Land Acquisition & Resettlement Activities	Ap r/1 5	M ay/ 15	Ju n/ 15	Ju l/ 15	Au g/ 15	Se p/ 15	Oc t/ 15	No v/ 15	De c/ 15	Ja n/ 16	Fe b/ 16	M ar/ 16	Ap r/1 6	M ay/ 16	Ju n/1 6	Jul /16	Au g/1 6	Se p/1 6	Oc t/1 6	No v/1 6	De c/1 6	
12	Preparation of final resettlement budget by RAC																						
13	Formation of focus group																						
14	Preparation of ID cards																						
15	Preparation of Individual list of entitlements																						
16	Payment of compensation by DMTC through RAC																						
17	Monitoring of RAP implementation																						

It is to be noted that the dislocation in time frame one activity will create overlap in other activities resulting delay in completion of RAP implementation.

7.2 Recommendations

The Implementation Schedule has enlisted the issues which should be taken care by the RAP implementing agency Resettlement Assistant Consultant (RAC) with the active support from executing agency DMTC in time. All the issues are in such a chain that nothing could be done if a particular issue of the chain is not completed. Here in Table-6.2 an attempt has been taken to discuss some of the issues in the form of recommendations.

Table-7.2: Issue-wise Recommendations for Accelerating/Accentuating the RAP Implementation

Issue	Recommendations
1. Formation of JVC, PVAC and GRC	These committees should be formed as early as possible. No progress in RAP implementation is possible without these committees.
2. Placement of RAP implementation fund with DMTC	The required amount of money needed for payment of compensation and RAP implementation should be placed with DMTC within shortest possible period by the funding agency.
3. Disbursement of cash compensation	After the submission of amount of cash compensation for any EP to DMTC by RAC, the case should be disposed of within one month except disbursement of rental.
4. Review of RAP implementation progress	There should be a regular system of monthly meeting for reviewing the progress of RAP implementation. The meetings will be chaired by the person authorized by the PD, DMRTDP.
5. Depot construction within the vibration range	Construction activities of Depot at the distance of 18 meter from the demolished structures should be completed as early as possible. This will facilitate the early reconstruction of the demolished structures and will reduce the amount of cash compensation related to renting of structures.

CHAPTER-8 **CONSULTATION, PARTICIPATION AND DISCLOSURE**

8.1 Project Stakeholders

The stakeholders under this Depot area RAP include the affected owners of land, homestead, commercial land owners and business entities. Other stakeholders include DMRTDP as the Project Executing Agency (PEA), JICA as project financier, related government agencies and local government representatives.

8.2 Disclosure of Information

Goals and objectives of the project have been disclosed with the affected people and other stakeholders through consultation meetings attended by the expected PAPs and local elites.

i) Information Gathering:

- Review of MRT Line 6 policy on disclosure and public consultations;
- Review of Financier (JICA) policy on disclosure and public consultations; and
- Review of available literature on disclosure and consultation method followed in other donor funded infrastructure projects and good practices in Bangladesh.

ii) Information Disclosure:

- Information dissemination and consultation meetings with local people.
- Disclosure of the project components and other related issues among stakeholders through conducting public meetings.
- Disclosure of the Land Acquisition and Resettlement issues among the potential affected persons.

8.3 Public Consultation

Two Public Consultation Meetings were organized with the affected persons, local elites who were consulted through group meetings and personal contact. The opinion of the APs and other stakeholders regarding the project was considered duly. All the meetings started with the introduction of the MRT Line 6 project along with its objectives, benefits to be obtained from the project, losses of properties due to the implementation, and the compensation package and quantum for the losses. Table 8.1 provides the detail on the Consultation Meetings held at/adjacent to depot area. The schedule was as follows:

Table-8.1: Schedule of Consultation Meetings

Sl.	Date	Time	Places	Attendance
01	08 April 2015	11:50am	Milestone School and College	24
02	09 April 2015	01:50pm	North Point Housing Society	32

Note: Minutes of the Discloser Meetings are in Annex-A

Appreciating the expected benefits of MRT Line 6 (Metro Rail project) in reducing traffic jams and booster economic growth, the opinions/concerns of the local people are:

- Representative from Milestone School& College explained about their upcoming loss for the institution such as reputation loss, students dropping, difficulties to get new space, cash flow problem etc.
- During the consultation meeting some PAPs, wanted to know how they may know the detail of possible loss of his affected structure.
- They also expressed their concern that they will not be able to stay at his place if there is huge sound pollution during Depot Area construction work. So, they should be compensated for this loss.
- Some PAPs informed that although they are living in the labour shed in the depot area; they demanded to have proper compensation for demolition of their shed/huts, living space and business premises.
- One of the affected person informed that the construction work of this building is stopped by the MRT authority. Due to not completion of his house, he has to spend money for paying rent. Also, he is losing income from renting out his building. So, he has to be compensated considering all of this income and earning loss.
- The major concern raised by the PAPs attended the meeting was to get proper compensation at quickest possible time. They also want the compensation in a fear way without any hassle in getting the compensation.

8.4 Mechanism for Stakeholders' Participation

During the preparation of the RAP, PAPs and the communities were informed, closely consulted, and encouraged to participate. This process will be continued during the preparation of detail design, and implementation and monitoring of the RAP. Consultation and communication with PAPs and other stakeholders during design stage of the project was an integral part of the process of gathering additional data.

8.5 Disclosure of the RAP

The main themes and scopes of the RAP will be disclosed in to the affected community in Bangla after it has been approved by the proper authority. It will be translated into Bangla while drafting the RAP. The RAP's provisions were further explained to PAPs in group discussions, personal contact and community level meetings. This RAP will be summarized in an information booklet in local language (Bangla) and disclosed to PAPs during implementation of the RAP after it has been reviewed and approved/endorsed.

CHAPTER-9 **ESTIMATION OF COST AND BUDGET**

9.1.0 Estimation of Compensations

This chapter of the report has detailed out the estimation of compensations and grants to be given to the PAPs to raise the Current Market Values to the level of Current Replacement Values of the structures to be demolished. It is to be noted that the NKDM Association in their report of 24.03.2015 has recommended the demolition of the 3-storied building of Milestone School and College only. And obviously the 4 small structures within the Depot area must be demolished. Beside this use of some structures will have to be suspended at construction period of Depot. About the other structures outside the Depot area, the decisions will be finally taken in future. For estimating the CMVs to be given as compensation to individual PAPs, some other grants like STG, SRG, URG, beyond the CMVs are also needed to be added.

9.1.1 Shifting and Re-shifting of Inside Materials

Before the demolition of any structure, the current user will have to shift the inside materials. For this purpose, the user will receive grant at the rate of Tk. 10 per Sq.ft for the total area of structure. The Squatters/Renters do not have any scope to comeback implying that the Re-shifting of inside materials is not applicable to them. The structure losers at own land are expected to come back and the Re-shifting of inside materials is applicable to them. Summarily, it can be written as:

- The Squatters/Renters will get Tk. 10 per Sq.ft: for shifting the materials and
- The Owners of structures at own land will get Tk. 20 per Sq.ft. for shifting and re-shifting the materials.

9.1.2 Structure Demolition Grant (SDG)

To compensate for the demolition cost, they are allowed to take away all the salvageable materials free of cost. The condition given by the DMTC is that they will have to complete the works within the stipulated time. If they do not do it within the given time, the affected structures/properties will be demolished by the DMTC and the salvageable materials are taken by them. The prevalent system of SDG was explained to the PAPs. Actually, this has been the practicing Bangladesh for all the land and structure based development projects. The total system was explained to the PAPs in the discloser meetings. The PAPs agreed to this system. In summary, the PAPs are getting the demolition cost in kind (all the salvageable materials of the demolished structures).

9.1.3 Structure Transfer Grant (STG)

According to the Entitlement Matrix of 2011 RAP as well as 2015 Depot RAP of DMTC the owners of affected structures will be given an amount equivalent to 12.5% of the CMVs of structures for shifting the salvageable materials of structures. This grant is popularly known as Structure Transfer Grant (STG) and will have to be given to the incumbents (owner of structures). When the CMVs are given and obviously before the demolition of structures.

9.1.4 Structure Reconstruction Grant (SRG)

This grant is popularly known as Structure Reconstruction Grant (SRG). In the Entitlement Matrix of 2011 as well as 2015 of DMTC the owners of affected structures will be given an amount equivalent to 12.5% of the CMVs of structures for re-constructing the affected/demolished structures. This grant will have to be given to the incumbents (owners of structure) when the CMVs are given and obviously before the demolition of structures.

9.1.5 Utilities Reconnection Grant (URG)

The RAP of 2011 on this project has recommended an amount equivalent to 5% of the CMVs of structures as Utilities Reconnection Grant. It will also be applicable to Depot RAP. The types utilities mentioned are: gas, electricity, telephone, water, sewerage, etc. It is equally applicable to all losers of residence/business structures.

9.1.6 Rent for Hiring Accommodation

Construction period of Depot is expected to be around 19 months. All the affected/demolished structures at own land including the MSC will be allowed to reconstruct their demolished structures after the completion of sand compaction piling and dynamic compaction of the Depot area. All the complete structures now under the use as residence or running business will have to hire/rent-in accommodation for the period of Depot construction and reconstruction of the demolished structures. The market survey (June-2015, by RAC) for assessing the rent around the affected areas has indicated an amount of Tk. 15 per Sq.ft per month. For the semi-pacca and katcha the hiring cost per sq.ft per month will be Tk. 12 and Tk.10 respectively. The DMTC will pay for hiring/renting the accommodation exactly for the area equivalent to the floor area lost by the in incumbent PAPs. Rent for hiring/renting accommodation is applicable to those who will lose residence/business structures at own land (Table-3.1: serial 22 to 27).

9.1.7 Period of Hiring Accommodation

The period of reconstruction of MSC (3-storeid building) has been considered as 12 months and for other single- storied buildings as 5 months. Depot construction period has been assumed 19 months. This implies that the MSC will have to hire accommodation for 31 (19+12) months and for other buildings it will be around 24 (19+5) months. Keeping the periods of hiring/renting for reconstruction as same, the total period may vary depending on the period of completion of Depot construction. The period of hiring/renting is applicable to those who will lose residence/business structures at own land (Table -3.1, serial-22-27). For the buildings to be suspended from use will receive the hiring cost for the period of Depot construction (as of now it is 19 months).

9.1.8 Business Dislocation Grant (BDG)

Excluding the Milestone School and College, total business losers in this project is 8. Their location wise numbers are: 4 within the Depot area (Squatter) + 4 are outside Depot area but within 18 meter from boundary. As per the Entitlement Matrix, each of them will receive Business Dislocation Grant (BDG) equivalent to their 6 month income form the business. The Resettlement

Workers of RAC have collected their average income per month during the SES for SIA which have provided the basis for the present BDG estimation. The per-month net incomes will be finalized by the PVAC with the help of JVC and area office personnel of RAC.

9.1.9 Employment Loss Grant (ELG)

With the demolition of business/commercial structures, the employees become unemployed. To cover this temporary loss of regular wage income, they are given a grant of amount Tk. 300 and Tk. 500 per day for the unskilled and skilled labors respectively. They are given this grant for a period of 90 days. In other words, an unskilled and skilled labor will receive grants of on amount Tk. 300×90 days= Tk.27,000 and Tk. 500×90 days= Tk.45,000 respectively. The RAC Resettlement Workers data on unskilled and skilled labors will be finalized by the JVC through JVS.

9.2 Compensation for Milestone School and College

Of all the project affected properties both within and outside the Depot area, the 3-storied building of Milestone School and College alone share around 80%. As per the Entitlement Matrix, the MSC is entitled to CMV of structure +12.5% of CMV as STG + 12.5% of CMV as SRG+5% of CMV as URG + Tk. 20 per sq.ft for shifting and resifting or inside materials + Tk. 15 per sq.ft for renting /hiring the activities for a period of 31 months.

For Structures of Milestone School and College: As per recommendation of the NKDM Association (24.03.2015), one 3-storied building of Milestone School and College will be totally affected by the vibration of Depot construction. Details of the impact of this building are in the Table-9.1

Table- 9.1: Affected Structures of Milestone School and College (MSC) and Current Market Value (CMVs) of Milestone School and College.

Type-wise Structures	Unit	Total Area	CMVs / Unit	Total CMVs
Pacca 3-Storied Building	Sq.ft.	17, 901	2550	45,647,550
Pacca Guard Room	Sq.ft.	144	2175	313,200
Boundary Wall	Sq.ft.	1,305	258	336,690
Septic Tank '	Sq.ft.	200	600	120,000
Main Gate	Sq.ft	98	752	73,696
Total*				46,491,136

Source: Socio-economic Survey, June-2015

Here the total floor space of 3 floors is measured at 17, 901 Sq.ft. and the average cost per Sq.ft is estimated at Tk. 2550 (According to the Survey by RAC, June/2015). The measurement of total affected floor space will be finalized by the JVC through JVS and the cost per unit by the PVAC with the help of PWD. Details of RVs of structures, compensations and grants are in Table-9.2.

Table- 9.2: Detail Break-up of Compensation for the Milestone School and College

Heads of Compensation	Amounts in Taka
Current Market Value of Complete Structures (Table-9.1); building+Guard Room	45,960,750
Current Market Value of Secondary Structures	530,386
Structure Transfer Grant = 12.5% of CMV	5,811,392
Structure Reconstruction Grant = 12.5% of CMV	5,811,392
Utility Reconnection Grant = 5% of CMV; for complete structures	2,298,038
Shifting and Re-shifting (3 storied building including guard room) of Inside Materials at the rate Tk. 10 per sq.ft. for 18,045 sq.ft = 18045 x 10 +18,045 x10	360,900
Rent for Hiring New Building : Period 31 months x per sq.ft rent per month Tk. 15 x area 18045sq.ft	8,390,925
Total Amount of Compensation	69,163,783

Total amount of compensation for Milestone School and College has been estimated at Tk. **69,163,783** of which around two-thirds are for the structures. After the completion of Depot construction, the MSC authority is free to reconstruct their demolished structures at this place in their own way.

9.3 Compensation for the Structures within Depot Area

There are 4 business men within the Depot area (Table-3.1, Serial no. 8-11). They are doing small business like grocery, hard ware etc. Actually they are Squatters. As per Entitlement Matrix they are entitled to CMV of structures + 12.5% of CMV as STG + 12.5% of CMV as SRG + 5% of CMV as URG +6 months income as BDT. In other words, each of them will receive 130% of CMV of structures as CRV + 6 months income of the affected business + shifting of inside materials @ Tk. 10 per Sq.ft as compensation for their losses of business. Moreover these PAPs have 13 unskilled employees also and each of them will get wage lose for 90 days at the rate Tk. 300 per day.

CMV for the Structures within Depot Area

Table 3.1 clearly reflects that of the total 39 PAPs, 4 are within the Depot boundary area implying that all of them will have to be dislocated (Serial 8-11 of the table). All of them are small business structures and the Table - 9.3 provides the detail.

Table- 9.3: Affected Structure within the Depot Boundary and Current Market Values in Taka

Types of Structure	Unit	Total Area	CMVs / Unit	Total CMVs
Wooden Floor X Tin X Tin	Sq.ft.	389	339	131,871
Pacca Water Reservoir	Sq.ft	294	733	215,502
Total				347,373

Source: Socio-Economic Survey, June- 2015

Detail of their compensations and grants are in Section – 9.4. The areas given in the table were collected by the Resettlement Workers of RAC which will be finalized by the JVC through JVS and CMVs finalized by the PVAC with the help of PWD.

Table- 9.4: Detail Break-up of Compensation for the 4 Squatters within the Depot Area

Heads of Compensation	Amounts in Taka
Current Market Value of Structures Table-9.3	347,373
Structure Transfer Grant = 12.5% of CMV of structures	43,422
Structure Reconstruction Grant = 12.5% of CMVs of structures	43,422
Utility Reconnection Grant = 5% of CMV of structures	17,369
Shifting of Inside Materials : at the rate Tk.10 per Sq.ft. for 683 Sq.ft	6,830
6 months income for all the 4 business (Table-3.1 & 3.9) = Tk. 131,000 per month X 6 months	786,000
Total Labour (unskilled) = 13 (Table 3.10) @ Tk. 300 per day for 90 days = 13X300X90	351,000
Sub Total	1,595,416

Total amount of compensation for the 4 PAPs within Depot area is Tk. 1,595,416 of which around 50% are for 6 months income losses, and 22% for employment loss of 13 employees.

9.4 CMV for Residence and Business Structures Out-side the Depot Area

Total numbers of Entitled Persons (EPs) for the vibration affected residence and business structures are 9 and 4 (excluding the 4 within the Depot area) respectively. None of them will be affected by both the residence and business structures. Table - 9.5 provides the CMVs of residence and business structures to be affected by the vibration of Depot construction outside depot area.

Table: 9.5: Current Market Values (in Taka) of Residence and Business Structure outside Depot Area

Types of Structures	Unit	Total Area	CMVs / Unit	Total CMVs
Earthen Floor X Straw X Tin	Sq.ft.	544	320	174,080
Earthen Floor X Tin X Tin	Sq.ft.	2,136	339	724,104
Wooden Floor X Tin X Tin	Sq.ft.	165	339	55,935
Earthen Floor X Straw X Straw	Sq.ft	130	211	27,430
Fully Pacca	Sq.ft	1,079	1,500	1,618,500
Pacca X Pacca X Tin	Sq.ft	837	1,104	924,048
Water Reservoir	Sq.ft	200	733	146,600
Boundary Wall	Sq.ft	2,630	258	678,540
Still Gate	Sq.ft	90	601	54,090
Total				4,403,327

Source: Socio-economic Survey, June- 2015.

Total amount of compensation against the total CMV is in Section-9.5 Payment of compensation will be applicable if these are needed to be demolished with the recommendation by NKDM Technical Team.

Table-9.6: Detail Break-up of Compensation for Residential/Business Structures 18 m Outside Depot Area

Heads of Compensation	Amounts in Taka
Table-9.5: Current Market Value of all the complete Structures	3,524,097
Current Market Value of all the Secondary Structures	879,230
Structure Transfer Grant = 12.5% of CMV	550,416
Structure Reconstruction & Re-shifting Grant = 12.5% of CMV	550,416
Utilities Reconnection Grant = 5% of CMV for complete Structures	176,205
Shifting of Inside Materials by the 10 Squatters: Area= 1,625 Sq.ft. x Tk. 10 per sq.ft	16,250
Shifting and Re-shifting of Inside Materials by the 5 Land Owner PAPs: area = 3,266 (3,266 x Tk.10 + 3,266 x Tk.10)	65,320
Hiring cost of structures (land owner) @ Tk. 15/Sq.ft/month for pacca building, Tk. 12/Sq.ft/month for semipacca building, Tk. 10/Sq.ft/month for Katcha, structures (Pacca structures =1079 sq.ft x Tk. 15 X 24 months=TK.=388440, Semi-Pacca structures = 837 sq.ft X Tk. 12 x 24 months=TK. 241056 and Katcha=1350 sq.ft X Tk. 10 X 24 months= TK 324000)	953,496
Business Loss Grants: 6 Months Income form the Affected Business to Each: 4 (Table 3.1 & 3.9)Monthly Income = Tk. 89,000 x 6 Months	534,000
Total	7,249,430

Of the total amount of compensation Tk. **7, 249,430** and about 60 percent are the Current Market Value of Structures.

9.5 Compensation for Secondary/Minor Structures

Total number of PAPs who will lose Secondary/Minor structures (RCC pillar, beam, boundary wall, gate etc.) tank is 12. Of them 7 (Table-3.1 serial 1-7) will lose only minor structures and rest 5 (Table-3.1, serial 23-27) will lose along with Complete Residential/Business structures. Like those of Milestone School and College, and Business and Residence structures, here the areas of various types will be finalized by the Joint Verification Committee (JVC) through Joint Verification Survey (JVS). The costs per unit will be finalized by the Property Value Assessment Committee (PVAC) with the help of Public Works Department (PWD).Table-8.6 has provided the detail information of all the secondary/minor structures expected to be affected by the vibration of Depot construction.

Table- 9.7: Current Market Value in Taka of the Minor/Secondary Structures

Types of Structures	Unit	Total Area	CMVs / Unit	Total CMVs
Boundary Wall	Sq.ft	5372	258	1,385,976
Gate	Sq.ft	909	601	546,309
Water Tank	Sq.ft.	156	733	114,348
Beam	Rft.	524	2,447	1,282,228
RCC Pillar	Rft.	287	2,447	702,289
Total				4,031,150

Source: Socio-economic survey done during June-2015

Total amount of compensation against the total CMV is in Section-9.8. Payment of compensation will be applicable if these are needed to be demolished according to the recommendations by the NKDM technical Team.

Table: 9.8: Detail Break-up of Amounts of Compensation for Secondary/Minor Structure to be Affected by Depot Construction

Heads of Compensation	Amounts in Taka
Current Market Value of the all the Secondary/Minor structures (Table-9.7)	4,031,150
Structure Transfer Grant = 12.5% of CMV	503,893
Structure Reconstruction Grant = 12.5% of CMV	503,893
Total Amount of Compensation	5,038,936

All the above 12 PAPs are listed at own land. If the decision is for demolition, the incumbent PAPs will be given compensation. The NKDM Association should also take decision on: if the secondary/minor structures are not needed to be demolished, whether the owners can go for further construction or not, during the period of Depot construction.

9.6 Compensation for Use of Suspended Structures

According to the technical note of General Consultant on “Impact of Vibration at Depot site” use will have to suspend their use during construction of Depot. The compensation for suspension of the use of those buildings will be given to the PAPs according to the Entitlement Matrix as follows:

Table- 9.9: Detail Break-up of Compensation for Use of Suspended Structures

Heads of Compensation	Amounts in Taka
Compensation to 5 (Table-3.9) Business Losers (5 x 36,600 x 6 months)	1,098,000
Compensation to 10 (Table-3.10) Employment Losers; Skilled 8 x Tk. 500 x 90 days Unskilled 2 x Tk. 300 x 90 days.	414,000
Shifting Allowance to Renter (Section 3.11) (Total Area=11374 sq.ft x Tk. 10)	113,740
Income Loss from Rented-out Structures (Section 3.12); Pacca (9911 sq.ft x Tk.15+ Semi-pacca 1463 sq.ft x Tk. 12) x for 19	3,158,199

months	
Shifting Allowance to Owners; (Total Area 25074 Sq. ft – Area Rented-out 11374=13700 Sq.ft) x Tk. 10	137,000
Re-Shifting Allowance to Owners; (Total Area 25074 Sq. ft – Area Rented-out 11374=13700 Sq.ft) x Tk. 10	137,000
Hiring cost of pacca structures @ Tk. 15/Sq.ft/month (11200 sq.ft x Tk. 15 x 19 months)	3,192,000
Hiring cost of semi pacca structures @Tk 12.Sq.ft/month (13347 sq.ft x Tk. 12 x 19 months)	3,043,116
Hiring cost of Katcha; Tin xTin Structures @Tk 10.Sq.ft/month (sq.ft 527 x Tk. 10 x 19 months)	100,130
Total Amount of Compensation	11,393,185

9.7 Total Amount of Compensation and Budget

Break-up of compensations for the Milestone School and College, Squatters within the Depot area, losers of Residential/Business structures and of secondary/Minor structure are in Tables-9.2, 9.4, 9.6, and 9.8 respectively. Addition of these 4 amounts has provided the total amount of compensation. Moreover, 10% of the Grand total of all compensations have been added under the Contingency/Miscellaneous sub-head for meeting all other expenses, including the shortage of fund in the sub-heads under compensations.

Table: 9.10: Head-wise and Total Amounts of Compensation and the Budget in Taka

Heads of Compensation	Amounts in Taka
Table-9.2: Compensation for Milestone School and College	69,163,783
Table-9.4: Compensation for Structures Within the Depot Area	1,595,416
Table-9.6: Compensation for Residential/Business Structures	7, 249,430
Table-9.8: Compensation for Secondary/Minor Structures	5,038,936
Table-9.9: Compensation for use of Suspended Structures	11,393,185
Sub Total Amount of Compensation	94,440,750
Contingency: 10% of Total Compensation: All costs including Meetings and new heads of Compensation to be met from Here	9,444,075
Total Budget	103,884,825

Out of total compensation Tk. 69,163,783 share of Milestone School and College is nearly 66 percent. All other affected structures claiming the rest are outside the Depot area within the vibration range (18m) of Depot construction.

9.8 Management of Fund

The entire fund related to compensation including the contingency should be managed by the DMTC personnel in the way desired by the Project Director/ Managing Director. The final authority of controlling the fund is the Project Director and he will designate a section for implementing the operations and disbursements. For payment of compensations, the head-wise amounts of compensations will be prepared by the RAC Area Office personnel on individual PAP basis. These must be certified by the Manager of Area Office and Team Leader of RAC. The

individual entitlements will be submitted to the office of Environment and Rehabilitation of DMRTDP. After the certification of this office, the payments may be done by the responsible section with the approval of PD or APD as decided by the PD. The PD will make the steps/process of paying compensation easier in the way he desires.

No payment should take more than one month on the submission of individual compensation file to the Environment and Rehabilitation Section. The payment must be made in Cross Cheque. For the amounts of up to Tk.5,000/- it may be disbursed through Bearer Cheque. This will lessen the complicity of banking process for the PAPs who do not have Bank Account.

CHAPTER-10

MONITORING OF IMPLEMENTATION AND REPORTING

10.1 Monitoring and Evaluation

Implementation of RAP will be supervised and monitored by the Project Director, DMRTDP with concern officers of Environment & Rehabilitation (E&R) unit, DMTC and the field officials and staffs of the RAC. Monitoring activities will be done both internally and externally to provide feedback to the PD and to assess the effectiveness of resettlement policy and its implementation. The day to day activities of RAP implementation will also be supervised and monitored by the Social Safeguard team of the General Consultant of DMRTDP. They will prepare and submit monthly report as a part of the progress report of whole project. Monitoring in a package, is an integral part of project implementation, which must be given due emphasis if the implementation has to progress according to the projected plan and schedule. The objectives of setting a monitoring and evaluation system (MES) are to:

- Collect, analyze, report and use information about progress of resettlement;
- Ensure that inputs are being provided, procedures are being followed and outputs are monitored and verified;
- Ensure timely management action if there appears to be any failure in system due to management lapse;
- Ensure necessary corrective measures at policy level, if it is seen that there is a failure in system due to flaw in the design i.e. wrong theory, hypothesis or assumption, to ensure necessary corrective action at policy level.
- To build a benchmark database for the purpose of evaluation both during the course and exposit factor.

10.2 Institutional Responsibility for Monitoring

The DMTC will carry out the Internal Monitoring of RAP implementation involving the field office(s), and RAC. The Social Safeguard team of General Consultant of DMTC will also perform the monitoring job and submit report through their monthly progress report. GC will engage external monitor as a part of monitoring RAP implementation. The JICA as Financing Agency will conduct review missions for External Monitoring according to their need. The project affected persons, and their community will also participate in the monitoring process. The four offices to be involved in Monitoring are:

Office of the Project Director: The Project Director/Managing Director will be responsible to oversee proper and timely implementation of in RAP. The PD/MD office will operate and manage implementation of RAP with the assistance of RAC. The monitoring will be carried out with the support from Environment and Resettlement Unit of the project and RAC. The RAC will collect appropriate data from the field and provide feedback to the PD/MD office on progress of RAP implementation and the day to day problems arising out of the process.

Implementing RAC: RAC will prepare monthly/quarterly report on the progress of RAP Implementation. The RAC office will collect information from the project site and assimilate in the

form of monthly progress of RAP implementation and adjust the work programs where necessary, in case of delays or problems. A MIS will be designed and developed by the RAC to monitor the output indicators of RAP Implementation.

General Consultant: GC shall prepare submit to the employer the RAP and LAP progress report on a monthly basis indication progress of land acquisition, causes of delay, if any, the actions required from the employer following month schedule and other issues to be reported.

External Monitoring Agency: External monitoring will be conducted by external monitoring agency sub contracted out by GC. External monitoring for RAP implementation consist of components; Monitoring of complaints with procedures and evaluation of social impacts. Monitoring of complaints will be carried out 3 times; 6 months after commencements of implementation activities of RAP, Mid-term of RAP implementation activities and upon completion of the RAP implementation. This report shall be submitted JICA Bangladesh office. Evaluation of social impact of resettlement benefits will be carried out 6 months after completion of RAC activities.

Compensation and entitlement policies;

1. Adequacy of organizational mechanism for implementing the RAP;
2. Restoration of APs incomes;
3. Settling complaints and grievances;
4. Provisions for adequate budgetary support by PD office for implementing the RAP; and
5. Other issues considered important by JICA

10.3 Stages and Issues of Monitoring

Monitoring will be done both internally and externally to provide feedback to DMTC and assess the effectiveness of RAP policy and its implementation. Internal monitoring will be carried out by the DMTC at all the stages of RAP implementation. Issues to be covered in monitoring are:

- Data inputs in MIS and getting output of different items.
- Conduct sample survey;
- Consultations;
- Checking identification of different categories of PAPs and entitlements of individuals;
- Collection of gender disaggregated data and preferences of women;
- Establish inventory of losses;
- Ascertain entitlements;
- Budget delivery;
- Information dissemination;
- Institutional capacity assessment;
- Implementation schedule and items of expenditure; and
- All others considered important issues.

10.4 Methodology and Approach

The Monitoring approach will be to identify and select a set of appropriate indicators and gathering information on them for assessing the appropriateness & sufficiency of RAP, and efficiency & adequacy of implementation. Participation of the displaced persons, especially the women and vulnerable groups are to be ensured in the monitoring process. The process will also undertake various formal and informal surveys for impact analysis. Monitoring tools would include both quantitative and qualitative methods as follows:

- **Focused Group Discussions (FGD):** Consult with a range of stakeholder groups (DMTC, GC, RAC, community leaders and PAPs including women and vulnerable groups).
- **Key Informant Interviews:** Consult individuals like local leaders, village workers or persons with special knowledge or experience about resettlement activities and implementation.
- **Community Public Meetings:** Open public meetings at program areas to elicit information about performance of various resettlement activities.
- **Structured Direct Observations:** Field observations on status of resettlement implementation, plus individual or group interviews for crosschecking purposes.
- **Informal Surveys/Interviews:** Informal surveys of PAPs, host village, workers, resettlement staff, and implementing agency personnel using non-sampled methods.
- **Special Issues:** In the case of special issues, in-depth case studies of PAPs and host populations from various social classes will be undertaken to assess impact of resettlement.

10.5 Internal Monitoring

Internal monitoring will be undertaken by the DMTC through E&R Unit with the assistance from Social Safeguard team of GC and RAC. The DMTC will gather information on RAP implementation covering relevant activities as per schedule. All the activities listed will be illustrated in Gantt chart showing the target dates for completing resettlement activities. Internal monitoring reports on RAP implementation will be included in the monthly Project Progress Report (PPR). The report will contain:

- (I) Issue-wise accomplishment to-date;
- (II) Objectives attained and not attained during the period;
- (III) Challenges encountered; and
- (IV) Targets for the next quarter.

The internal monitoring report will be integrated by the DMTC with the overall project progress report (PPR) and submit to JICA and/or other agencies associated with implementation. The Social Safeguard Consultant of GC will assist the DMTC in preparing the overall PPR for JICA. However, the Social Safeguard Consultant of GC will monitor the activities of RAC and report to DMTC with their monthly report. Table 9.4 below shows the potential monitoring indicators that can be used as guideline.

Table-10.4: Potential Indicators of Monitoring the Implementation of RAP

Monitoring Issues	Monitoring Indicators
Budget and Timeframe	<ul style="list-style-type: none"> • Have all resettlement staff been appointed and mobilized for field and office work on schedule? • Have capacity building and training activities been completed on schedule? • Are resettlement implementation activities being achieved against agreed implementation plan? • Are funds for resettlement being allocated to resettlement agencies on time? • Have resettlement offices received the scheduled funds? • Have funds been disbursed according to RAP?
Delivery of Entitlements	<ul style="list-style-type: none"> • Have all PAPs received entitlements according to numbers and categories of loss set out in the Entitlement Matrix? • How many affected households relocated and built their new structures at new location? • How many affected small business owner were relocated and make their business in other places? • Are income and livelihood restoration activities being implemented as planned? • Have affected businesses received entitlements? • Have the PAPs losing their eroded land received proper compensation? • Have the squatters, encroachers of khas land or DMRTDP, DMTCL land, displaced due to the project, been compensated? • Have the community structures are compensated and rebuilt at new site?
Consultation, Grievance Redress and Special Issues	<ul style="list-style-type: none"> • Have resettlement information brochures/leaflets been prepared and distributed? • Have consultations taken place as scheduled including meetings, groups, community activities? • Have any PAPs used the grievance redress procedures? What were the outcomes? • Have conflicts been resolved?
Benefit Monitoring	<ul style="list-style-type: none"> • What changes have occurred in patterns of occupation compared to the pre-project situation? • What changes have occurred in income and expenditure patterns compared to pre-project situation? • Have PAPs income kept pace with these changes? • What changes have occurred for vulnerable groups?

The internal monitoring by the PD office will deal with all aspects of land acquisition and resettlement at the project as well as field level. The project management particularly, the PD, assisted by the E&R, will be mainly responsible for monitoring the progress of all resettlement activities at the project level, which include the following:

- Information campaign and consultation with the PAPs;
- Compensation for lost structures and assets;
- Land transfer from DCs/other government agencies and handing over to the contractors;
- Payment of resettlement benefits;
- Payment of resettlement benefits;
- Payment of grants to vulnerable; and
- Other activities associated with resettlement.

The benchmark for project level monitoring will come from field survey. Further, the RAC will conduct field monitoring and assess the daily operation of compensation and resettlement activities. The mechanisms to be used at the field level monitoring include:

- Review of PAPs files;
- Informal sample survey of PAPs;
- Key informant interviews;
- In-depth case studies;
- Community participatory meetings; and
- All other mechanisms considered appropriate.

10.6 External Monitoring

The External Monitoring will be conducted by the External Monitor recruited by the General Consultant. External monitoring for RAP implementation consist of components; Monitoring of complaints with procedures and evaluation of social impacts. Monitoring of complaints will be carried out 3 times; 6 months after commencements of implementation activities of RAP, Mid-term implementation of RAP activities and upon completion of the RAP implementation. This report shall be submitted JICA BD office. Evaluation of social impact of resettlement benefits will be carried out 6 months after completion of RAP implementation.. The specific tasks and methodology for external monitoring shall include:

- Review of pre-project baseline data on APs;
- Identification and selection of an appropriate set of indicators for gathering and analyzing information of resettlement impacts;
- Use of various formal and informal surveys for impact analysis;
- Assessment of resettlement efficiency, effectiveness, impact and sustainability;
- Drawing lessons as a guide to future resettlement policy making and planning; and
- All other issues considered important.

The external monitoring for resettlement will start as soon as RAC is mobilized for RAP implementation.

External monitoring and supervision of RAP implementation will continue throughout the implementation of the project. The following may be considered as the basis of indicators for monitoring and evaluation of the resettlement project:

- Socio-economic condition of the displaced households/business;
- Payment of compensations and various entitlements as per RAP;

- Changes in housing condition and income level as an impact of the project;
- Resettlement of the vulnerable APs and businesses;
- Rehabilitation of the APs and businesses;
- Income restoration/social forestry program for vulnerable groups;
- Consultation with APs, particularly women/vulnerable groups;
- Grievance Redressed cases;
- Level of satisfaction of the APs in the post-relocation period; and
- Overall effectiveness of the resettlement operation.

The monitoring report will inform the PD about the progresses in the implementation of RAP and make appropriate recommendations. The PD will be responsible for undertaking remedial measures for improving the implementation process.

10.7 Reporting Requirements

During the implementation phase, the Project Director will prepare quarterly report on the progress of resettlement activities and forward it to the GoB and donors. A format for resettlement implementation monitoring will be devised for quarterly monitoring and data collection by the field officials. The Social Safeguard team of General Consultant of DMRTDP, for every six months during the implementation stage, will conduct review and report to the PD office on the progress of all aspects of land acquisition and resettlement activities. The external monitor will submit annual mid-term and end-term report to the Project Director. The observations / recommendations made by the external monitor will be incorporated for smooth implementation of RAP and if necessary for betterment of PAHs. The types of report to be prepared for the project are: as per contact documents.

Annex-A

Letter from General Consultant (GC) & Technical note of GC

Impact of Vibration at Depot Site

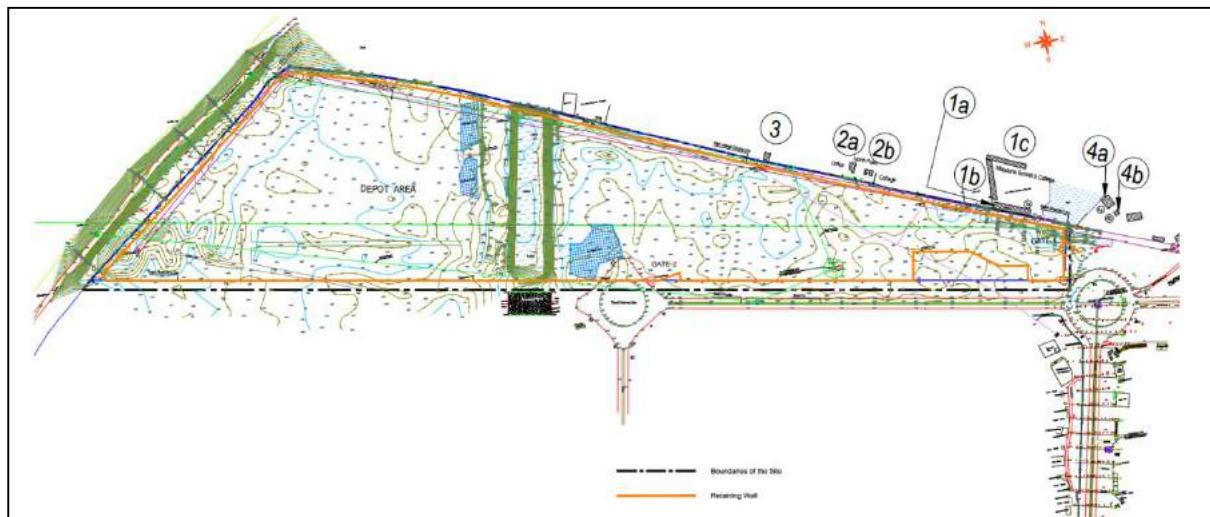
29 March, 2015

1. Background

The buildings near the north of depot site are expected to receive impact regarding noise and vibration due to construction activities in the depot area. This technical note examines the issue in detail.

2. Buildings near depot site

The buildings north of the depot site are as follows:



		
1. Milestone college	1. Milestone college	2a. North point office
		
2b. North point cottage	3. Temporary buildings	4. Buildings at north east

Location 1. Milestone College - Business School 3 storied structure (1a) and 2 one storied buildings (1b and 1c)

Location 2. North Point Resort -

- a. Office - single storied structure
- b. Cottages - 2 numbers, each 2 storied structure connected to each other.

Location 3. Newly constructed single storied structure - looks like temporary house.
 Location 4. Buildings located at North-East Corner of the Depot

3. Standards for Noise and Vibration during Construction

(a) Noise

There is no direct construction noise standard in Bangladesh. However, the Noise Control Act of 2006 provides some noise management guidelines (like minimum distance or working hour) and procedure to seek permission if it is not possible to comply with general area based noise level. As a result, the Japanese standard is proposed to be used for this Project, which stipulates that noise level at the boundary of receptor cannot exceed 85 dB.

(b) Vibration

There is no vibration standard in Bangladesh.

Vibration standards for from different countries are shown below. It is to be noted that these are targeted for buildings.

Country	Standard
India	Historical important 2 mm/sec PPV (Peak Particle Velocity) Domestic 5 mm/sec PPV Industrial 10 mm/sec PPV
Australia	Historical 2 mm/sec PPV Residential 10 mm/sec PPV Commercial 25 mm/sec PPV
USA (Construction Vibration Damage Criteria, FTA)	RCC 0.5 in/sec (12.7 mm/s, 102 VdB) CC 0.3 in/sec (7.6 mm/s, 98 VdB) Timber/ Mason 0.2 in/sec (5 mm/s, 94 VdB) Extremely susceptible to vibration 0.12 in/sec (3 mm/s, 90 VdB)

In some countries, the construction vibration limit is set targeted for human perception. These are as follows:

Jakarta Metro During Construction	85 VdB
Japan During Construction During Operation	75 VdB 60 VdB

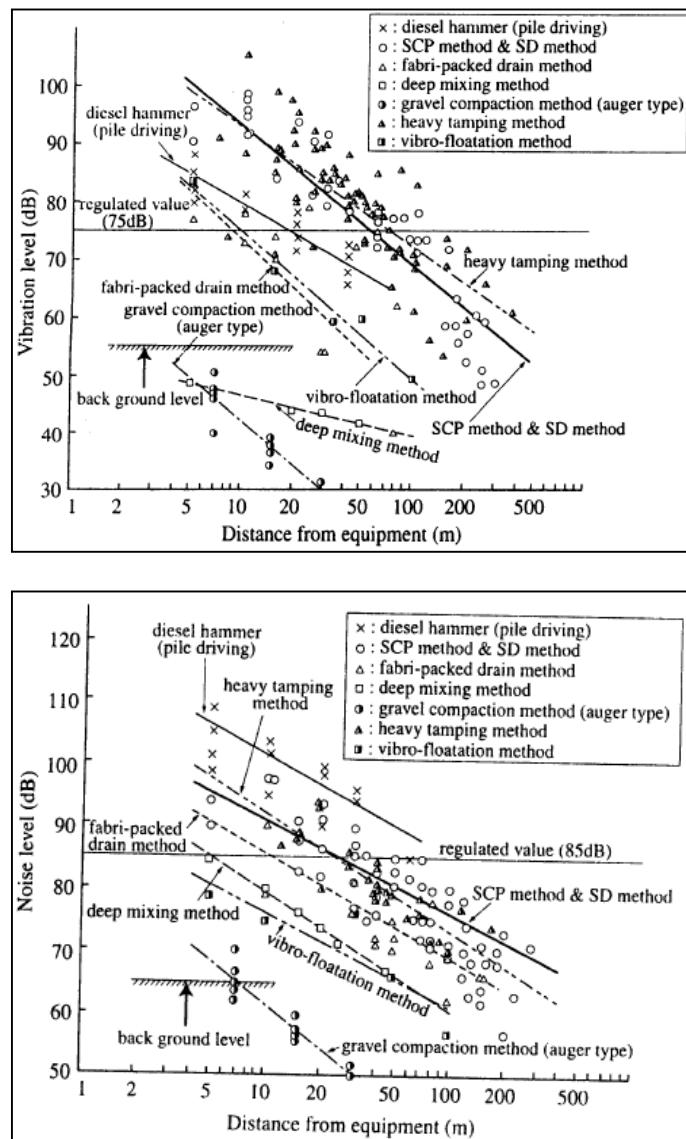
Based on above discussions, the construction vibration limit for this Project is recommended as follows:

Human occupancy 75 VdB (based on Japanese standard)
 Building 90 VdB (based on US standard)

4. Current construction method

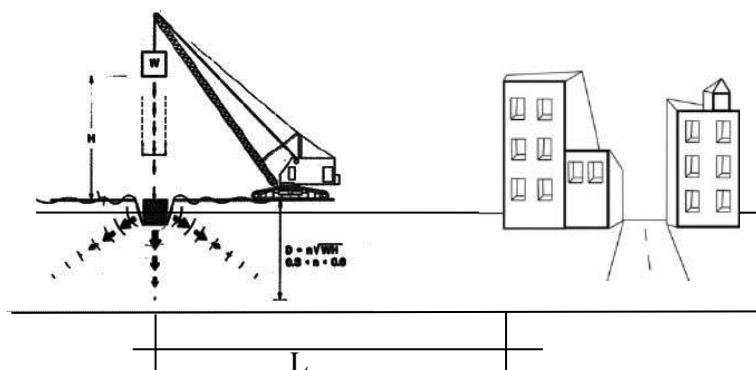
The current design calls for Dynamic Compaction (DC) near the north edge. Noise and vibration at various distances are shown in the following graphs (Source: Soil improvement methods – survey,

design and execution -, The Japanese Society of Soil Mechanics and Foundation Engineering, 1988, in Japanese).



Based on the above graphs, the noise and vibration due to Dynamic Compaction (DC) at various distances are as follows (approximate value). The distance L shown is shown in the subsequent diagram.

Distance L	Noise	Vibration
7.5 m	95 dB	95 Vdb
20 m	85 dB	85 VdB
40 m	80 dB	80 VdB
75 m	75 dB	75 VdB



5. Cross check/ Validation of Vibration Standard adopted

According to US FTA standard, the allowable vibration limit is 90 VdB (3 mm/sec, PPV) for buildings extremely susceptible to vibration, which is recommended to adopt in this Project. As vibration might cause damage to the nearby structure, it is required to cross check / validate the standard adopted.

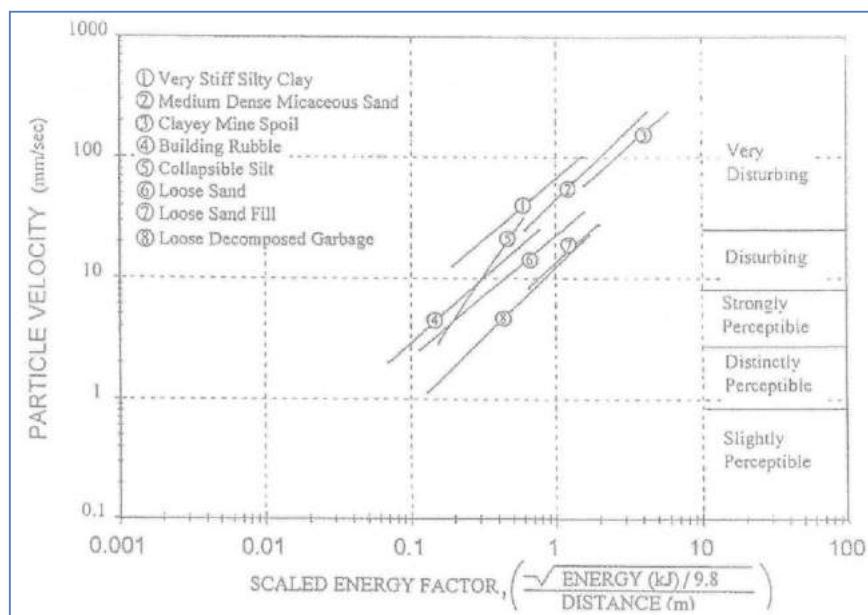
The validity can be cross check by using New York DOT Geotechnical Design Manual, 2014 utilizing impulse-momentum equation, equations for velocity wave propagation in soils, and energy dampening.

As mentioned in Sec 4, the vibration from DC at 7.5m distance is 95 VdB. Now, if the vibration calculation by NY DOT method from DC operation at 7.5 m is equal or less than 95 VdB, vibration standard adopted can be justified.

Calculation Results:

Distance from point of impact	Drop height	Weight	Scaled energy factor	Corresponding particle velocity*
7.5 m	10 m	20 ton (=196 KN)	0.22	3 mm/sec
7.5 m	15 m	12 ton (=118 KN)	0.23	3 mm/sec

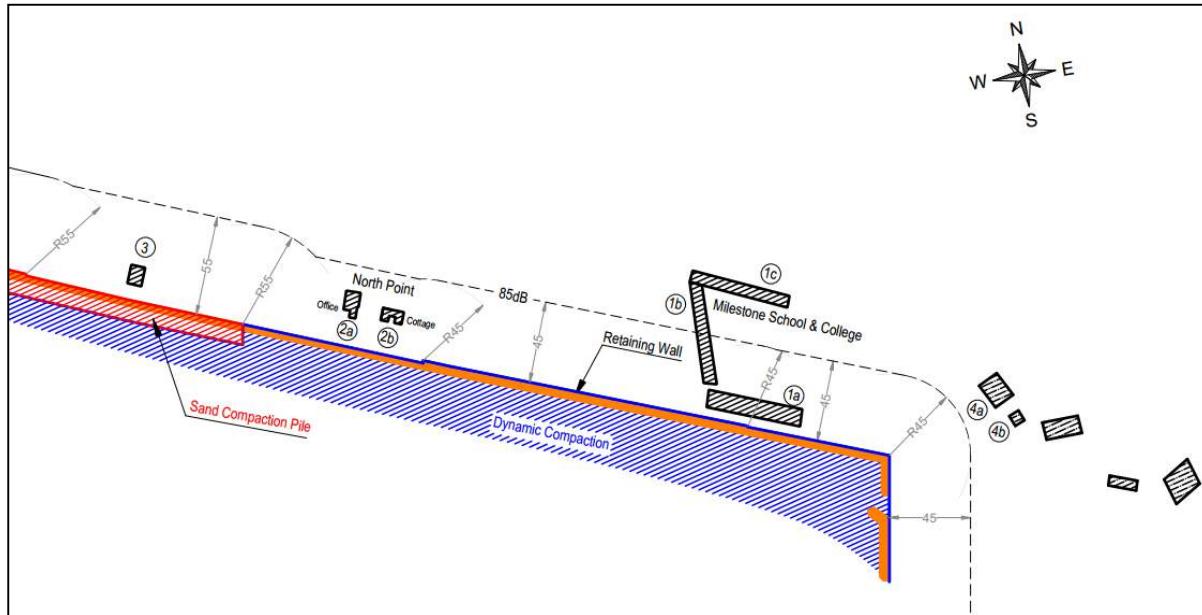
Note: *= the corresponding practical velocity obtained from the graph below for loose sand (line 6).



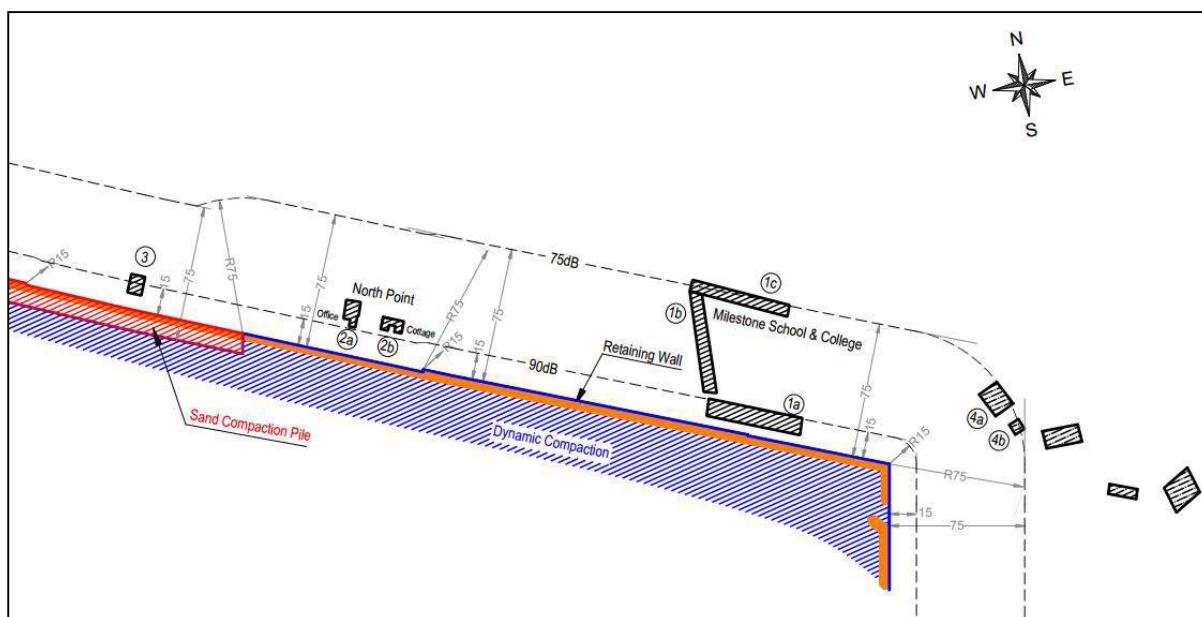
The resulting PPV of 3 mm/sec is roughly corresponds to 90 VdB. Thus, it can be said US FTA allowable vibration limit for construction is acceptable.

6. Impact Prediction at the depot site

The following figure shows the construction location and influence zone with respect to adopted construction noise limit of 85 dB. This line is 55 m from SCP and 45 m from DC. It is to be noted that the lines are drawn considering extended DC required for about 3 m outside of the depot boundary.



The following figure shows the construction location and influence zone with respect to adopted construction vibration limit of 90 VdB. Also the figure shows the influence zone with respect to 75 VdB limit corresponding to human perception. The distance from DC operation to 75 VdB influence zone is 75m while it is 15m for 90 VdB limit. It is to be noted that the lines are drawn considering extended DC required for about 3 m outside of the depot boundary.



It can be seen that Target Building 1a (Milestone College) falls within 90 VdB influence zone, while Target Buildings 2a and 2b are within 75 VdB influence zone. Also two one storied buildings of Milestone college and private buildings of 4a and 4b lies within the 75 VdB zone.

Thus, it can be said that Milestone College (building 1a) is a serious vibration receptors.

Features of Milestone College building are as follows:

Length	52.8 m
Width	9.6 m
Floor	3
Floor area	6000 X 3 = 18,000 sft (~1800 m ²)
Foundation	Isolated column footing with no pile (as per interview)
Foundation depth	4.5 feet (1.5m) from existing ground level
Size of the footing	6'-0" x 6'-6"
Column size	12" x 12"
Construction completed	2014
Estimated construction cost	BDT 30 ~ 40 million (using BDT 2000 ~ 2500/ sft)

It is to be noted that no design basis or calculation was obtained from Milestone College.

Strategy:

- Remedial measures should be considered for Target building 1a.
- Target buildings 2a and 2b, two one storied buildings of Milestone college (1b and 1c) and building 4a and 4b cannot be occupied/ used during the construction period.

Thus, various remedial measures are considered and evaluated for target building 1a in the following section.

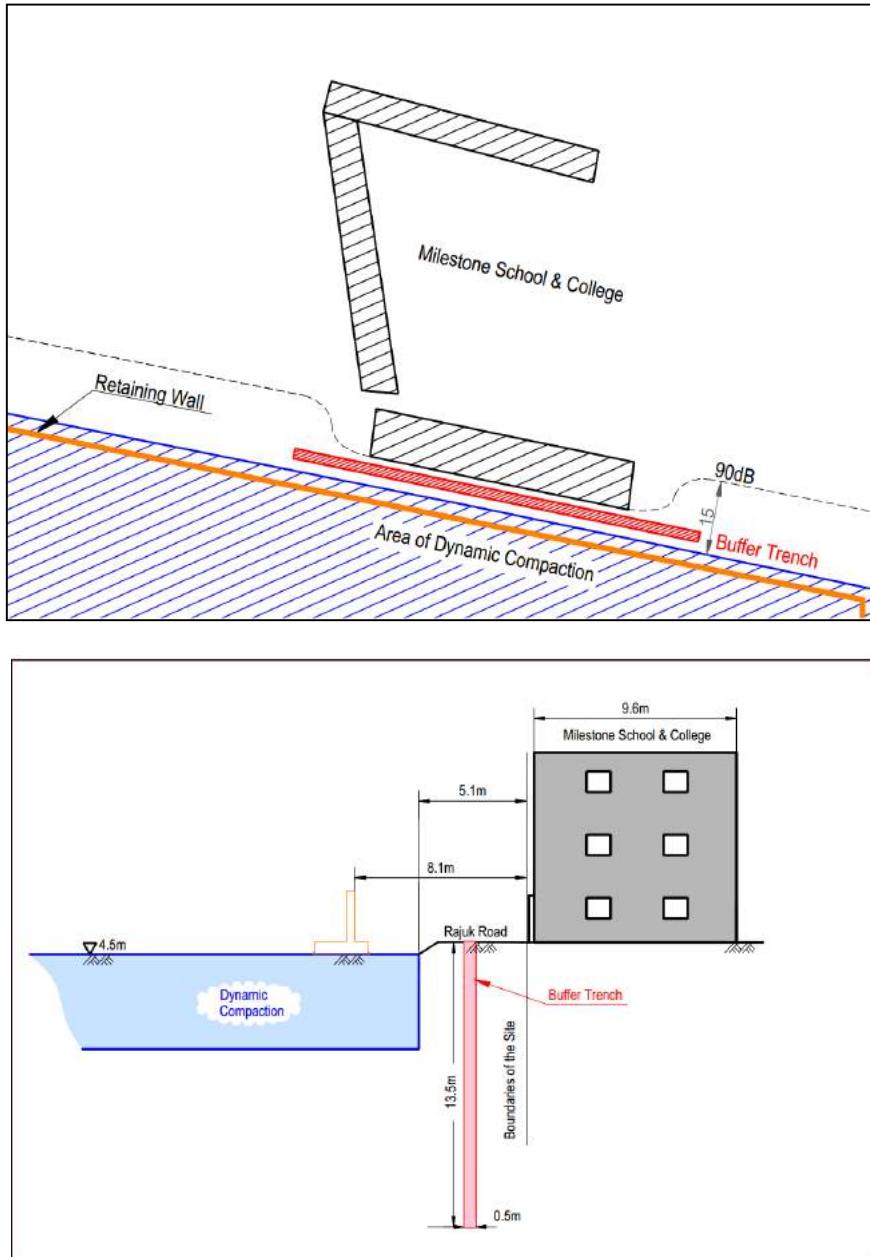
7. Remedial Alternatives

Basic Condition: All buildings within the 90 VdB influence zone will be saved. However, if not possible, that building has to be relocated. On the other hand, all buildings within 75 VdB influence zone has to temporarily suspend their usage/ occupation.

First alternative is to adopt vibration reduction option like trench separation for current construction method of DC. For the other alternative construction method, only soil replacement and soil improvement by cement mixing are considered as other methods are more expensive and difficult to execute in a limited area. Final option considered is to demolish the building.

Option 1: Vibration Barrier by Trench

In this option, a deep trench will be placed between the building and the DC zone. To keep the building outside of 90VdB influence, a trench of 13.5 m deep is required. Plan and section is shown below.

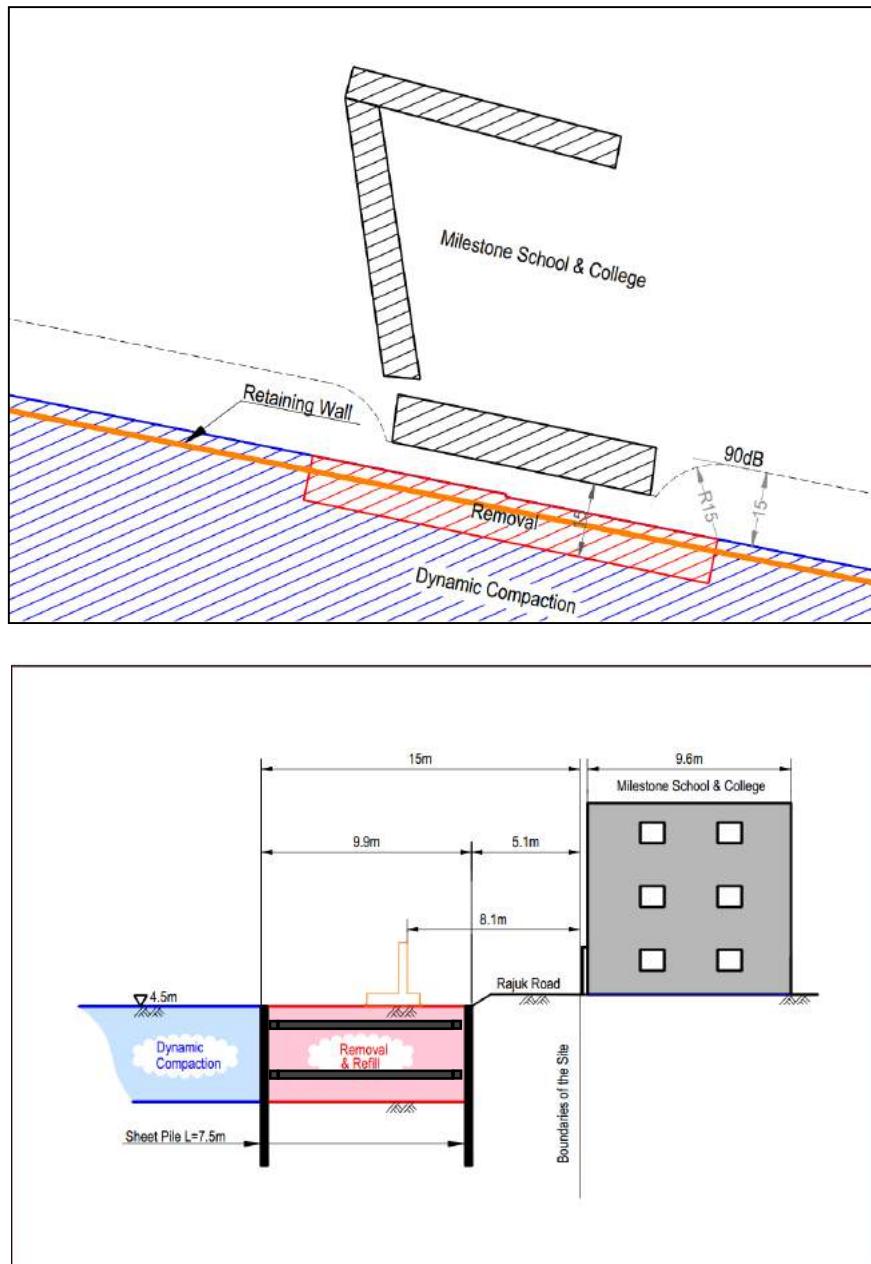


So, in this option, temporarily closure of the class rooms is required during the construction period, and work can be carried out by dynamic compaction following the above mentioned conditions.

Option 2: Removal & Refill of Fill Layer

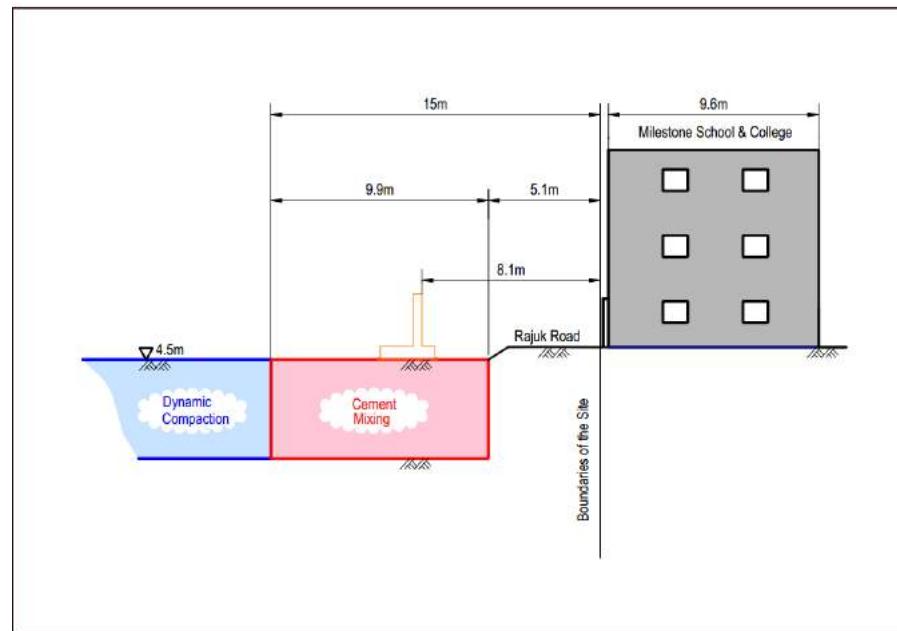
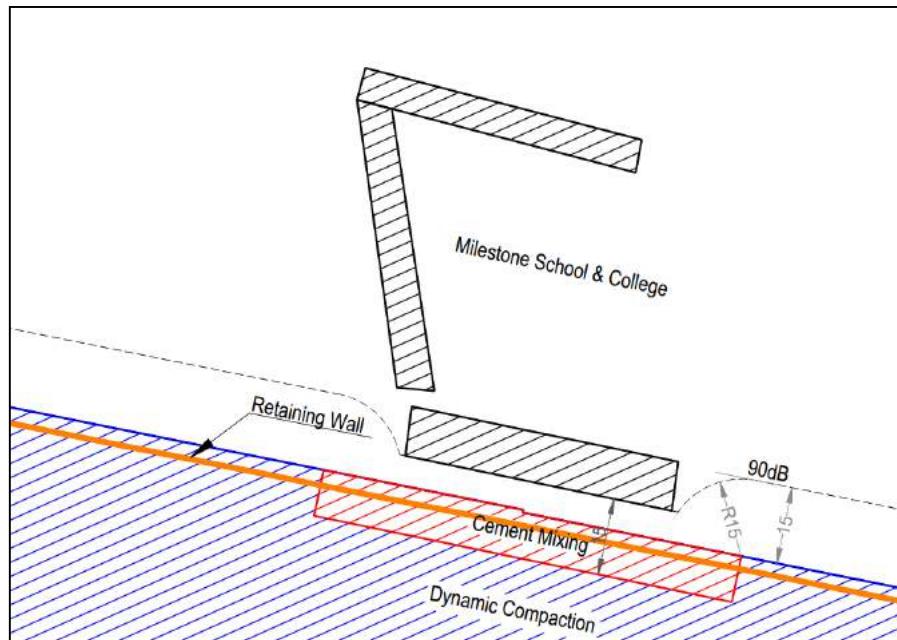
In this option, DC method will not be used near the building. Considering the 90Vdb as damage limit, the setback should be 15 m.

For the setback area, soil replacement can be done as an alternative method. Plan and section is shown below.



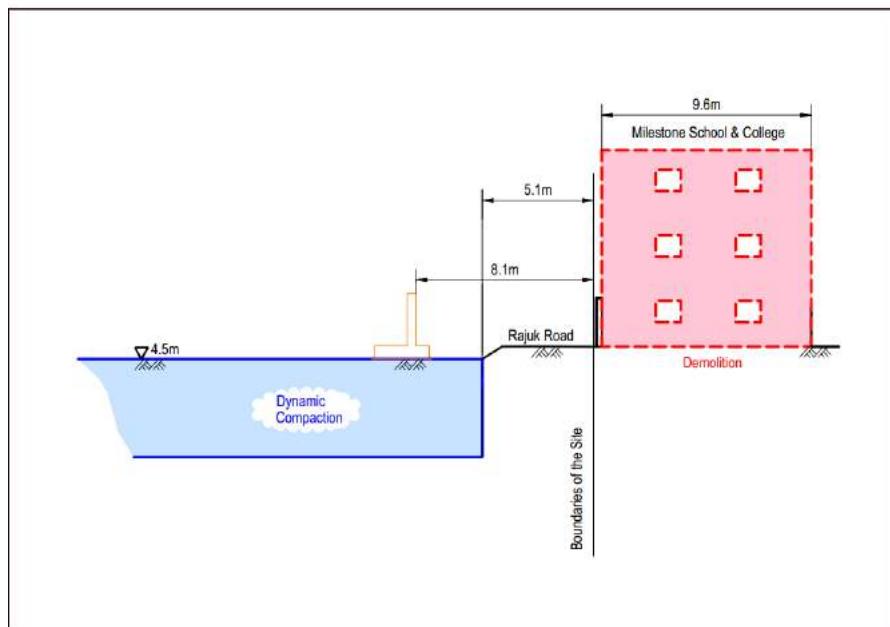
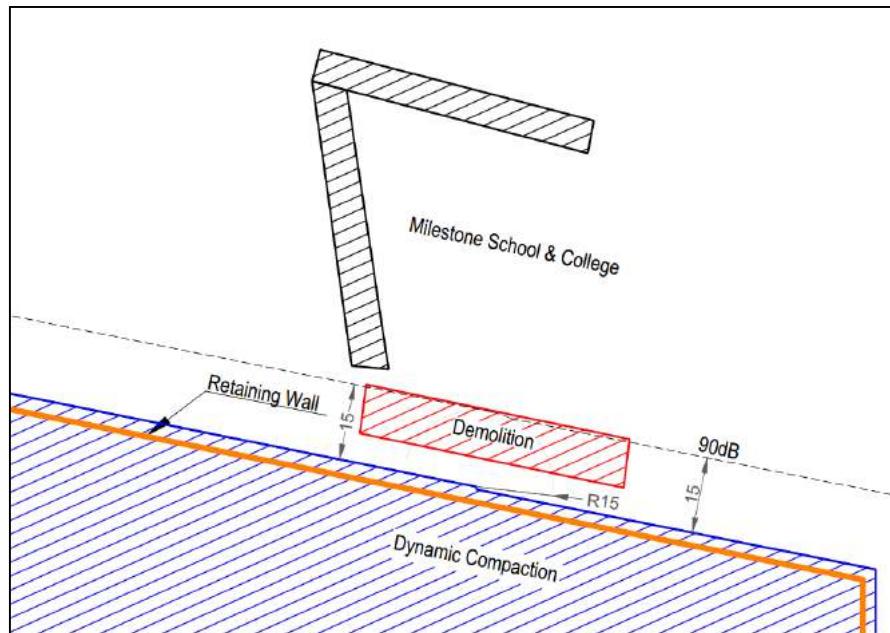
Option 3: Soil Improvement of Fill Layer by Cement Mixing

In this option, DC method will not be used near the building. For the setback area, deep mixing (like jet grouting) can be done as an alternative method. Plan and section is shown below.



Option 4: Demolition of College Building

In this option, DC method will be used but the building will be demolished. Plan and section is shown below.



8. Analysis of the Alternatives

The proposed four options are compared in the following table. The cost breakdown can be found in subsequent tables.

Options	Advantages	Disadvantages	Relative cost
Option 1: Vibration Barrier by Trench	<ul style="list-style-type: none"> No need of building demolition (temporary closer is still needed) 	<ul style="list-style-type: none"> Needs design change College building will remain near the Depot as an unstable structure from operation aspect. The Depot will be exposed to risk. 	Trench: BDT 12.8 million Dynamic Compaction: BDT 2.5 million <u>Total BDT 15.3 million</u>
Option 2: Removal & Refill of Fill Layer	<ul style="list-style-type: none"> No need of building demolition (temporary closer is still needed) 	<ul style="list-style-type: none"> Needs design change College building will remain near the Depot as an unstable structure from operation aspect. The Depot will be exposed to risk. 	 <u>Total BDT 16.0 million</u>
Option 3: Soil Improvement of Fill Layer by Cement Mixing	<ul style="list-style-type: none"> No need of building demolition (temporary closer is still needed) 	<ul style="list-style-type: none"> Needs design change College building will remain near the Depot as an unstable structure from operation aspect. The Depot will be exposed to risk. 	 <u>Total BDT 19.4 million</u>
Option 4: Demolition of College Building	<ul style="list-style-type: none"> No design change No social issue like disturbance/ accident The Depot can be operated without any risk associated with any building unstable against earthquake. 	<ul style="list-style-type: none"> Building need to be demolished 	Demolition: BDT 2.9 million New Construction: BDT 28.9 million Dynamic Compaction: BDT 2.5 million <u>Total BDT 34.3 million</u>

Cost Breakdown of Each Option

Option 1: Vibration Barrier by Trench (Excavation: Ø0.8 m x 13.5 m x 133 nos & C.C. wall Construction)

Sl.	work	Length,m	Breadth,m	depth, m	Quantity	Rate/m3	Amount Tk
1	Trench excavation using bentonite slurry	133(nos)		13.5	1,796	2,100	3,770,550
2	C.C. wall construction using tremie concrete (fc = 14 mpa)	83	0.8	13.5	896	10,050	9,008,820
							12,779,370 say Tk 12.8 million

Option 2: Removal & Refill of Fill Layer by Cut and Cover Method (Sheet Pile: Type III, L = 7.5m)

Sl	work	length,m	width,m	depth,m	quantity	rate, Tk	amount, Tk.
1.1	sheet pile hiring inc tie rod, beam etc	three sides for hiring			86	25,000	2,160,959
1.2	Sheet pile retaining inc tie rod, beam etc	one long side for retaining			70	90,000	6,281,075
1.3	sheet pile driving & lifting inc anchoring etc	three sides for driving & lifting			771	3,000	2,313,000
1.4	sheet pile driving inc anchoring etc	one long side for driving only			623	2,000	1,245,000
2	Fill excavation	83	9.9	4.5	3,698	171	632,298
3	Compacted fill	83	9.9	4.5	3,698	916	3,387,047
							16,019,379 say Tk 16.0 million

Option 3: Soil Improvement by Cement Mixing

Sl.	work	Length,m	Breadth,m	depth, m	Quantity	Rate/m3	Amount Tk
1	Improvement of fill layers(depth-4.5 m) by cement grouting	83	9.9	4.5	3,698	5,250	19,412,663
							19,412,663 say Tk 19.4 million

Option 4: Demolition of College Building
A. Construction cost of college Building As per PWD standard rate (year-2014):

Sl.	work	Length,m	Breadth,m	Area, m2	Rate/m2	Amount Tk
1	Foundation	52.8	9.6	506.88	8,578	4,348,017
2	Ground			506.88	15,922	8,070,543
3	1st floor			506.88	15,109	7,658,450
4	2nd floor			506.88	15,335	7,773,005
5	Roof top			506.88	2,135	1,082,189
						28,932,204

B. Demolish cost of 3 stored college building:

Consider labour cost in construction is 20% of total cost & labour cost

in demolish is less than construction. Consider 10 % labour cost

Demolish cost of 3 storied college building -

2,893,220

Total cost in Tk. 31,825,424
say Tk **31.8 million**

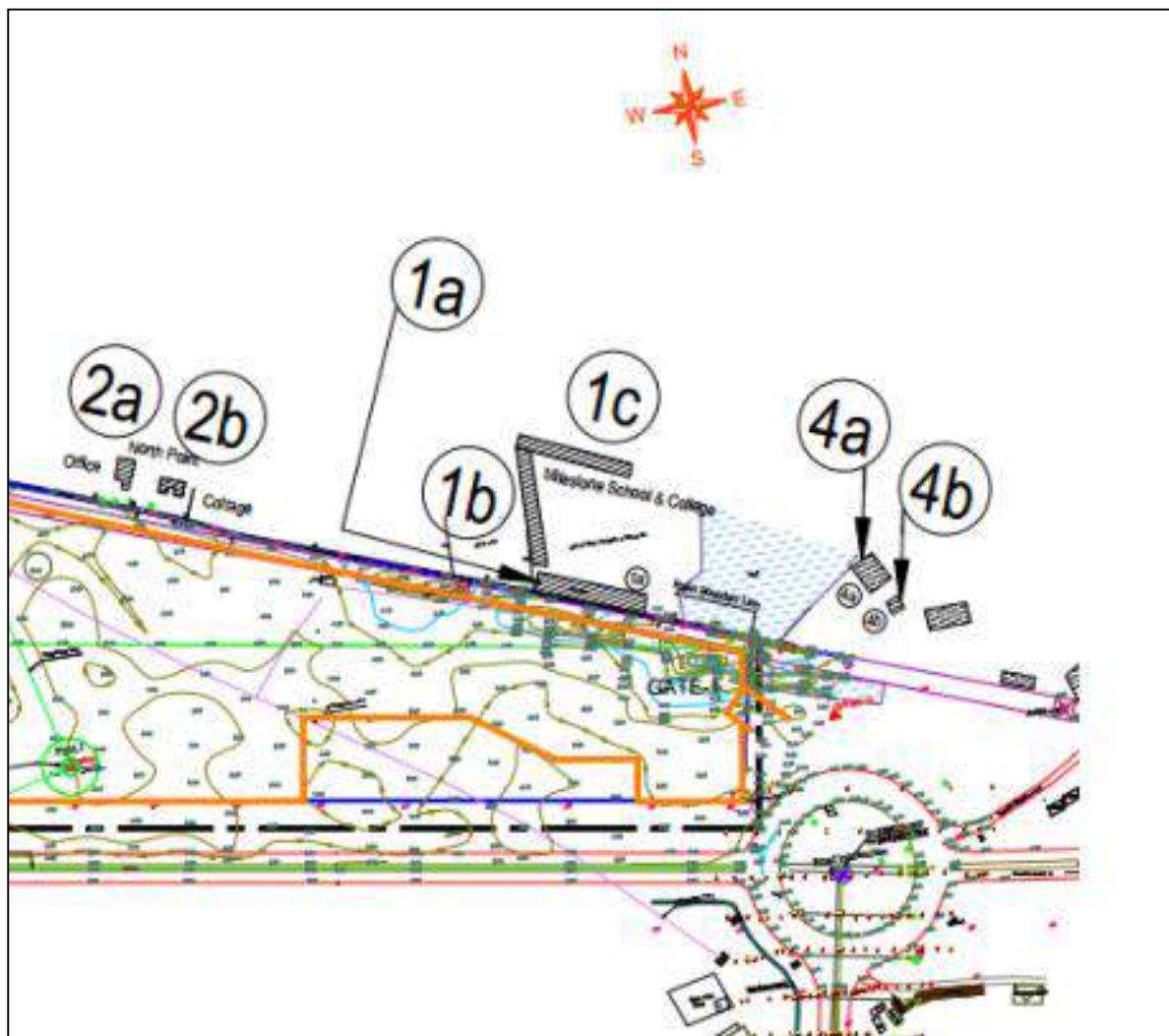
9. Recommendations

Based on the above discussion, Option 1 is the most cost effective.

However, as explained in the previous section, as the construction of the Milestone College building is poor; even lower vibration might cause damage. Also, mistake in the execution process might cause damage to building.

Though Option 4 is the most expensive, it is the safest for both construction as well as operation period of Dhaka MRT Line 6. As shown in following figure, the building of Milestone College is very close to the Depot. If college building is remained as unstable structure, the Depot will be exposed to risk during operation of Dhaka MRT Line 6 as well. Option 4 is desirable from the viewpoint of keeping safe operation of the Depot.

NKDM recommend Option 4 “Demolition of College Building” as a measure against vibration of dynamic compaction work based on aforementioned reasons.



10. Way Forward

For the demolition of the college building, proper compensation package must be ensured as per 2010 JICA guideline for environmental and social consideration. The compensation package should include, cost of demolition, replacement cost of new building, rental cost until the new building is ready, and associated costs, if any.

The proper way to address the issue is through the Resettlement Action Plan (RAP). RAP is currently under preparation by Resettlement Assistance Consultant (RAC) and will consider all direct and indirect Project Affected Persons (PAPs). RAP document preparation schedule can be confirmed by RAC but tentatively it is expected to be ready by July, 2015. After review by JICA, it is expected to be approved by DMTCL board by September, 2015.

For the JICA concurrence of CP-01 tender document, a MOU can be prepared between DMTCL and the Milestone College Authority stating that the compensation issue will be duly considered in the ongoing RAP preparation and both parties will abide by the compensation package to be proposed by the RAP.

Annex-B

Committee Report on the issue of Milestone School& College

96

Government of the People's Republic of Bangladesh
Ministry of Road Transport and Bridges
Dhaka Mass Transit Company Limited (DMTCL)

Report by the committee
formed to find out the suitable method of demolition of the existing
Milestone College Building

09-April 2015

Report by the committee formed to find out the suitable method of demolition of the existing Milestone College Building

Introduction: The three storied Business Studies Building of Milestone College situated at the south side of Mile stone college campus.(RS Dag No:308(part),309(Part), Mouza : Nolbogh , Diabari, Uttara , Dhaka-1230) which is located very close to the Depot of DMTCL Uttara Sector -15 Dhaka

The General Consultant (GC) of Dhaka Mass Rapid Transit Development Project (DMRTDP) NKDM Association recommended to demolish the existing 3 storied Business Studies Building of Milestone College adjacent to the Depot location due to anticipated damage from the vibration resulting from soil improvement activities planned in the depot site. GC mentioned that though there are alternative construction methods which can save the building, for safety of the school and the Project, it is highly recommended to demolish the building before the construction starts at the depot from April 2016.

To find out a suitable method for demolition of the building, a committee was formed by MD of DMTCL on 06/04/2015 (Memo No: DMRTDP/TE/02/DAB/219/2015-03 Date 06.04.2015) consisting of the following members:

1. Mr. Mohammed Nurul Amin, Director (A&F), DMRTDP- Convener
2. Mr. Md. Rashidul Hasan, DGM (PM), DMRTDP – Member
3. Lt. Col (R) Kamal Uddin Bhuiyan, Principal (admin), Milestone College, Member
4. Engr. Md. Abdul Hamid, Project Engineer, Milestone College, Member
5. Mr. Mitsuyasu Kaihara, Chief Railway Civil Engineer, NKDM Association- Member
6. Mr. Nurul Islam, Safe Guard Expert, NKDM Association- Member

Terms of Reference of the Committee:

1. To identify the possible solution for the vibration affect on Milestone College Building.
2. Cost assessment for possible solution.
3. To identify the method of way out
4. Recommendation

Activities of the Committee:

The committee met at 3-30 p.m. on 07/04/2015 at Milestone College and the committee examined the following issues in detail according to the scope. The meeting was attended by other relevant members and the list of participants is given in Attachment 1.

[Signature]

[Signature]

[Signature]

[Signature]

92

A. The scope and importance of the Project was discussed and all parties understand that this is a very important and Fast Track project. Milestone College authority expressed that all cooperation will be extended towards timely and smooth completion of the Project.

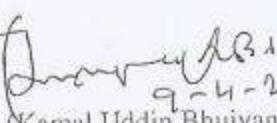
B. Mr. Nurul Islam, Safe Guard Expert, NKDM Association informed the committee that - The metro rail project is now preparing the design for contract package no -1 i.e soil improvement work of Depot . It has been found from technical study that the building may collapse due to vibration affect during the period of construction and the safest method is to demolish the concerned Milestone College building before construction starts. He also explained that the building has to be demolished by March 2016 i.e. before construction starts

C. The member from Milestone college. Lt. Col (R) Kamal Uddin Bhuiyan, Principal (admin) & Engr. Md. Abdul Hamid, Project Engineer informed the committee that MRT is very important project in Bangladesh. They agreed to demolish the building. They also claimed compensation on the basis of practical scenarios.

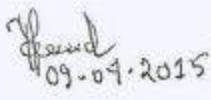
D. The convener of the committee explained that they can get the realistic compensation package on the basis of Government of Bangladesh (GOB) rules and Japan Int'l Corporation Agency (JICA) guideline

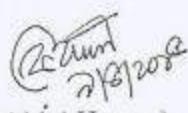
Solution and Recommendation:

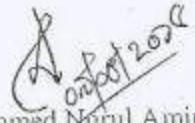
The committee members recommended to sign a Memorandum of Understanding (MoU) between DMTCL and Milestone College Authority on the basis of above Sl. A to D


 9-4-2015
 (Kamal Uddin Bhuiyan)
 Lt. Col. (Rtd)
 Principal (Admin)
 Milestone College
 Uttara, Dhaka.


 9/4/15
 (Nurul Islam)
 Safe Guard Expert
 NKDM Association


 09-04-2015
 (Engr. Md. Abdul Hamid)
 Project Engineer
 Milestone College
 Uttara, Dhaka.


 27/3/2015
 (Rashidul Hassan)
 Deputy Secretary &
 Deputy General Manager (PM)
 DMRTDP


 09-04-2015
 (Mohammed Nurul Amin)
 Joint Secretary &
 Director (Admin & Finance)
 DMRTDP

Annex-C

MoU between DMTC and MSC

MEMORANDUM OF UNDERSTANDING

Dhaka Mass Transit Company Ltd. (DMTCL) is a state own company under the Ministry of Road Transport and Bridges entrusted with the implementation of Dhaka Metro Rail Line 6 (herein after the Project) having its office at Level 14, Probashi Kallyan Bhaba, 71-72 Old Elephant Road, Eskaton Garden, Dhaka.

The Project has been jointly financed by Government of Bangladesh (GOB) and Japan International Cooperation Agency (JICA). The Project will implement an elevated rail link of around 20 km starting from Uttara third phase and ending at Motijheel. A total of 16 stations will be constructed in the Project on the route and a depot will be located in the north end of the route at Uttara 3rd Phase. Heavy equipment will be used at the depot site for land development causing significant vibration.

Milestone School and College (MSC) is a private educational institute having its campus at RS Dag No:308 (part),309(Part), Mouza : Nolbogh , Diabari, Uttara, Dhaka-1230.

Their Business Studies Building is a 3 storied building located just by the side of the proposed depot at Uttara sector no:15 of the Project. Thus, it is anticipated that the building will get damaged due to construction induced vibration.

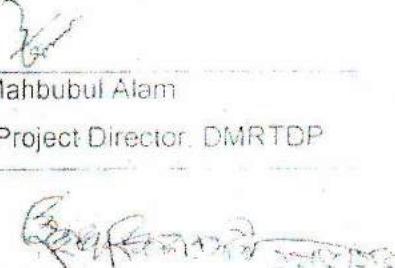
NKDM Association, the General Consultant (GC) of the Project investigated various options and recommended that the building should be demolished for the safety of students, workers and dwellers.

Now, under the above preamble, a Memorandum of Understanding (MoU) is agreed between DMTCL and MSC and the parties agreed to the following:

1. The Three storied Business Studies building of Milestone College shall be demolished.
2. Realistic compensation package will be determined and paid to Milestone college considering practical scenario following both GOB rules and JICA guidelines.
3. A part payment of compensation package will be paid to Milestone college authority within December 2015 i.e. before starting demolition. The demolition will be started from 01 January 2016 and must be completed by March 2016.
4. The demolition shall be carried out by the Milestone College Authority.
5. Both parties will extend all cooperation to each other for smooth and timely implementation of this immense important Fast Track MRT Project.
6. This Memorandum of Understanding (MoU) will terminate upon one of the following events:
 - a) At the completion of full compensation payment due to the timely demolition of 3 storied Business Studies building of Milestone College.
 - b) By mutual written consent.

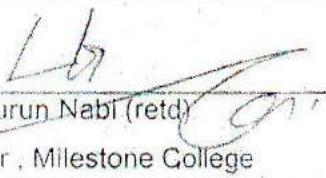
In Witness Whereof, the parties have signed this Memorandum in duplicate on 21 May, 2015.

SIGNED by: for and on behalf of
Dhaka Mass Transit Company
Ltd. (DMTCL)


Md. Mahbubul Alam
Addl Project Director, DMRTDP

Witness: Sarker Md. Md. Farzad

SIGNED by: for and on behalf of
Milestone College Authority


Col. Nurun Nabi (retd)
Adviser, Milestone College

Witness: Md. Abdul Hamid

Annex-D

Documents of RAJUK Land Allotment

Annex-D
Documents of RAJUK Land Allotment



রাজধানী উন্নয়ন কর্তৃপক্ষ

রাজউক ভবন, ঢাকা।

Web Site: www.rajukdhaka.gov.bd

স্মারক নং: রাজউক/এস্টেট-২/ ২৬৬ ১২৬

তারিখ: ২৫/৮/২০১৮ /১৪২২বঙ্গাব্দ
২০১৫খ্রি।

বিষয় : Dhaka Mass Transit Development Project এর আওতায় Mass Rapid Transit (MRT) Line 6 এর ডিপো নির্মাণের জন্য রাজউকের সম্মতস্বারিত উত্তরা ত্বর পর্ব প্রকল্পে অবশিষ্ট ৪.৫৭ একর জমি বরাদ্দ প্রসঙ্গে।

স্মাৰক নং: (ক) কর্তৃপক্ষের ০৫/২০১৫তম সাধারণ সভার সিদ্ধান্ত।
(খ) স্মারক নং: ডিএমআরপিডিপি/ভূমিবিগ্রহণ/জিএম(এফএন্ডএ)/১৭৬/২০১৮-১৪৮৮, তারিখ: ০১.০৬.১৫

উপর্যুক্ত বিষয়ের পরিবেশক্ষিতে আনিষ্ট হয়ে জানানো যাচ্ছে যে, কর্তৃপক্ষের ০৫/২০১৫তম সাধারণ সভার সিদ্ধান্তের আলোকে সম্মতস্বারিত উত্তরা ত্বর পর্ব প্রকল্প আবাসিক এলাকায় Dhaka Mass Transit Development Project এর আওতায় Mass Rapid Transit (MRT) Line 6 এর ডিপো নির্মাণের জন্য ৪.৫৭ একর জমি Dhaka Mass Transit Company Limited (DMTCL) এর অনুকূলে বরাদ্দ প্রদান করা হলো। উল্লেখ্য যে, Dhaka Mass Transit Company Limited (DMTCL) এর অনুকূলে সর্বমোট ৫৮.৯১ একর জমি বরাদ্দ প্রদান করা হলো।

২। বর্তমানে বরাদ্দকৃত ২৭৬.৪৮৫ কার্টা (৪.৫৭ একর) খালিচানিক প্লটের মূল্য এবং বরাদ্দকৃত জমিতে রাজউক কর্তৃক ইতোমধ্যে নির্মিত বিভিন্ন স্থাপনা বাবুদ ব্যাফিত অর্থসহ টাঃ ২৯,৩৬,০৩,৫৪৭/- (ডেস্ট্রিচ কোটি ছাত্রিশ লক্ষ তিন হাজার পাঁচশত সাতচাহাঁশ) মাত্র আগামী ৩০.০৬.২০১৫খ্রি। তারিখের মধ্যে এককালীন পরিশোধ করতে হবে।

৩। এছাড়াও পূর্বে বরাদ্দকৃত ৫৪.৩৪ একর জমির অপরিশোধিত টাঃ ৫৫,৮০,২৪,০৯০/- (টাকা পঞ্চাশ কোটি চাহিঁশ লক্ষ চারিশ হাজার নবাই) মাত্র আগামী ৩০.০৬.২০১৫খ্রি। তারিখের মধ্যে এককালীন পরিশোধ করার জন্য অনুরোধ করা হলো। উল্লেখ্য যে, পূর্বে বরাদ্দকৃত জমিতে অবকাঠামো নির্মাণ কারণ যে অর্থ দাবী করা হয়েছে তা হালের কেন সহজে নেই।

৪। আরও উল্লেখ্য যে, উপরোক্ত অর্থ “চেয়ারম্যান, রাজউক” এর রুপান্বয়ে ড্রাফট/পে-অর্ডারের মাধ্যমে সোনালী ব্যাংক লিমিটেড, রাজউক ভবন কর্পোরেট শাখা, ঢাকায় উল্লিখিত তারিখের মধ্যে জমা প্রদান করতে হবে।

“শর্তাবলী”

১. বরাদ্দকৃত জমি আবাসিক ব্যবহারের জন্য ভবন/ইমারত নির্মাণ করা যাবে না;
২. স্মারক নং: রাজউক/এস্টেট-২/৯১৩৪, তারিখ: ২৫.০৮.২০১৩খ্রি। এর মাধ্যমে জারীকৃত ছড়ান্ত বরাদ্দপত্রের অন্যান্য শর্তাবলী অপরিবর্তিত থাকবে।
৩. প্লটের মূল্য নির্ধারণে কম-বেশী হলে অথবা সরেজমিনে প্লটের আয়তন কম-বেশী হলে উক্ত অর্থ পরিশোধযোগ্য।

ব্যবস্থাপনা পরিচালক

Dhaka Mass Transit Company Limited (DMTCL)
প্রাসাদী কল্যাণ ভবন, লেভেল-১৪,

৭১-৭২, পুরাতন এ্যালিফ্যান্ট রোড, ইস্কান্দন গার্ডেন,
চাকা - ১০০০।

প্রতিপন্থ
উপ-পরিচালক (এস্টেট-২)
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

ରାଜଧାନୀ ଉନ୍ନୟନ କର୍ତ୍ତ୍ତପକ୍ଷ

চালক (এস্টেট-২) এর কার্যালয়
উত্তরা, ঢাকা-১২৩০।

শ্বারক নং: রাজাউক/এস্টেট-২/ ৪৬৪ মু,

তারিখ: ২৬/১২/০৮

বিষয় : Dhaka Mass Transit Development Project এর আওতার Mass Rapid Transit অন্তর্ভুক্ত Dhaka Mass Transit Development Project এর আওতার Mass Rapid Transit অন্তর্ভুক্ত Line 6 এর ডিপো নির্মাণের জন্য রাজউকের সম্প্রসারিত উভয়ের ত্বরণ পর্যবেক্ষণ থেকে প্রাপ্তির অন্তর্ভুক্ত ৪০.২৭ একর জমির মূল্য এবং বরাদ্দকৃত জমিতে রাজউক কর্তৃক ইতোমধ্যে নির্মিত বিভিন্ন স্থাপনা যেমন: ব্রীজ, রাস্তা, লেক ও অন্যান্য অবকাঠামো নির্মাণ এবং ভূমি উন্নয়ন ব্যবস্থা ব্যবিত অর্থ পরিশোধ থাসপে।

কর্তৃপক্ষের ০৫/২০১৪ তম সাধারণ সভার শিক্ষাত্ত্ব।

উপর্যুক্ত বিষয়ের পরিপ্রেক্ষিতে আদিষ্ট হয়ে Mass Rapid Transit Development Project (DMRTDP) এর আওতায় MRT Line-6 (মেট্রোলেন) এর ডিপো নির্মাণের জন্য বরাদ্দকৃত অবশিষ্ট (MRTD) কাঠা (৪০.২৭ একর) প্রাতিষ্ঠানিক প্রটোর কাঠা প্রতি টাঃ ১০,০০,০০০/- (দশ লক্ষ) মাত্র ২৪৩৬.৩৩৫ কাঠা (৪০.২৭ একর) প্রাতিষ্ঠানিক প্রটোর কাঠা প্রতি টাঃ ১০,০০,০০০/- (দশ লক্ষ) মাত্র হিসাবে সর্বমোট মূল্য টাঃ ২৪৩,৬৩,৩৫,০০০/- (দুইশত তেতোমাত্র কোটি ত্বরিত লক্ষ পয়ঃশিল্প হাজার) মাত্র নির্ধারণ করতঃ বরাদ্দকৃত জনিতে-বাজারক কর্তৃক ইতোমধ্যে নির্মিত বিভিন্ন বাধাপনা যেমন: বৌজ, রাস্তা, লেক ও অন্যান্য অবকাঠামো নির্মাণ-এবং ভূমি উন্নয়ন রাবণ ব্যায়িত আর্থের পরিমাণ টাঃ ২২৮,৭৬,৮৯,০৯০/- (আটশ কোটি ছিয়াত্তর লাখ উনবিংশই হাজার নম্বর) মাত্র সহ সর্বমোট টাঃ ২৭২,৮০,২৪,০৯০/- (দুইশত বাহাত্তর কোটি চার্চিশ লাখ চার্চিশ হাজার নম্বর) মাত্র, "চেম্পারম্যান, বাজারক" এবং অন্যান্যে ব্যাংক একাউন্ট/পে-অর্ডার এর মাধ্যমে সোনালী ব্যাংক, গ্রামিণটে, বাজারক ভবন বর্গোরেট শাখা, ঢাকায় আগামী ৩০.০৬.২০১৪ খ্রি. তারিখের মধ্যে জমা প্রদান করে জমাকৃত টাকার ব্যাংক বণিদ ধর্মোজনীয় কার্যবাহী ব্যরহঁ প্রাপ্ত প্রাপ্ত জন্য নিম্নস্থানকারীর দণ্ডের দাখিল করতে হবে।

“କାର୍ତ୍ତିବଳୀ”

১. স্মারক নং: রাজউক/এস্টেট-২/৯১স্থাঃ, তারিখ: ২৫.০৮.২০১০খ্রি. এর মাধ্যমে জারীকৃত ছড়াত
ব্রহ্মদপত্রের অন্যান্য শর্তাবলী অপরিবর্তিত থাকিবে।
২. প্লটের মূল্য নির্ধারণে কম-বেশী হলে অঞ্চল সরেজগিনে প্লটের আয়তন কম-রেশী হলে উক্ত অর্থ
পরিশোধযোগ্য।

ନିର୍ବାହୀ ପରିଚାଳକ
ଢାକା ପରିବହନ ସମ୍ବନ୍ଧ କର୍ତ୍ତ୍ତମଙ୍କ (ଡିଟିପିଆ),
ନଗର ଭବନ, ଢାକା ।

শ্বারুক নং: রাজউক/এস্টেট-২/

যদিয় অবগতি ও প্রয়েজ্জনীয় ব্যবস্থা গ্রহণের জন্য অনুলিপি প্রদান করা হইলঃ

১। প্রকল্প ব্যবস্থাপক ১/২
উত্তরা তর পর্ব প্রকল্প, রাজউক, ঢাকা।

২। উপ-পরিচালক (হিসাব),
রাজউক ভবন, ঢাকা।

৩। সহকারী মহা-ব্যবস্থাপক,
দেনালী ব্যাংক লিমিটেড, রাজউক ভবন কর্ণোরেট শাখা, ঢাকা।

৪। প্রকল্প পরিচালক
এম আই এস শাখা, রাজউক, ঢাকা।

ପ୍ରକାଶନ
ଉପ-ପରିଚାଳକ (ଏସ୍ଟେଟ୍-୨)
ବାହ୍ୟମନୀ ଉନ୍ନତି କର୍ତ୍ତପକ୍ଷ ଢାକା ।

রাজধানী উন্নয়ন: কর্তৃপক্ষ, ঢাকা।

‘তালিকা’

উপ-পরিচালক (এস্টেট-২)
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।



১৮/১৮/১৮

১৮/১৮/১৮

১৮/১৮/১৮

১৮/১৮/১৮

১৮/১৮/১৮

স্মারক নং: রাজউক/এস্টেট-২/ ১৮২-১৮০

থেকে: ৪ উপ-পরিচালক (এস্টেট-২)
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

ঠাকুর: ৪ নির্বাচী পরিচালক
ডি.টি.পি.এ, নগর ভবন, ঢাকা।

রাজধানী উন্নয়ন কর্তৃপক্ষ

রাজউক ভবন, ঢাকা।

Web Site: www.rajukdhaka.gov.bd

১৮০

তারিখ: ১৮/১৮/১৮

প্লট আইডি: ১৫/জে-সোনারগাঁও জনগথ এক্সটেনশন

এম.আর.টি-০০১।

বিষয়: সম্প্রসারিত উন্নয়ন ও গবেষণা একক এককার প্রতিষ্ঠানিক প্লটের চূড়ান্ত বরাদ্দ প্রসংগে।

স্মাৰক নং: রাজউক/এস্টেট-২/

তারিখ:

সুন্দর ও ধৰ্মীয় বাসাদেৱ আয়োকে আদিষ্ট হয়েছে, যাইতে হয়ে, রাজধানী উন্নয়ন কর্তৃপক্ষ কর্তৃক Dhaka Mass Transit Company Limited (DMTC) এর অনুকূলে সম্প্রসারিত উন্নয়ন ও প্রযোজন প্রকল্প এককার প্লটে বাটী প্রতি টাকা ১০,০০,০০০/- (টাকা দশ লক্ষ) মাত্র মূল্যে নিম্নবিধিত শৰ্তসম্পত্তিকে চূড়ান্ত বরাদ্দ প্রদান কৰা হইল।

২। বৰাদ্দকৃত ১৪.০৭ একের প্রতিষ্ঠানিক প্লটের মোট মূল্য প্রাথমিকভাৱে টাকা ৮৫,২৭,৩০,০০০/- (টাকা পঁচাশি কোটি দাশান লক্ষ ত্রিশ হাজাৰ) মাত্র বিধীবন কৰা হইল। বৰাদ্দকৃত প্লটের মূল্য এককালীন আগামী ৩১.০৭.২০১৩ তারিখের মধ্যে অথবা নিম্নলিখিত কিংতুতে পৰিশোধ কৰিতে হইবে।

ক্ষেত্ৰি	টাকার পরিমাণ	পৰিশোধেৰ শেষ তারিখ
১ম	টাকা ৩৪,১০,৯১,০০০/- মাত্র (মোট মূল্যের ৪০%)	৩১.০৭.২০১৩তারিখ
২য়	টাকা ২৮,৬৫,১৭,২৮০/- মাত্র (১২% কিংতু সুবিধা ফিল্ড)	৩১.০৭.২০১৪তারিখ
৩য়	টাকা ২৮,৬৫,১৭,২৮০/- মাত্র (১২% কিংতু সুবিধা ফিল্ড)	রাজউক কর্তৃক প্লট হস্তান্তৰেৰ উপযোগী ঘোষণাৰ দৰ্ব পৰ্যন্ত

৩। প্লটের দখল ঘদনেৰ সময় চূড়ান্ত ভাৰীপে জমিৰ পৰিমাণ বৰাদ্দকৃত আয়তন অপেক্ষা বেশী হইলে উক্ত বৰ্তিত জমিৰ মূল্য পঞ্জে উল্লেখিত নিৰ্ধাৰিত তারিখেৰ মধ্যে এককালীন পৰিশোধ কৰিতে হইবে এবং জমিৰ পৰিমাণ কৰ হইলে গৃহীত অতিৰিক্ত মূল্য ধাৰ্যকৃত হাৰে ক্ষেত্ৰ দেওয়া হইবে।

৪। প্লটেৰ সৰ্বসেৱা মূল্য এককালীন অথবা কিংতু ভিত্তিতে অনুচ্ছেদ-২-এ বৰ্ণিত তারিখেৰ মধ্যে "চোয়াৰম্যান, রাজউক" এৰ অনুকূলে ব্যাংক ক্লাউট/পে-অৰ্ডাৰ এবং মাধ্যমে সেনালী ব্যাংক সিলিটেড, রাজউক ভবন কৰ্পোৱেট শাখা, ঢাকায় নিৰ্ধাৰিত ব্যাংক একাউন্টে জমা কৰিতে হইবে। উল্লেখিত তারিখেৰ মধ্যে কিংতু টাকা যথাসময়ে জমা কৰিতে ব্যৰ্থ হইলে এবং কৰ্তৃপক্ষ অন্যৱস্থা সিদ্ধান্ত গ্ৰহণ না কৰিলে কোন নোটিশ ব্যতিৱেক্ষণ প্লটেৰ বৰাদ্দ বালিল বলিয়া গণ্য হইবে।

৫। কিংতু টাকা জমা কৰাৰ সময় সংশ্লিষ্ট ব্যাংকেৰ নিৰ্ধাৰিত পে-ইন-প্লিপে বৰাদ্দপত্ৰেৰ কোড নং, তাৰিখ, প্লট আই.ডি ও একচেৰ মাম উল্লেখ কৰিতে হইবে। পৰিশোধিত টাকায় ব্যাংক বৰ্ষিদেৱ এক কপি উপ-পৰিচালক (এস্টেট-২) এৰ বৰাদ্দবৱে প্ৰেৰণ কৰিতে হইবে।

৬। বৰাদ্দকৃত প্লটেৰ দখল প্ৰহণেৰ তাৰিখ হইতে ৯০ (নবৰই) দিনেৰ মধ্যে বৰাদ্দ ধৰিতা/ধৰিতীকে প্লটেৰ লীজ দলিল সম্পাদন ও ৱেজিত্বি কৰিতে হইবে।

৭। বৰাদ্দকৃত প্লটেৰ দখল প্ৰহণেৰ তাৰিখ হইতে ৯০ (নবৰই) দিনেৰ মধ্যে বৰাদ্দ ধৰিতা/ধৰিতীকে প্লটেৰ লীজ দলিল সম্পাদন ও ৱেজিত্বি কৰিতে হইবে। অন্যথায় রাজউকেৰ প্ৰচলিত বিবিমোতাৰেকে ব্যবহাৰ ঘণ্ট কৰা হইবে।

৮। রাজউক কর্তৃক অনুমোদিত নিৰ্ধাৰিত শৰ্তাবলী ও নীতিমালা সংস্থান প্লটেৰ লীজ দলিল সম্পাদন কৰিতে হইবে। নিৰ্ধাৰিত ব্যাংকে কি জমা কৰিয়া সংশ্লিষ্ট শাখা হইতে লীজ দলিলেৰ ফৰম এবং প্লটেৰ ০৪ (চার) কপি সাইট পঢ়ান সংগ্ৰহ কৰিতে হইবে।

৯। প্লটেৰ সম্মুখ মূল্য পৰিশোধ না হওয়া পৰ্যন্ত উক্ত প্লটেৰ দখল প্ৰদান বা ৱেজিত্বি কৰা যাইবে না।

পৰিকল্পিত নগৰী পৰিবেশগত উন্নতিৰ পূৰ্বশৰ্ত

১০। রাজউক সম্প্রসারিত উভয় তরফ পর্যবেক্ষণ কাজ যথাই মাটি ভরাট, রাষ্ট্রাঘাট মুর্মান, স্ট্রাইট লাইট, কাটা জেন ব্যক্তিত অন্যান্য ভৌত অবকাঠামোগত তথ্য পানি সরবরাহের নিমিত্তে লাইন স্থাপন, বৈদ্যুতিকরণ, পর্যবেক্ষণ ক্ষেত্রে ইত্যাদির কোন কার্যকলান গ্রহণ করিবে না। ঢাকা ওয়াশা, ডেসা ও তিতাস গ্যাস তাদের প্র্যান, প্রোগ্রাম ও বাজেট অনুযায়ী উক্ত কার্যাদি যথাসময়ে সম্পন্ন করিবে।

১১। রাজউক সম্প্রসারিত উভয় তরফ পর্যবেক্ষণ কাজ যথাই মে-আউট ম্যাজ প্রয়োজনে পরিবর্তন ও পরিবর্ধন করিতে পারিবে।

১২। বরাদ্দ প্রাহিতা/প্রাহিতী উক্ত পরিবর্তন ও পরিবর্ধন গ্রহণ করিতে বাধ্য থাকিবেন।

১৩। সম্প্রসারিত উভয় তরফ পর্যবেক্ষণ এলাকায় রাজউক যে কোন ট্রান্সমিউন কাজ করিতে পারিবে। ইহাতে বরাদ্দ প্রাহিতা/প্রাহিতী কোন ওভার-আপস্টি উত্থাপিত করিতে পারিবেন না।

১৪। রাজউক আন্দোলনে মত্তুন শর্ত সংযোজন ও পরিবর্তন করিতে পারিবে। অন্য কোন বরাদ্দবৃত্ত প্রটোকল যে উদ্দেশ্যে বরাদ্দ প্রদান করা হইলাছে শুধুমাত্র সে উদ্দেশ্যে ব্যবহার করা যাইবে। অন্য কোন উদ্দেশ্যে যেমন: আবাসিক, বাণিজ্যিক ইত্যাদি হিসাবে ব্যবহার করা যাইবে না। ব্যবহার করিলে প্লটের উপর ইমারত নির্মাণ করা হইলেও উহার লীজ বাতিল করিয়া প্লটট ইমারতসহ দখল করিতে পারিবেন। ইহাতে বরাদ্দ প্রাহিতা/প্রাহিতী কোন ওভার-আপস্টি উত্থাপিত করিতে পারিবেন না।

১৫। বরাদ্দবৃত্ত প্রটোকল প্রাপ্তির ০৪ (চার) বছরের মধ্যে অস্তরিত প্রতিষ্ঠান চালু করিতে হইবে। নির্দিষ্ট সময়ে প্রতিষ্ঠিত প্রতিষ্ঠান চালু করা না হইলে বরাদ্দবৃত্ত প্রটোকল বণিয়া গণ্য হইবে।

১৬। প্রতিষ্ঠিত প্রতিষ্ঠান কোন ব্যক্তি/প্রতিষ্ঠানের নিকট হস্তান্তর/আয়-মোকার/বিতরণ করা যাইবে না। করতে হইলে শুধুমাত্র রাজউকের নিকট করিতে হইবে।

ব্রিটিশ

উপ-পরিচালক (এস্টেট-২)

রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

তারিখ :

স্থানক নং: রাজউক/এস্টেট-২/

অনুলিপি অবগতি ও প্রয়োজনীয় ব্যবহাৰ এবংগের জ্ঞান ১

১। উপ-পরিচালক (হিসাব)

রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

২। প্রকল্প ব্যবস্থাপক ১/১

উভয় তরফ পর্যবেক্ষণ কাজ যথাই মাটি ভরাট, রাজউক, ঢাকা।

৩। সহকারী স্বাক্ষরস্থাপক

সোনালী ব্যাংক লিমিটেড, রাজউক ভবন কর্পোরেট শাখা, ঢাকা।

উপ-পরিচালক (এস্টেট-২)

রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

ৰাজধানী উন্নয়ন কর্তৃপক্ষ
উপ-পরিচালক (এস্টেট-২) এর কাৰ্যালয়
ৱাজউক, উত্তোলন, ঢাকা।

স্মারক নং: ৱাজউক/এস্টেট-২/২৮/২২৭

তাৰিখ: ৬/২/২৩

বিষয়: Dhaka Mass Transit Development Project এৰ আওতায় Mass Rapid Transit (MRT) Line 6 এৰ ডিপো নিৰ্মাণেৰ জন্য রাজউকেৰ সম্প্ৰসাৱিত উত্তোলন পৰ্ব প্ৰকল্প থেকে অবশিষ্ট ৪০.২৭ একৰ জমিৰ মূল্য এবং বৰাদ্বৰ্কৃত জমিতে রাজউক কৰ্তৃক ইতোমধ্যে নিৰ্মিত বিভিন্ন স্থাপনা যেমন: ব্ৰীজ, রাস্তা, লেক ও অন্যান্য অৱকাঠামো নিৰ্মাণ এবং ভূমি উন্নয়ন বাবদ ব্যয়িত অৰ্থেৰ আধিক্যক মূল্য টাঃ ২১৭,০০,০০,০০০/- (দুইশত সততেৰ কোটি) মাত্ৰ পৰিশোধ প্ৰসঙ্গে।

সূত্ৰ: আপনাৰ গত ১৯.০১.২০১৫ত্ৰি তাৰিখেৰ আবেদন।

উপৰ্যুক্ত বিষয় ও সূত্ৰেৰ পৰিশেক্ষিতে আদিষ্ট হয়ে Dhaka Mass Transit Development Project এৰ আওতায় Mass Rapid Transit (MRT) Line 6 এৰ ডিপো নিৰ্মাণেৰ জন্য Dhaka Mass Transit Company Limited (DMTCL) এৰ অনুকূলে রাজউকেৰ সম্প্ৰসাৱিত উত্তোলন পৰ্ব প্ৰকল্পে প্ৰথম পৰ্যায়ে ১৪.০৭ একৰ এবং দ্বিতীয় পৰ্যায়ে ৪০.২৭ একৰ জমি বৰাদ্ব প্ৰদান কৰা হয়। প্ৰথম পৰ্যায়ে বৰাদ্বৰ্কৃত ১৪.০৭ একৰ জমিৰ মূল্য পৰিশোধ কৰা হয়েছে।

ৰ্বতমানে ২য় পৰ্যায়ে বৰাদ্বৰ্কৃত ৪০.২৭ একৰ জমিৰ মূল্য এবং বৰাদ্বৰ্কৃত জমিতে রাজউক কৰ্তৃক ইতোমধ্যে নিৰ্মিত বিভিন্ন স্থাপনা যেমন: ব্ৰীজ, রাস্তা, লেক ও অন্যান্য অৱকাঠামো নিৰ্মাণ এবং ভূমি উন্নয়ন বাবদ ব্যয়িত অৰ্থেৰ মোট টাঃ ২৭২,৪০,২৪,০৯০/- (দুইশত বাহাতুৰ বেগুটি চলিশ লক্ষ চৰিশ হাজাৰ নকৰই) মাত্ৰ নিৰ্ধাৰণ কৰা হয়েছে।

সূত্ৰোছ আবেদনেৰ প্ৰেক্ষিতে চেয়াৰম্যান, রাজউক মহোদয়েৰ অনুমোদনক্রমে ব্যয়িত অৰ্থেৰ মধ্যে টাঃ ২১৭,০০,০০,০০০/- (দুইশত সততেৰ কোটি) মাত্ৰ পত্ৰ জাৰীৰ তাৰিখ হইতে ০১ (এক) মাসেৰ মধ্যে এবং অবশিষ্ট অৰ্থ টাঃ ৫৫,৪০,২৪,০৯০/- (পঞ্চাশ কোটি চলিশ লক্ষ চৰিশ হাজাৰ নকৰই) মাত্ৰ “চেয়াৰম্যান, রাজউক” এৰ অনুকূলে ব্যাংক ড্রাফট/পে-অৰ্ডাৰ এৰ মাধ্যমে সোনালী ব্যাংক লিমিটেড, রাজউক ভবন কৰ্পোৱেট শাখা, ঢাকায় আগামী ৩০.০৬.২০১৫ত্ৰি তাৰিখেৰ মধ্যে জমা প্ৰদান কৰে জমাকৃত টাকাৰ ব্যাংক রশিদ প্ৰয়োজনীয় কাৰ্যকৰী ব্যবস্থা গ্ৰহণেৰ জন্য নিম্নস্বাক্ষৰকাৰীৰ দণ্ডে দাখিল কৰাৰ জন্য অনুৰোধ কৰা হলো।

ব্যবস্থাপনা পৰিচালক

Dhaka Mass Transit Company Limited (DMTCL)
ঘৰাসী কল্যাণ ভবন, লেভেল-১৪,
৭১-৭২, পুৱাতন এ্যালিফ্যান্ট রোড, ইকাটন গার্ডেন,
ঢাকা - ১০০০।

স্মারক নং: ৱাজউক/এস্টেট-২/

তাৰিখ:

সদয় অবগতি ও থয়োজনীয় ব্যবস্থা গ্ৰহণেৰ জন্য অনুলিপি প্ৰদান কৰা হইলঃ-

- ১। প্ৰকল্প ব্যবস্থাপক ১/২
উত্তোলন পৰ্ব প্ৰকল্প, রাজউক, ঢাকা।
- ২। উপ-পৰিচালক (হিসাব),
ৱাজউক ভবন, ঢাকা।
- ৩। সহকাৰী মহা-ব্যবস্থাপক,
সোনালী ব্যাংক লিমিটেড, রাজউক ভবন কৰ্পোৱেট শাখা, ঢাকা।
- ৪। প্ৰকল্প পৰিচালক
এম.আই.এস শাখা, রাজউক, ঢাকা।

উপ-পৰিচালক (এস্টেট-২)
ৱাজধানী উন্নয়ন কৰ্তৃপক্ষ, ঢাকা।

রাজধানী উন্নয়ন কর্তৃপক্ষ

উপ-পরিচালক (এস্টেট-২) এর কার্যালয়
উত্তরা, ঢাকা-১২৩০।

স্মারক নং: রাজউক/এস্টেট-২/৪৬৪ ৩২৭

তারিখ: ২০/১০/১৮

২০০০

বিষয়: Dhaka Mass Transit Development Project এর আওতায় Mass Rapid Transit (MRT)

Line 6 এর ডিপো নির্মাণের জন্য রাজউকের সম্পূর্ণাত্মক উত্তরা ওয়ার্ড থেকে অবশিষ্ট ৪০.২৭ একর জমির মূল্য এবং বরাদ্বৃত্ত জমিতে রাজউক কর্তৃক ইতোমধ্যে নির্মিত বিভিন্ন স্থাপনা যেমন: বৌজ, রাস্তা, লেক ও অন্যান্য অবকাঠামো নির্মাণ এবং ভূমি উন্নয়ন ব্যবস্থা ব্যয়িত অর্থ পরিশোধ প্রসঙ্গে।

সূত্রটি কর্তৃপক্ষের ০৫/২০১৪ তম সালারণ সভার সিদ্ধান্ত।

উপর্যুক্ত বিষয়ের পরিশেষিতে আদিত হয়ে Mass Rapid Transit Project (DMRTDP) এর আওতায় MRT Line-6 (মেট্রোরেল) এর ডিপো নির্মাণের জন্য বরাদ্বৃত্ত অবশিষ্ট ২৪৩৬.৩৩৫ কাটা (৪০.২৭ একর) পাতিষ্ঠানিক প্লটের বাটা প্রতি টাকা ১০,০০,০০০/- (দশ লক্ষ) মাত্র হিসাবে সর্বমোট মূল্য টাকা ২৪৩,৬৩,৩৫,০০০/- (দুইশত-তেও়শিলিশ মোট ত্যেটি লক্ষ পয়ত্রিশ হাজার) মাত্র নির্ধারণ করত্ব বরাদ্বৃত্ত জমিতে রাজউক কর্তৃক ইতোমধ্যে নির্মিত বিভিন্ন স্থাপনা যেমন: বৌজ, রাস্তা, লেক ও অন্যান্য অবকাঠামো নির্মাণ এবং ভূমি উন্নয়ন ব্যবস্থা ব্যয়িত অধিবেশ পরিমাণ টাকা ২৮,৭৬,৮৯,০৯০/- (আটশ কোটি চাল্লিশ লক্ষ চাল্লিশ হাজার টাকাই) মাত্র "চোরমান, রাজউক" এর অনুরূপ ব্যাংক ড্রাফট/পে-অর্ডার এর মাধ্যমে সোনালী ব্যাংক লিমিটেড, রাজউক ভবন কর্পোরেট শাখা, ঢাকা, আগামী ৩০-০৬-২০১৪ খ্রি। তারিখের মধ্যে জমা প্রদান করে জমাবত ঢাকার ব্যাংক বণিক প্রয়োজনীয় ক্ষমতাকরী ব্যবস্থা প্রহণের জন্য নিয়মানুসরকারী দণ্ডের দায়িত্ব করতে হবে।

“শর্তাবলী”

১. স্মারক নং: রাজউক/এস্টেট-২/৯১হাত, তারিখ: ২৫-০৮-২০১৩ খ্রি। এর মাধ্যমে জারীকৃত চূড়ান্ত ব্যবস্থাপনার অন্যান্য শর্তাবলী অপরিবর্তিত প্রাপ্তিবিনিয়োগ করা হবে।

২. প্লটের মূল্য নির্ধারণে কম-বেশী হলে অথবা সরেজামিনে প্লটের আয়তন কম-বেশী হলে উক্ত অর্থ প্রাপ্তিবিনিয়োগ্য।

নির্বাচী পরিচালক
ঢাকা পরিবহনসম্মত কর্তৃপক্ষ (ডিসিএ),
নগর ভবন, ঢাকা।

২৫/১০/১৮
উপ-পরিচালক (এস্টেট-২)
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

স্মারক নং: রাজউক/এস্টেট-২/

তারিখ:

সদয় অবগতি ও প্রয়োজনীয় ব্যবস্থা প্রহণের জন্য অনুলিপি প্রদান করা হইলাম:

অন্তিম দায়িত্বের পরিমাণ = ২৭০০,০০,০০০/-

ঐত্যঃ দুইশত খ্রাত্র খেতি দিশ মাত্র।

১. একক ব্যবস্থাপক ১/২
উত্তরা ওয়ার্ড পর্ষ একক, রাজউক, ঢাকা।
২. উপ-পরিচালক (হিসাব),
রাজউক ভবন, ঢাকা।
৩. সহকারী মহা-ব্যবস্থাপক,
সোনালী ব্যাংক লিমিটেড, রাজউক ভবন কর্পোরেট শাখা, ঢাকা।
৪. একক পরিচালক
এম.আই.এস শাখা, রাজউক, ঢাকা।

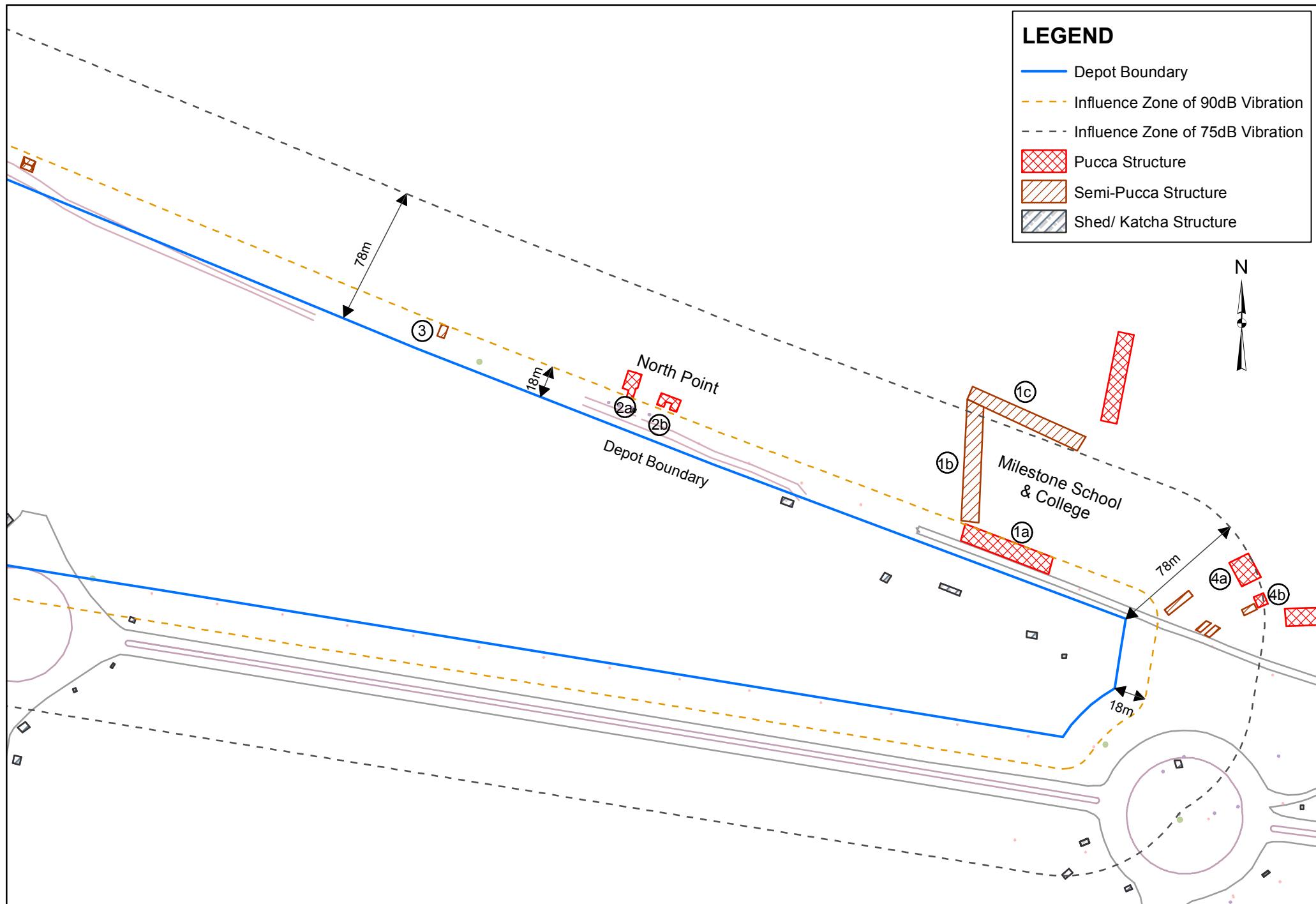
প্রাপ্তিবিনিয়োগ্য
যোঃ মোফাজ্জেল হোসেন
একক পরিচালক
মান ধন পর্যবেক্ষণ কেন্দ্রসংস্থ এন্ড
তি টি পি এ

উপ-পরিচালক (এস্টেট-২)
রাজধানী উন্নয়ন কর্তৃপক্ষ, ঢাকা।

পরিকল্পিত নগরী পরিবেশগত উন্নতির পূর্বশর্ত

Annex-E

Depot Area Map



Annex-F

Letter from PD, DMRTDP for Conducting Survey in Depot Area to RAC

Government of the People's Republic of Bangladesh
Ministry of Road Transport and Bridges
Road Transport and Highways Division
Dhaka Mass Rapid Transit Development Project
Probasi Kalyan Bhaban (13th) Floor
Eskaton Garden Road, Dhaka-1000.

Memo No. DMRTDP/E&R/RAC/CCDB/02/2015- 35

Date: 28.05.2015

Subject: Carryout Video and Census Survey in Depot area of MRT Line-6

Reference: NKDM-ADM-DMTC-956, Date: 20/05/2015

Land Development works of the Depot area of MRT Line-6 will be started within short time. Due to execution of land development works, vibration from Dynamic Compaction works will have a significant impact on Structures within 15m from the Dynamic Compaction Equipment, and the area of influence of vibration will be 18m outside from the depot boundary. To assess the loss and social impact within this area, it is necessary to carryout Video Filming and Census Survey within 18m outside from the depot boundary (Map attached).

In connection to the above mentioned subject, you are requested to carryout Video Filming and Census Survey in Depot area by notifying the affected persons from the 1st week of June 2015. The starting date will be the cut-off date of the survey and will be continued up to the end of survey works.

*QH
28/5/15*

Md. Mofazzel Hossain
(Additional Secretary)
Project Director, DMRTDP &
Managing Director, DMTCL
Phone: 02-9359828
E-mail: md.mofazelh@yahoo.com

1. Map showing depot boundary and area of influence related to vibration impact

Copy:

1. Senior Representative, JICA
2. Additional Project Director, DMRTDP
3. Director (S&P), DMRTDP
4. Chief Engineer (Civil), DMRTDP
5. DGM (E&R), DMRTDP
6. PS to Secretary, Ministry of Roads Transport and Bridges
7. PS to Executive Director, Dhaka Transport Coordination Authority
8. Team Leader, NKDM Association

Annex-G

Letter of Cut – off –Date

গণপ্রজাতন্ত্রী বাংলাদেশ সরকার
সড়ক পরিবহন ও মেটু মন্ত্রণালয়
সড়ক পরিবহন ও মহাসড়ক বিভাগ
ঢাকা ম্যাস র্যাপিড ট্রানজিট ডেভেলপমেন্ট প্রজেক্ট
প্রবাসী কল্যাণ ভবন, লেডেল-১৪
৭১-৭২, পুরাতন এ্যালিফ্যান্ট রোড, ইক্সটন গার্ডেন, ঢাকা-১০০০।

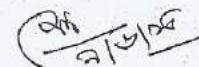
স্মারক নং- DMRTDP/E&R/RAC/CCDB/02/2015- ৫০/১

তারিখঃ ০৯-০৬-২০১৫খ্রিঃ

সাধারণ বিজ্ঞপ্তি

এতদ্বারা ঢাকা ম্যাস র্যাপিড ট্রানজিট ডেভেলপমেন্ট প্রজেক্ট এর উত্তরা তৃতীয় পর্বে অবস্থিত ডিপো এলাকার বাহিরের ১৮ মিটারের মধ্যে অবস্থানকারী সকল অবকাঠামোর মালিকগনের অবগতির জন্য জানানো যাচ্ছে, আগস্ট ১৪.০৬.২০১৫ ইং তারিখে সন্তান্য ক্ষয়ক্ষতি নিরূপণের জন্য ডিএম্বারটিডিপি কর্তৃক একটি আর্থ-সামাজিক জরিপ পরিচালিত করা হবে। এই জরিপকালীন সময়ে ১৮ মিটারের মধ্যে অবস্থিত সকল প্রকার অবকাঠামোর মালিকগণকে তাদের দলিল পত্রাদিসহ সরেজয়নে উপস্থিত থাকার জন্য অনুরোধ করা হচ্ছে। অতপর কোন অবকাঠামো নির্মান করা হলে তা কোনভাবেই প্রকল্প কর্তৃক গ্রহণযোগ্য হবে না।

জনস্বার্থে বিজ্ঞপ্তি জারী করা হলো।



মোঃ মোফাজেল হোসেন
প্রকল্প পরিচালক
ঢাকা ম্যাস র্যাপিড ট্রানজিট ডেভেলপমেন্ট প্রজেক্ট।
ফোনঃ ০২-৯৩৫৯৮২৮
ই-মেইলঃ md.mofazelh@yahoo.com

অনুলিপিঃ

১। টিম লিডার, আরএসি-সিসিডিবি, ৮৮, সেনপাড়া পর্বতা, মিরপুর-১০, ঢাকা।

Annex-H

Consultation Meeting with Milestone School & College
authority and other PAPs

Meeting Minutes

Meeting Date: 08.04.2015

Venue: Milestone School & College, (adjacent to Depot Area)

Time: 11.50 am

Issue: Consultation Meeting/ Information Discloser Meeting with Milestone School & College

This was a Consultation/Information Discloser Meeting with Milestone School & College. The Meeting was presided over by Krishna Kanta Biswas (Deputy Secretary), DGM (E& R), DMRTDP, DMTC. After having self introduction of the participants, the discussion has been started. (List of Participants is attached).

The main points discussed in the meeting are summarized below;

S L	Content	Speaker	Discussion	Decission s	Remarks
1	Sharing of basic Project information and the impact of construction of Depot area	Krishna Kanta Biswas (Deputy Secretary), DGM, E& R, DMRTDP	DGM, DMRTDP shared the basic information of the project with all participants. Then he explained the details of impact due to Depot Construction within and beyond 18 meter of Depot boundary. He disclosed JICA safeguard policy and relevant law of GoB to the affected people. He told that Resettlement Assistance Consultant (RAC) is working in this regard on behalf of DMTC. The financier of Metro Rail project, JICA is very much concerned for ensuring social safeguard for the affected people. A RAP is being prepared by RAC to address the problem of PAPs. The resettlement action plan and entitlement matrix is prepared by RAC and shared with them.		
2	Possible Loss of Milestone School &College	Col. Nurun Nabi (Rtd.), Chairman Milestone School & College	Chairman Milestone School & College explained about their upcoming loss for the institution such as reputation loss, students dropping, difficulties to get new space, cash flow problem etc.	DMTC considered most of their issues accordingly and reflected in Entitlement Matrix	

S L	Content	Speaker	Discussion	Decissions	Remarks
3	Entitlement Matrix	Team Leader, RAC	<p>Team Leader, RAC shared CCDB's experiences of other projects like Padma Bridge project. He explained that RAC will reflect PAPs Comments regarding compensation for losses. Like other good practices JICA and DMRTDP trying to create a good example in paying compensation in Metro Rail project.</p> <p>He shared and discussed the draft Entitlement Matrix with Milestone College Authority. It was reiterated that this is a special nature of loss likely to be occurred due to vibration created for dynamic sand compaction pile for construction of Depot. Special entitlements have been planned about for compensation of the loss. Possible all losses have been considered to be compensated.</p>	<p>DGM, DMRTDP informed that the Draft Entitlement Matrix has agreed by Milestone College Authority. He ensured that entitlement matrix will be translated into Bangla and there will be an information booklet which will be shared with you. RAC will do it on behalf of DMRTDP.</p>	
4	Vote of thanks	Krishna Kanta Biswas (Deputy Secretary, DGM, E& R, DMRTDP, DMTC	<p>DGM (E&R) thanked all the members present in the meeting. He showed gratefulness to Milestone College authority for cooperating with DMTC regarding construction of MRT Line-6.</p> <p>The meeting was adjourned with the best wishes for all attendees.</p>	<p>The RAC will keep contact frequently to respond your call.</p>	

<p>Minutes submitted by: RAC</p>	<p>Minutes Approved by Krishna Kanta Biswas Deputy Secretary and DGM (E&R), DMRTDP, DMTC</p>
	

Picture: Consultation session with Milestone School and College

Meeting Minutes

Meeting Date: 08.04.2015

Venue: Milestone School & College, (adjacent to Depot Area)

Time: 11.50 am

Issue: Consultation Meeting/ Information Discloser Meeting with Milestone School & College

This was a Consultation/Information Discloser Meeting with Milestone School & College. The Meeting was presided over by Krishna Kanta Biswas (Deputy Secretary), DGM (E& R), DMRTDP, DMTC. After having self introduction of the participants, the discussion has been started. (List of Participants is attached).

The main points discussed in the meeting are summarized below;

S L	Content	Speaker	Discussion	Decission s	Remarks
1	Sharing of basic Project information and the impact of construction of Depot area	Krishna Kanta Biswas (Deputy Secretary), DGM, E& R, DMRTDP	DGM, DMRTDP shared the basic information of the project with all participants. Then he explained the details of impact due to Depot Construction within and beyond 18 meter of Depot boundary. He disclosed JICA safeguard policy and relevant law of GoB to the affected people. He told that Resettlement Assistance Consultant (RAC) is working in this regard on behalf of DMTC. The financier of Metro Rail project, JICA is very much concerned for ensuring social safeguard for the affected people. A RAP is being prepared by RAC to address the problem of PAPs. The resettlement action plan and entitlement matrix is prepared by RAC and shared with them.		
2	Possible Loss of Milestone School &College	Col. Nurun Nabi (Rtd.), Chairman Milestone School & College	Chairman Milestone School & College explained about their upcoming loss for the institution such as reputation loss, students dropping, difficulties to get new space, cash flow problem etc.	DMTC considered most of their issues accordingly and reflected in Entitlement Matrix	

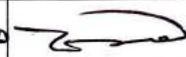
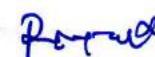
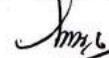
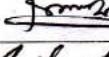
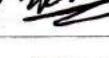
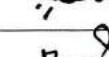
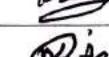
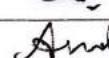
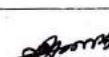
S L	Content	Speaker	Discussion	Decissions	Remarks
3	Entitlement Matrix	Team Leader, RAC	<p>Team Leader, RAC shared CCDB's experiences of other projects like Padma Bridge project. He explained that RAC will reflect PAPs Comments regarding compensation for losses. Like other good practices JICA and DMRTDP trying to create a good example in paying compensation in Metro Rail project.</p> <p>He shared and discussed the draft Entitlement Matrix with Milestone College Authority. It was reiterated that this is a special nature of loss likely to be occurred due to vibration created for dynamic sand compaction pile for construction of Depot. Special entitlements have been planned about for compensation of the loss. Possible all losses have been considered to be compensated.</p>	<p>DGM, DMRTDP informed that the Draft Entitlement Matrix has agreed by Milestone College Authority. He ensured that entitlement matrix will be translated into Bangla and there will be an information booklet which will be shared with you. RAC will do it on behalf of DMRTDP.</p>	
4	Vote of thanks	Krishna Kanta Biswas (Deputy Secretary) , DGM, E& R, DMRTDP, DMTC	<p>DGM (E&R) thanked all the members present in the meeting. He showed gratefulness to Milestone College authority for cooperating with DMTC regarding construction of MRT Line-6.</p> <p>The meeting was adjourned with the best wishes for all attendees.</p>	<p>The RAC will keeps contact frequently to respons your call.</p>	

Minutes submitted by: RAC	Minutes Approved by Krishna Kanta Biswas Deputy Secretary and DGM (E&R), DMRTDP, DMTC
	
Picture: Consultation session with Milestone School and College	

Dhaka Mass Rapid Transit Development Project (DMRTDP)

Christian Commission for Development in Bangladesh (Resettlement Assistance Consultant of DMRTDP)

Date: 08.04.2016 Time: 11.50 AM venue: Milestone School and college
Subject: Consultant Meeting with Milestone School and College

SL. No.	Name	Designation / Occupation	Organization/ Address	Mobile No.	Signature
1.	krishna kanta Biswas	DS & DDM (E&P)	DMRTDP	01715-241330	
2.	Sarker Yahommard Rangpur	T/L CCDB	CCDB	01713-832599	
3.	Col Nurun Nabi (retd)	Milestone College	Milestone College.	01713010564	
4.	Lt Col M. Kamaluddin (Retd)	Principal (Admin) Milestone College	"	01716414399	
5.	Obaidul Haq	Asst. Asst. Dir. Milestone College	"	01716877818	
6.	Major SK Md Shahabuddin (Retd)	VP Milestone College.	"	01711-443443	
7.	MD. Md. Monirul Islam	Director (Admin)	"	01771111766	
8.	MD. ABDUL RAMID	Project Engr.	Milestone	01712235218	
9.	MD. Ismail Hossain	Prog. Manager	Milestone	01819160804	
10.	Taslim Uddin Ahmed	DTI. Admin	CCDB	01711636967	
11.	Md. Atiqur Rahmoni	DT2	CCDB	01711394962	
12.	Nazneen Husain	NKD Safety Guard	NKDM	01920773220	
13.	Md. Istiaque Talukder (Retd)	AM, DM RTDP (CEN)	DMRTDP	01710316795	
14.	Ruhul Amin	Area Manager	CCDB	01717-861740	
15.	Bohanuddin Chondroy	L.A.O	CCDB	01758249619	
16.	Md. Rejaul Karim	Investi-	CCDB	01742115760	
17.	Amal Chandra	L.A.S	CCDB	01822109552	
18.	MD. Monirul Islam	RW	DMRTDP	01712423498	
19.	Asiak Kumar Debo	R.W	DM.R.T.D.P	01744860215	
20.	Md. Jashoor Uddin	R.W	D.M.R.T.D.P	0193-2065590	

Dhaka Mass Rapid Transit Development Project (DMRTDP)

Christian Commission for Development in Bangladesh(Resettlement Assistance Consultant of DMRTDP)

Date:..... Time:..... venue:.....

Subject:.....

Meeting Minutes

Meeting Date: 09.04.2015

Venue: North Point Housing Society, (adjacent to Depot Area)

Time: 1.50 pm

Issue: Consultation Meeting/ Information Discloser Meeting with Project Affected Persons

This was a Consultation/Information Discloser Meeting with the PAPs of Depot Area. The Meeting was presided over by Krishna Kanta Biswas (Deputy Secretary), DGM (E&R), DMRTDP, DMTC. After having self introduction of the participants, the discussion has been started. (List of Participants is attached).

The main points discussed in the meeting are summarized below;

S L	Content	Speaker	Discussion	Decissions	Remarks
1	Introducing	-	-		Participatns List attached
2	Sharing of basic Project information and the impact of construction of Depot area	Krishna Kanta Biswas (Deputy Secretary), DGM, E&R, DMRTDP	DGM, DMRTDP, DMTC shared the basic information of the project with all participants. Then he explained the details of impact due to Depot Construction within Depot and beyond 18 meter of Depot boundary. He disclosed JICA safeguard policy and relevant law of GoB to the affected people. He told that Resettlement Assistance Consultant (RAC) is working in this regard on behalf on DMTC. The financier of Metro Rail project, JICA is very much concerned for ensuring social safeguard to the affected people. A RAP is being prepared by RAC to address the problem of PAPs. The resettlement action plan and entitlement matrix is prepared by RAC and have been shared with you by RAC Team Leader.	In case of any issue, PAPs may contact with RAC Area Manager Mr. Ruhul Amin and Resettlement Worker Mr. Jasim Uddin. They would try best to accommodate.	

SL	Content	Speaker	Discussion	Decissions	Remarks
3	Possible Loss of PAPs	PAPs	<p><u>Discussion of PAPs</u></p> <p>One of the PAPs Ali Hossain asked that regarding any problem of PAPs to whom complain to be lodged? He also urges for appointing the PAPs in construction work of Depot.</p> <p>Another PAP named Abdur Rahim wanted to know he is rearing 400 ducks, if he is relocated his business will be hampered. How he will be compensated.</p> <p>Mr. Nurul Alam told that during construction there will be noise impact and he shall have to leave the place. How he will be compensated?</p> <p>Azharul Islam mentioned that RAJUK acquired his 26 bigha of land. Now he is constructing a building on his rest 3 katha of land. But his construction work was stopped by the Project Authority. How he will be compensated?</p> <p>Mr. Moazzem Hossain raised the issue of employing security guard in the project from the affected PAPs.</p> <p>Mr. Mansur Ali was concerned whether he is to leave the area, he is now residing on the Beri Bandh.</p> <p><u>DGM (E&R)</u> DGM (E&R) replied to questions that according to the report of technical team of GC the people residing within 18m from the depot boundary will not have to relocate from their present position. Only some</p>	According to this discussion Entitlement Matrix has been prepared.	

			<p>structures of Milestone College and Northpoint within the 90 VdB zone may require to suspend the use of those buildings for construction period. If it requires they will be given proper compensation. Except it if any other structures within 18m boundary from depot area is required to demolish during construction period the owner of the structure will get proper compensation according to the Entitlement Matrix.</p> <p>Regarding vibration & noise impact necessary measures will be taken for mitigating the impact.</p> <p>The question raised on the issue of stopping the construction of building due to the project, compensation will be given on the suspension time of using the building.</p> <p>Employment in Project construction work from the PAPs and surrounding people will be considered.</p>		
4	Entitlement Matrix	Team Leader, RAC	<p>Team Leader, RAC shared CCDD's experiences of other projects like Padma Bridge project. He explained that the actual loss can not be compensated fully. But like other good practices JICA and DMRTDP trying to create a good example in paying compensation in Metro Rail project.</p> <p>He shared and discussed the draft Entitlement Matrix with the APs. The EPs expressed their satisfaction on the entitlement provisions.</p>	DGM, DMRTDP, DMTC informed that the Draft Entitlement Matrix agreed by the PAPs. He ensured that entitlement matrix will be translated into Bangla and there will be an information booklet which will be shared with you. RAC will do it on behalf of DMRTDP.	

SL	Content	Speaker	Discussion	Decissions	Remarks
5	Vote of thanks	Krishna Kanta Biswas (Deputy Secretary), DGM, E& R, DMRTDP	DGM (E&R) thanked all the participants in the meeting and shared gratitude to all from cooperating DMTC in construction of MRT Line-6. The meeting was closed with the best wishes for concerned.		

Minutes submitted by:

RAC

Minutes Approved by

Krishna Kanta Biswas
Deputy Secretary and DGM
E& R, DMRTDP



picture: Consultation Meeting with PAPs Depot Area

Meeting Minutes

Meeting Date: 09.04.2015

Venue: North Point Housing Society, (adjacent to Depot Area)

Time: 1.50 pm

Issue: Consultation Meeting/ Information Discloser Meeting with Project Affected Persons

This was a Consultation/Information Discloser Meeting with the PAPs of Depot Area. The Meeting was presided over by Krishna Kanta Biswas (Deputy Secretary), DGM (E&R), DMRTDP, DMTC. After having self introduction of the participants, the discussion has been started. (List of Participants is attached).

The main points discussed in the meeting are summarized below;

S L	Content	Speaker	Discussion	Decissions	Remarks
1	Introducing	-	-		Participatns List attached
2	Sharing of basic Project information and the impact of construction of Depot area	Krishna Kanta Biswas (Deputy Secretary), DGM, E&R, DMRTDP	DGM, DMRTDP, DMTC shared the basic information of the project with all participants. Then he explained the details of impact due to Depot Construction within Depot and beyond 18 meter of Depot boundary. He disclosed JICA safeguard policy and relevant law of GoB to the affected people. He told that Resettlement Assistance Consultant (RAC) is working in this regard on behalf on DMTC. The financier of Metro Rail project, JICA is very much concerned for ensuring social safeguard to the affected people. A RAP is being prepared by RAC to address the problem of PAPs. The resettlement action plan and entitlement matrix is prepared by RAC and have been shared with you by RAC Team Leader.	In case of any issue, PAPs may contact with RAC Area Manager Mr. Ruhul Amin and Resettlement Worker Mr. Jasim Uddin. They would try best to accommodate.	

SL	Content	Speaker	Discussion	Decissions	Remarks
3	Possible Loss of PAPs	PAPs	<p><u>Discussion of PAPs</u></p> <p>One of the PAPs Ali Hossain asked that regarding any problem of PAPs to whom complain to be lodged? He also urges for appointing the PAPs in construction work of Depot.</p> <p>Another PAP named Abdur Rahim wanted to know he is rearing 400 ducks, if he is relocated his business will be hampered. How he will be compensated.</p> <p>Mr. Nurul Alam told that during construction there will be noise impact and he shall have to leave the place. How he will be compensated?</p> <p>Azharul Islam mentioned that RAJUK acquired his 26 bigha of land. Now he is constructing a building on his rest 3 katha of land. But his construction work was stopped by the Project Authority. How he will be compensated?</p> <p>Mr. Moazzem Hossain raised the issue of employing security guard in the project from the affected PAPs.</p> <p>Mr. Mansur Ali was concerned whether he is to leave the area, he is now residing on the Beri Bandh.</p> <p><u>DGM (E&R)</u></p> <p>DGM (E&R) replied to questions that according to the report of technical team of GC the people residing within 18m from the depot boundary will not have to relocate from their present position. Only some</p>	<p>According to this discussion Entitlement Matrix has been prepared.</p>	

			<p>structures of Milestone College and Northpoint within the 90 VdB zone may require to suspend the use of those buildings for construction period. If it requires they will be given proper compensation. Except it if any other structures within 18m boundary from depot area is required to demolish during construction period the owner of the structure will get proper compensation according to the Entitlement Matrix.</p> <p>Regarding vibration & noise impact necessary measures will be taken for mitigating the impact.</p> <p>The question raised on the issue of stopping the construction of building due to the project, compensation will be given on the suspension time of using the building.</p> <p>Employment in Project construction work from the PAPs and surrounding people will be considered.</p>		
4	Entitlement Matrix	Team Leader, RAC	<p>Team Leader, RAC shared CCDD's experiences of other projects like Padma Bridge project. He explained that the actual loss can not be compensated fully. But like other good practices JICA and DMRTDP trying to create a good example in paying compensation in Metro Rail project.</p> <p>He shared and discussed the draft Entitlement Matrix with the APs. The EPs expressed their satisfaction on the entitlement provisions.</p>	DGM, DMRTDP, DMTC informed that the Draft Entitlement Matrix agreed by the PAPs. He ensured that entitlement matrix will be translated into Bangla and there will be an information booklet which will be shared with you. RAC will do it on behalf of DMRTDP.	

SL	Content	Speaker	Discussion	Decissions	Remarks
5	Vote of thanks	Krishna Kanta Biswas (Deputy Secretary), DGM, E& R, DMRTDP	DGM (E&R) thanked all the participants in the meeting and shared gratitude to all from cooperating DMTC in construction of MRT Line-6. The meeting was closed with the best wishes for concerned.		

Minutes submitted by:

RAC

Minutes Approved by

Krishna Kanta Biswas
Deputy Secretary and DGM
E& R, DMRTDP



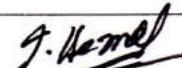
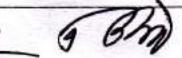
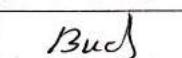
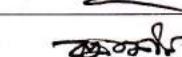
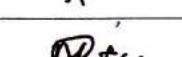
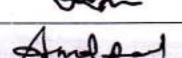
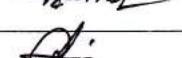
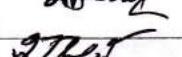
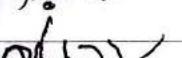
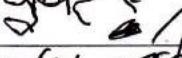
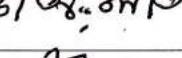
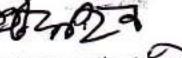
picture: Consultation Meeting with PAPs Depot Area

Dhaka Mass Rapid Transit Development Project (DMRTDP)

Christian Commission for Development in Bangladesh (Resettlement Assistance Consultant of DMRTDP)

Date: 09.04.2015 Time: 1:50 venue: North Tower Area

Subject: Consultation meeting with PAPs

S.L. No.	Name	Designation / Occupation	Organization/ Address	Mobile No.	Signature
1.	Krishna Kanta Biswas	DS & DGM (EBR)	DMRTDP DMTC	01715-291330	
2.	Md. Gostiaque Rehman Khan	AM (e-mail)	DMRTDP DMTC	01710316795	
3.	Shakirul Islam	T.L. CCDB RAE	CCDB	01713-632599	
4.	Tashin Uddin Ahmed	CCDB DTL	CCDB Sarpaga Union DRW	01711636967	
5.	Md. Afianur Rahman Khan	CCDB DTL	CCDB	01711394962	
6.	Badrul Uddin Chowdhury	L.A.O CCDB	CCDB	01758249619	
7.	Ruhul Amin	Area Manager	CCDB	01717-861760	
8.	Md. Rejaul Karim	Invest.	CCDB	01742115760	
9.	Amal Paul	LAS	CCDB	01822109552	
10.	Ashok Kumar Sarker	R.W	CCDB D.M.R.T.D.P	01744860715	
11.	Md. Jashinuddin	R.W	CCDB D.M.R.T.D.P	01932065390	
12.	Moneeul Islam	R.W	CCDB DMR+DR	01712423492	
	HARUN	A.P.	-	01912317926	
	Munsur Ali	-	-	01	
	Abdul Latif	-	-	01018696251	
	Md. Shahazuddin	-	-		
	Md. Shahjahan	-	-	01859-546255	
	Tahsin Farida	-	-	01677 038082	
	Alamian	-	-	01012760202	

Dhaka Mass Rapid Transit Development Project (DMRTDP)

Christian Commission for Development in Bangladesh(Resettlement Assistance Consultant of DMRTDP)

Date:..... Time:..... venue:.....

Subject:.....