



# **Resettlement Action Plan (Updated) of Sheola Land Port**

**Bangladesh Regional Connectivity Project-1  
Credit Number 6002-BD**

**December 2023**

**Executing Agency**

**Bangladesh Land Port Authority**

**Ministry of Shipping**

## **1. Introduction**

### **1.1. Background**

The Sheola land port was developed around the existing Sheola Land Customs (LC) Station at Borogram, located at Beanibazar upazila (subdistrict) in Sylhet district, for which 22.02 acres of land were already acquired indicated with green ink. However, the existing port area needs to be expanded for constructing new residential and official buildings as well as for developing service area. Thus, a total of 3.78 acres of land is proposed additionally for acquisition indicated with red ink (see the layout in **Figure-1**). In this context, the existing RAP report is updated with this annex addendum to incorporate the related risks and impacts assessment along mitigation and compensation measures to the PAPs.

### **1.2. Location and Land requirement**

The newly proposed land acquisition is in two different sides of the previously acquired land or the port area. Thus, one side extends up to the Bangladesh-India borderland, and the rest of the proposed land acquisition extends where the residential and office building is located (Figure-1).

### **1.3. Methodology RAP preparation**

The preparation of RAP is based on census among the Project Affected Persons (PAPs), Inventory of Losses (IoL), and consultation with the PAPs. A trained and dedicated team of BLPA carried out field census survey to collect relevant data along with consultations with the PAPs. The survey and consultation were carried out with the PAPs who will lose their homesteads and land. Homesteads of these PAPs are located close to the port premise, who have already been affected in the previous acquisition and are going to be affected again due to the proposed land acquisition.

Before the team mobilization, a census and survey questionnaire were prepared by the social consultant of the World Bank, based on which a rigorous training on the questionnaire was provided. The field enumerators started the survey on 01 June 2023 with PAPs in the presence of social consultant of the World Bank and Consultant of BLPA. A filled-up questionnaire was discussed and corrected in the case of issues raised in the field. The field team and consultants also participated in the stakeholder consultation. The collected data was entered into MS Excel and analysed, based on which this RAP report was prepared.

Since the survey was held on 01 June 2023, this date was considered as “cut-off” date for making the inventory of losses.

### **1.4. Applicable legal and policy framework**

The core applicable national legal instrument is the “Acquisition and Requisition of Immovable Property Act 2017”. This Act includes compensation by adding 200% additional premium on the affected land based on the mauza rate (CCL<sup>1</sup>). Also, it includes compensation by adding 100% additional premium for the loss structures based on the Current Market Price (CMP).

Alongside the national legal instrument, the project (BRCP-1) triggers the World Bank’s OP 4.12 on Involuntary Resettlement. The core objectives of OP 4.12 are to mitigate economic, social, and environmental risks and to restore livelihoods of affected persons. This policy thus intends to ensure all kinds of compensation and assistance comprehensively to PAPs.

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<sup>1</sup>CCL refer to Cash Compensation under Law

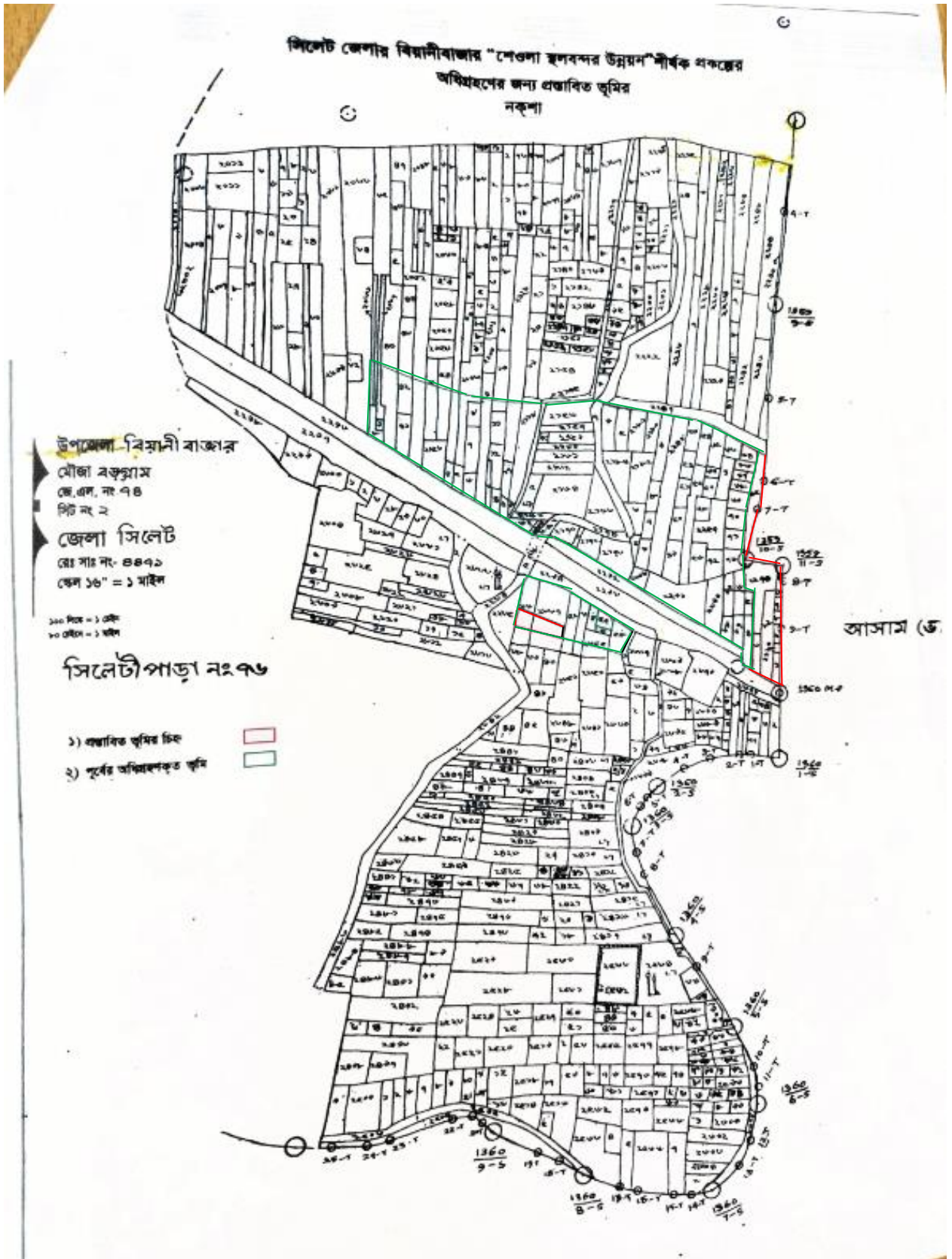


Figure-1: Layout and location of proposed land acquisition (drawn in red line)

### 1.5. RAP Implementation Arrangement

This RAP will be implemented by the Bangladesh Land Port Authority (BLPA). BLPA ensure its budgetary allocation and will submit land acquisition proposal to the concerned DC office. The concerned land acquisition section of the DC office will have a joint verification for assessing on-the-ground affectedness, and accordingly, will prepare a final budget for land, trees, and structures to be affected. This land acquisition section of DC office will review the legal documents of claims and pay the compensation. However, the additional resettlement/restoration package will be distributed directly by the project office of BLPA.

In the following an implementation schedule is given:

Activities	Timeline													
	2023						2024							
	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	
<b>Reporting Phase</b>														
Data collection (Inventory of Losses, Socio-economic Surveys, market survey, etc.) for RAP														
Draft RAP Report preparation														
Review by the World Bank														
Finalization of RAP report and Approval														
<b>Implementation Phase</b>														
Submission to the DC office														
Formation & functioning of Committees: JVC, PVAC and GRC														
Determination of Individual Entitlement														
Preparation of final resettlement budget														
Preparation of Individual list of entitlements														
Preparation of ID cards														
Payment of compensation														
Payment of resettlement package														
Monitoring of RAP implementation														

### 1.6. Grievance Redress Mechanism (GRM)

A Grievances Redress Committee (GRC) was formed for Sheola Land Port development, which will operate for the implementation of this RAP agenda. The list of members is given in table below:

Sl.	Name	Position
01	Md. Aminul Islam, Assistant Project Director	Chairman
02	Abdus Salam, Chairman, UP, Dubag, Bianibazar	Member
03	Shahida Aktar, Women member, UP, Dubag	Member
04	Sultan Ahmed, representative from PAP,	Member
05	Rakib Ahmed Choudhury representative from PAP	Member
06	Ruhul Amin, Project Manager, BRCP-1, BLPA	Member secretary

Following the previous experience, three cases were recorded by this GRC. All these three cases were resolved, and compensations were paid accordingly. A description of cases is given below:

Sl.	Name	Date of registration of Grievances	Issue	Status
01	Selim Parvej	31-08-2020	Homestead recorded as pond	Resolved and compensation fully paid by the DC office, Sylhet.
02	Mizanur Rahman Sohel	28-10-2020	Low land price	Resolved and compensation has been fully paid by BLPA
03	Habib Ali	20-10-2020	Compensation among the Sharers	Resolved and full compensation paid.

All PAPs, regardless of males and females, received their compensations duly. No further issue for women PAPs was found in the process.

## 2. Land Acquisition and Resettlement Impacts

### 2.1. Overview

The proposed 3.78-acre land acquisition includes 5 homesteads on 0.265 acres of land. In fact, the Landowners of these homesteads had been affected during the previous land acquisition and moved to their current homesteads which again is going to be acquired. The remaining land under the proposed acquisition is located close to the Bangladesh-India borderland, popularly called zero mile or no man's land, which is fallow. Thus, overall, 5 homesteads, 110 trees of different varieties, 7664 square feet/rft/no structures and one pond fish will come under the proposed land acquisition. The pond currently has no fish.

**Table-1: Affected households and assets under the proposed land acquisition**

Sl.	Affected households and entities	Details
1	Amount of land to be acquired (acres)	3.78
2	Number of households	5
3	Number of trees	110
4	Structures to be affected (in sft/rft/no)	7664

Source: IOL Survey, 2023

In the following sections, breakdown of affected entities is described:

### 2.2. Impacts on land.

A total of 23 plots will be affected, of which 19 plots are fully affected and 4 plots are partially affected (see in Annex-I).

**Table-2: Affected land by Plots**

Sl.	Affected entities	Details (in number)
1	Plot to be affected	23
1.1	Fully affected plots	19
1.2	Partially affected plots	4

Source: IOL Survey, 2023; Land Acquisition Plan (LAP)

As per the detailed field survey it was found that of the affected land/plots, 0.265 acre is homesteading area where 5 homesteads in the plot no. 2337 and 0.12 acres is pond is in the plot no. 2336. Land compensation is calculated as per field survey and measurement. Although this land is now homesteading area, the rights of record (R&R) mentioned as 'Chara' or vegetation area. Eventually, land losers received less compensation as the land price is lower for Chara than that of homestead area. For current land acquisition, recommendation is made to pay compensation under the category 'homestead' which entitles higher compensation. This is very much justifiable given that the affected households are going to be displaced twice.

There is a pond nearby homesteads, but owners do not cultivate fish apprehending the potential land acquisition. The large area under the proposed acquisition is fallow land located nearby the borderland.

**Table-3: Details of land under the proposed acquisition**

Sl.	Land use/land class	Area (in acre)
1	Residential/homestead area	0.265
2	Pond area	0.12
3	Chara (fallow/vacant)	2.795
4	Fallow (highland)	0.60
	Total=	3.78

Source: IOL Survey, 2023; Land Acquisition Plan (LAP)

### 1.1. Impacts on trees.

A total of 110 trees of different varieties and sizes will be affected by the proposed land acquisition. Of them, 28 are large, 13 medium, 61 small trees and 8 saplings including of timber, fruit, and medicinal trees.

**Table-4: Details of affected trees**

Sl.	Land use/land class	Details (in number)
1	Trees affected	110
1.1	Large trees	28
1.2	Medium trees	13
1.3	Small trees	61
1.4	Sapling	8

Source: IOL Survey, 2023

### 2.3. Structures

Different type of structures will be affected in the proposed land acquisition, including residential, fuel wood house, boundary wall, tube well, kitchen, etc. The details of affected structures are presented below (Table-5).

**Table-5: Details of affected structures**

Structure use	Details of property/structures	
	Area/number	Construction type/material
Residential (sft)	5365	Semi-pucca
Lakri (fuel wood) house (sft)	120	Tin shed
Boundary wall (rft)	24	Concrete (pucca)
Septic tank (sft)	1640	Concrete (pucca)
Goat house (sft)	64	Tin shed
Chicken house (sft)	48	Tin shed
Stair house (sft)	144	Semi-pucca
Tubewell (no.)	4	-
Bathing house (sft)	66	Semi-pucca
Kitchen (sft)	189	Tin shed

Source: IOL Survey, 2023

## 3. Socio-economic Profile of Project Affected People

### 3.1. Demography

There are 5 households to be affected by the land acquisition, comprising of 22 people. Of them, 12 are male member and 10 are female members. The following table shows age-wise distribution of affected people.

**Table-6: Distribution of affected people by age category**

Age Group	Total		Male		Female	
	No.	%	No.	%	No.	%
Under 15	5	23	4	18	1	5
15-29	9	41	5	23	4	18
30-44	3	14	-	-	3	14
45-59	4	18	2	9	2	9
Above 60	1	5	1	5	-	-
Total	22	100	12	55	10	45

Source: Census, 2023

### 3.2. Land ownership

All land under the acquisition is privately owned. These affected people have a considerable quantity of cultivable and developed land in the same village. Where they will shift their house easily.

### 3.3. Livelihoods

The following table shows that agriculture is the main occupation of household members. Only one person is involved in salaried job and in business. 48% of household members are students. Women, particularly wives of household heads are involved in household work. Only one household member whose primary occupation is business adopted agriculture as his secondary occupation.

**Table-7: Household Members Involved in Occupation**

Type of Main Occupation	Involvement of Household Members in Occupation	
	No.	%
Agriculture	4	19
Salaried employee	1	5
Housewife	4	19
Business	1	5
Unemployed	1	5
Students	10	48
Total	21	100

Source: Census, 2023

**Table-8 Gender-segregated Distribution of Household Members Involved in Occupation**

Type of Main Occupation	Male		Female	
	No.	%	No.	%
Agriculture	3	14	1	5
Salaried employee	1	5	-	-
Housewife	-	-	4	19
Business	1	5	-	-
Unemployed	-	-	1	5
Students	6	29	4	19
Total	11	52	10	48

Source: Census, 2023

### 3.4. Income and expenditure

Based on the international poverty line<sup>2</sup> of 1.90\$ per day, no households are found below the poverty line. Only one household was found having income of below BDT 10,000 monthly income. Income of remaining households belongs to ranges BDT 10,000 to 50,000.

**Table-9: Distribution of earning member by income ranges.**

Income Range	No. of households	Percentage
<10000	1	20
10000-30000	3	60
30000 Above	1	20
<b>Total</b>	<b>5</b>	<b>100</b>

<sup>2</sup><https://www.worldbank.org/en/results/2018/11/15/bangladesh-reducing-poverty-and-sharing-prosperity>



Source: Census, 2023

### 3.5. Housing condition and amenities

All affected households are semi-pucca. Households have basic amenities such as sanitary latrines with separate septic tank, grid electricity connection and solar electricity facility. Each household use gas as cooking fuel.

### 3.6. Education

The status of educational attainment of male and female is almost similar. 4 male members (44%) and 3 female members (30%) were found illiterate. On the other hand, two male members and two female members were found are pursuing their undergraduate level study.

**Table -10: Status of Educational Attainment of Household Members (gender-segregated)**

Education Level	Male		Female	
	No.	%	No.	%
Illiterate	4	44	3	30
Literate (can sign only)	-	-	2	20
Hafez (memorization of Quran)	2	22	2	20
SSC	-	-	1	10
HSC	1	11	-	-
Undergraduate	2	22	2	20
Total	9	100	10	100

Source: Census, 2023

### 3.7. Marital status

The following table shows that the number of unmarried male and female is less than that of married members. Thus, 3 male and female members are married.

**Table-11: Marital Status of Household Members**

Marital Status	Male		Female	
	No.	%	No.	%
Married	3	25	3	38
Unmarried	9	75	5	63
Total	12	100	8	100

Source: Census, 2023

### 3.8. Disability

One male member of household aged 13 years was reported as physically challenged.

## 4. Stakeholder consultation

### 4.1. Introduction

A consultation with the project affected people was conducted intending to discuss the land acquisition issue, their views toward the project, resettlement/relocation option, etc. All PAPs attended the consultation meeting and discussed their previous experience on the land acquisition for the same project and expressed their expectation.

### 4.2. Methodology

As consultation Focus Group Discussion (FGD) was conducted in one of the houses of PAPs. Since the number of PAPs is small, the team arranged and conducted the meeting instantly while visiting the PAPs. The team showed the proposed layout and the land acquisition area and discussed a couple issues following the standard procedure of FGD. Thus, FGD was conducted on June 1, 2023, at 11:00 AM.

### 4.3. Consultation findings

The project affected people discussed some issues, especially from their previous experience on land acquisition for the same project and expected special attention from BLPA. Their key discussed points and feedback from BLPA are discussed in the following:

Sl.	Discussed points/comments	Feedback from BLPA
1.	There was an issue related to cash compensation transfer process, in which some PAPs encountered difficulties and delay in receiving the compensation in the previous land acquisition. In this context, it would be better if the eviction is held after receiving the compensation.	<ul style="list-style-type: none"><li>• Personnel(s) from BLPA would be mobilized and dedicated to have a faster communication with the DC office for smooth compensation process.</li><li>• The GRC would act more effectively for resolving this unwanted issue.</li><li>• Since these people are being displaced second time for the same project and have no houses/homestead land elsewhere, BLPA would wait until they received their full compensation</li></ul>
2	The right of record (R&R) classified the land where PAPs built their houses as "Chara", which involves lower compensation rate than that of "homestead land" according to CCL. Eventually, PAPs received lower compensation (at the rate of Chara) although their homestead land was acquired in the previous land acquisition. Likewise, although the proposed land under the acquisition is homestead, R&R classified as Chara. Therefore, the compensation rate should consider the land as homestead.	<ul style="list-style-type: none"><li>• As the land acquisition follows the CCL value, the additional payment (gap between Chara and homestead) would be topped-up to the PAPs.</li><li>• BLPA would ensure this top-up payment.</li></ul>
3	Land price in the locality has already been skyrocketed. If there is any way to compensate with land, would be better for PAPs. Thus, if compensation is given based on the current market price, it will help them to purchase new land along the roadway for constructing their homesteads.	<ul style="list-style-type: none"><li>• It is expected that the top-up payment would help PAPs to purchase land and develop their homesteads.</li></ul>
4	The PAPs have very limited options for livelihood activities except agricultural production. People	BLPA would engage PAPs to the project activities based on its requirement and

expected their potential involvement in the project activities	skill of PAPs.
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**Figure-2: Photos of FGDs**

## 5. Resettlement cost and budget

### 5.1. Calculation/valuation of estimated costs

The preparation of the budget was guided by the entitlement matrix prepared in Resettlement Policy Framework (RPF). The budget for land compensation was estimated based on cash compensation under law (CCL) by adding 200% additional premium. In the case of lower rate driven by the land classification, the additional compensation was proposed as top-up for the homesteads. Compensation for trees and structures were estimated based on current market price (CMP) at full replacement value by adding 100% additional premium. The budget also makes provisions for additional grants and allowance. The replacement costs thus calculated will be reviewed, verified, and determined by the Property Valuation Assessment Committee (PVAC).

### 5.2. Summary of resettlement cost

The following table presents the summary of resettlement budget. The budget includes cost of land, structure, and trees. It also includes additional grants for household development allowance, transfer grant, house construction grants, etc.

**Table-12: Summary Budget**

SL	Head of Budget	Quantity (dec/nos.)	Estimated cost in BDT	In million
A	Compensation for land (dec)	378	11,196,000	
B	Compensation for structures (sft/rft/no)	7664	13,563,912	
	<b>Sub-Total (A &amp; B)</b>		<b>24,759,912</b>	
C	Top-up compensation against land classification	26.5	967,635	
D	Livelihood restoration grant 5 (Five) Business Operators @ BDT10,000 for 4 months average income	5	200,000	
E	Homestead development allowance (HDA) @BDT22000	5	110,000	
F	Structure Transfer Grant (STG) for shiftable structure @ 10% of RV (For 5 HH)		678,196	
G	House Construction Grant (HCG) @ 5% of RV (For 5 HH)	5	678,196	
H	Compensation for Trees (no.) as per Survey	110	467,135	
	<b>Sub-Total (C to H)</b>		<b>3,101,762</b>	
I	Income tax deducted by DC @ 2% of the total (A+B+H) as Top-up payment by PIU		504,541	
J	7.5% for DC office (A+B+H)		1,892,028	
	<b>Total=</b>		<b>30,258,243</b>	
K	Contingency @ 2% of the total above (A to J)		605,165	
<b>Overall Grand Total (in BDT)</b>			<b>30,863,408</b>	<b>30.86</b>
<b>Overall (in USD) (@112, Bangladesh Bank Rate on 30/10/2023)</b>				<b>275,566</b>

### 5.3. Description of item-wise compensation

#### 5.3.1. Land

The following table shows the details of land cost by land classification. The budget is estimated on CCL and by adding 200% additional premium. However, 0.265 acres of land on which PAPs' homesteads are located were classified as Chara in the rights of record (R&R), which causes lower compensation compared to the homestead land. On top of that, these PAPs have already been affected in the previous

land acquisition for this project. Therefore, the gap of the rate between Chara and homesteads has been proposed to top-up (see Sl. 4 of Table 13).

**Table -13: Detail compensation budget of land**

Sl.	Land use/land class	Area (in acre)	Rate per decimal	Estimated cost (in BDT) on CCL	Additional 200% premium (in BDT) on CCL	Total Estimated cost (in BDT)	Total Estimated cost in million
1	Pond area	0.12	6000	72,000	144,000	216,000	0.22
2	Chara (Vegetation area)	3.06	10000	3,060,000	6,120,000	9,180,000	9.18
3	Fallow (Highland)	0.6	10000	600,000	1,200,000	1,800,000	1.80
<b>Subtotal</b>		-	-	-	-	<b>11,196,000</b>	<b>11.20</b>
4	Top-up for residential/homestead land (0.265 acres)	-	22171.5-10000= <b>12171.5</b>	322,545	645,090	967,635	0.97
<b>Grand Total</b>		<b>3.78</b>	-	<b>4,054,545</b>	<b>8,109,090</b>	<b>12,163,635</b>	<b>12.17</b>

### 5.3.2. Trees

The following table presents the details of compensation for affected trees. The compensation for trees was estimated on current market price (CMP). The price of fruit trees was estimated based on market value of fruit harvested annually.

**Table -14: Detail compensation budget of trees (PAP-wise)**

Name of PAPs	Trees		
	Details affected structures	Compensation for Trees (on CMP) in BDT	Compensation in million BDT
Md. Salim Uddin (Parvej)	1 large Battle Nut; 2 medium Akashi, 2 medium Kodom, 2 medium mango; 5 small Akashi, 1 small Jarul, 5 small Battle Nut, 1 small Belembu, 4 small Lemon; 1 Battle Nut sapling, 1 Bamboo grove with 37 bamboo	208,650	0.21
Md. Majir Uddin	2 large Kodom, 1 large Battle Nut, 1 large Lemon; 2 medium Shimul, 1 medium Arjun; 1 small Raintree, 1 small Guava, 1 small Lemon, 2 small Battle Nut; 6 Akashi sapling, 1 Battle Nut sapling & a bamboo grove with 10 bamboos	111,410	0.11
Athia Begum	1 medium Rata, 1 medium Mango, 1 Medium Arjun; 1 Rata sapling, 1 mango sapling & 1 Arjun sapling	25,875	0.03
Mizanur Rahman Limon	1 large Buri Mera, 1 large Jarul, 1 large Koronch; 1 small Heura, and 1 small Rata	63,200	0.06
Md. Amir Ali	1 medium Raintree, 3 small Mehogony, 1 small Raintree & 4 small Rata	58,000	0.06
<b>Total</b>		<b>467,135</b>	<b>0.47</b>

### 5.3.3. Structures

The following table presents the details of resettlement budget of affected structure. The budget is estimated based on CMP and by adding 100% additional premium. In addition, transfer, development, and reconstruction grants have been included in the budget (see Table 15).

**Table -15: Detail compensation budget of structures**

Sl.	Structure use	Area/ number	Estimated Budget in BDT	Estimated Budget @100% additional premium	Total Estimated Budget in BDT	Total Estimated Budget in million
1	Residential (area in sft)	5365	5,365,000	5,365,000	10,730,000	10.7
2	Lakri (fuel wood) house (area in sft)	120	84,000	84,000	168,000	0.2
3	Boundary wall (length in rft)	24	32,256	32,256	64,512	0.1
4	Septic tank (sft)	1640	820,000	820,000	1,640,000	1.6
5	Goat house (sft)	64	44,800	44,800	89,600	0.1
6	Chicken house (sft)	48	33,600	33,600	67,200	0.1
7	Stair house (sft)	144	144,000	144,000	288,000	0.3
8	Tubewell (no.)	4	60,000	60,000	12,000	0.1
9	Bathing house (sft)	66	66,000	66,000	132,000	0.1
10	Kitchen (sft)	189	132,300	132,300	264,600	0.3
	<b>Total</b>		<b>6,781,956</b>	<b>6,781,956</b>	<b>13,563,912</b>	<b>13.6</b>

The table below shows PAP-wise distribution of resettlement cost of affected structures. The budget also includes 100% additional premium.

**Table-16: PAP-wise distribution of resettlement cost of structures**

Sl.	Name of PAPs	Structures		
		Details affected structures	Compensation for structure (including premium) in BDT	Compensation in million BDT
1	Md. Salim Uddin (Parvej)	1504 sft semi-pucca, 120 sft tin shed, 1560 sft septic tank, 24 rft boundary wall, 1 no. tubewell	4,830,512	4.83
2	Md. Majir Uddin	720 sft semi-pucca, 80 sft septic tank, 112 sft tin shed, 1 no. tubewell	1,706,800	1.71
3	Athia Begum	1410 sft semi-pucca,	2,820,000	2.82
4	Amina Begum	638 sft semi-pucca, 1 no. tubewell	1,306,000	1.31
5	Md. Amir Ali	1303 semi-pucca, 189 tin shed and 1 no. tubewell	2,900,600	2.90
	<b>Total</b>		<b>13,563,912</b>	<b>13.56</b>

### 5.3.4. Livelihood Restoration

The PAPs whose homesteads will be affected and will be displaced elsewhere, which will also cause their economic displacement. On top of that, these PAPs will be affected twice by the same project. These affected people have considerable quantity of cultivable and developed land elsewhere in the same village, where they will reconstruct their houses. Considering these consequences, the RAP proposes following livelihood restoration options:

a) Livelihood restoration grant:

A one-time grant based on the minimum monthly income of BDT 10,000.00 multiplied by 4 months per household will be paid to the 5 PAPs whose homesteads will be affected and who are also affected twice. Thus, each of the five household will receive additionally BDT 22,000.00 grant for development.

b) Involvement in the project activities:

PAPs also expected to be involved in the project-related activities. BLPA should involve them considering the project requirement, available and skill of PAPs.

## Annex-I: Plot list of affected land under the proposed acquisition

## শেওলা স্থলবন্দরের জন্য জমি অধিগ্রহণের লক্ষ্যে প্রস্তাবিত জমির দাগসূচি

জেলা: সিলেট		উপজেলা: বিয়ানীবাজার			মৌজা: বড়গ্রাম		জে.এল.নম্বর-৭৪	
ক্র. নং	খতিয়ান নম্বর	দাগ নম্বর (বি.এস)	দাগে মোট জমির পরিমাণ (একর)	পূর্বে অধিগ্রহণকৃত জমির পরিমাণ (একরে)	প্রস্তাবিত জমির পরিমাণ (একরে)	জমির শ্রেণি	পূর্ণ/আংশিক	মন্তব্য
০১	৩৯১	২২৬৪	০.১২		০.১২	চারা	পূর্ণ	
০২	১	২২৬৫	০.৬০		০.৬০	লা পতিত	পূর্ণ	
০৩	৪১৩	২২৬৬	০.০৯		০.০৯	চারা	পূর্ণ	
০৪	১/১	২২৬৭	০.০৯		০.০৯	চারা	পূর্ণ	
০৫	৪২২	২২৬৮	০.১০		০.১০	চারা	পূর্ণ	
০৬	২৪১,৩৯১,৪২২	২২৬৯	০.১৮		০.১৮	চারা	পূর্ণ	
০৭	৩৯১	২২৭০	০.১৭		০.১৭	চারা	পূর্ণ	
০৮	৩৯১	২২৭১	০.২০		০.২০	চারা	পূর্ণ	
০৯	৩৯১	২২৭৩	০.২০		০.২০	চারা	পূর্ণ	
১০	৫০, ৬৬, ৪৪৮	২২৭৪	০.৬০		০.৬০	চারা	পূর্ণ	
১১	৩২৯	২২৭৫	০.০৪		০.০৪	চারা	পূর্ণ	
১২	২৪৯	২২৭৬	০.০৪		০.০৪	চারা	পূর্ণ	
১৩	৫০	২২৭৭	০.০৫		০.০৫	চারা	পূর্ণ	
১৪	৬৬	২২৭৮	০.০৪		০.০৪	চারা	পূর্ণ	
১৫	৬৬	২২৭৯	০.০৭		০.০৭	চারা	পূর্ণ	
১৬	৬৬	২২৮০	০.০২		০.০২	চারা	পূর্ণ	
১৭	৫০	২২৮১	০.০৬		০.০৬	চারা	পূর্ণ	
১৮	৫০	২২৮২	০.৪৩		০.৪৩	চারা	পূর্ণ	
১৯	৫০	২২৮৩	০.১৪		০.১৪	চারা	পূর্ণ	
২০	২২	২২৮৬	০.২০	০.১১	০.০৯	চারা	আংশিক	
২১	৩৯১	২২৮৯	০.১৬	০.১০	০.০৬	চারা	আংশিক	
২২	৩২৪	২৩৩৬	০.৪৩	০.১৬	০.১১৫০	চারা	আংশিক	
২৩	৩২৪	২৩৩৭	০.৯২	০.৩৮	০.২৭	পুকুর	আংশিক	
					৩.৭৮ (তিন দশমিক সাত আট) একর।			

প্রস্তাবিত মোট জমির ৩.৭৮ (তিন দশমিক সাত আট) একর।



## Annex-II: Entitlement Matrix and adjustment for this RAP addenda

Entitled Person	Entitlement	Application Guidelines	Responsibility	Modification/adjustment	Rationale for adjustment
<b>A.1 : Loss of Agricultural Land</b>					
<ul style="list-style-type: none"> <li>Legal owner(s), as determined by DC</li> <li>Landowners under the category of communal/customary ownership practice</li> <li>Co-sharers of the acquired land</li> </ul>	<ul style="list-style-type: none"> <li>Cash Compensation under Law (CUL), which includes 50% premium</li> <li>Compensation for standing crops</li> <li>Other compensation and benefits as per LA law</li> </ul>	<ul style="list-style-type: none"> <li>Market prices of land determined by the DC Office.</li> <li>In the case of customary ownership, certification by the <i>mouza</i> Headman/Circle Chief, further attested by the DC Office</li> <li>One month's advance notice to be issued in time to harvest standing crops.</li> <li>Standing crops (if any) will be assessed at the time of taking over land by DC.</li> </ul>	<ul style="list-style-type: none"> <li>BLPA is responsible for overall execution and coordination,</li> <li>DC will pay CUL to all legal owners.</li> <li>BLPA to inform PAPs of RAP policies, assist in updating records, etc.</li> </ul>	N/A	-
<b>A.2 : Loss of Homestead Land</b>					
<ul style="list-style-type: none"> <li>Legal owner</li> <li>Landowners under the category of communal/customary ownership practice</li> <li>Co-sharers</li> </ul>	Cash Compensation under Law (CUL), which includes 50% premium on market price.	<ul style="list-style-type: none"> <li>Market prices of land</li> <li>In the case of customary ownership, certification by the <i>mouza</i> Headman/Circle Chief, further attested by the DC Office</li> <li>Rental Allowance</li> </ul>	Same as A.1	CUL modified to 200%, instead of previously proposed 50% premium.	This change was made due to the new land acquisition Act enacted in 2017 (ARIPA, 2017).
<b>A.3: Loss of Ponds and Fish Stock</b>					
<ul style="list-style-type: none"> <li>Legal owner of the pond,</li> <li>Landowners under the category of communal/customary ownership practice</li> <li>Legal tenant as per registered lease.</li> </ul>	<ul style="list-style-type: none"> <li>Cash Compensation under law (CUL), which includes 50% premium and cost of digging.</li> <li>If the pond is under lease compensation from DC as per lease conditions.</li> </ul>	<ul style="list-style-type: none"> <li>Market price for pond.</li> <li>In the case of customary ownership, certification by the <i>mouza</i> Headman/Circle Chief, further attested by the DC Office</li> <li>If the fishpond is on public land or on vested land and under lease from GoB, the PAP is entitled to compensation for existing fish stock at current market price as per law.</li> </ul>	<ul style="list-style-type: none"> <li>DC will pay CUL to all legal owners, genuine lease holders and those with the legal evidence of interest in the lands.</li> <li>DC will determine CUL of fish stock and market price of pond with assistance from concerned departments.</li> </ul>	N/A	-
<b>A-4: Loss of Houses/Structures Used</b>					

Entitled Person	Entitlement	Application Guidelines	Responsibility	Modification/adjustment	Rationale for adjustment
<b>for Living and Commercial Activities</b>					
Legal owner as determined by DC	Cash Compensation under law (CUL), which includes 50% premium.	Legal Owners: Applies to all houses/structures standing on the acquired private lands at the time of issuance of Notice-3.	<ul style="list-style-type: none"> <li>DC will pay CUL for structures to all legal owners,</li> <li>DC will determine CUL</li> </ul>	CUL modified to 100%, instead of previously proposed 50% premium.	This change was made due to the new land acquisition act enacted in 2017 (ARIPA, 2017).
<b>A-5: Loss of Trees, Bamboo and Banana Groves</b>					
<ul style="list-style-type: none"> <li>Legal owners as determined by DC</li> <li>People with valid lease</li> <li>Landowners under the category of communal/customary ownership practice</li> <li>Groups sponsored by public agencies/ NGOs.</li> </ul>	<ul style="list-style-type: none"> <li>Timber trees and bamboos: Compensation under law (CUL) at market price.</li> <li>Fruit-bearing trees (without timber value) and banana groups: Compensation under law (CUL) at market price.</li> </ul>	<ul style="list-style-type: none"> <li>Estimated market value of different species of trees as per LA law, based on categorization as per Divisional Forest Office.</li> <li>In the case of customary ownership, certification by the mouza Headman/ Circle Chief, further attested by the DC Office</li> <li>Where ownership is in group, compensation will not be paid to any individual or the sponsoring agency, but market price of trees will be paid to group members as per their share.</li> </ul>	<ul style="list-style-type: none"> <li>DC will determine market price of trees</li> <li>BLPA to inform PAPs of RAP policies, assist in updating records,</li> <li>DC will determine CUL based on price provided by Forest Department.</li> </ul>	No adjustment is made. Rather current market price is considered	-
<b>A-6: Loss of Standing Crops</b>					
Cultivator (person who planted the crop) whether owner, legally recognized lease holder, tenant, sharecropper, etc. as identified by DC	Compensation for standing crops	<ul style="list-style-type: none"> <li>Estimated market value at harvest, to be determined by DC Office</li> <li>Advance notice to be issued in time to harvest the standing crop.</li> </ul>	DC Office will determine market price of crops with assistance from Department of Agriculture Extension and Marketing Department at district level	N/A	-
<b>B: ADDITIONAL COMPENSATION/GRANTS</b>					
<b>B.1 Loss of Agricultural</b>					

Entitled Person	Entitlement	Application Guidelines	Responsibility	Modification/adjustment	Rationale for adjustment
<b>Land</b>					
<ul style="list-style-type: none"> <li>Legal owner(s), as determined by DC Office</li> <li>Landowners under the category of communal/customary ownership practice</li> <li>Co-sharers/ to be determined by title deeds/records by DCs. Current owners and users of vested property (land) or without lease (to be identified by the PAVC during survey) (<i>VP Act is not applicable to the CHT and hence, there are no Vested Properties in the region</i>).</li> </ul>	<ul style="list-style-type: none"> <li>Compensation Top-up on CUL to reach Replacement Cost, where applicable.</li> <li>Transition allowance (TA) for two crops @ BDT 300/dec/ crops</li> <li>Rental allowance for vested and non-resident (VNR) property (without lease) equivalent to DC's rate fixed for legally leased VNR.</li> </ul>	<ul style="list-style-type: none"> <li>Current market prices of land determined by the PAVC</li> <li>In the case of customary ownership, certification by the mouza Headman/Circle Chief, further attested by the DC</li> <li>Replacement Cost includes current market price (CMP) plus stamp duty and registration cost for titling. @ 10 % of CMP</li> <li>One month's advance notice</li> <li>Compensation Top-up will be paid by BLPA and calculated when CUL is less than Replacement Cost.</li> <li>TA will be paid to a person losing any quantity of productive land area @ BDT 300 per decimal/crop for two times</li> </ul>	<ul style="list-style-type: none"> <li>BLPA is responsible for overall execution and coordination</li> <li>DC will pay CUL to all legal owners, and those with the legal evidence of interest in the lands.</li> <li>BLPA will determine Replacement Cost with assistance from the projects' Property Assessment and Valuation Committee and the RAP Implementing Agency</li> </ul>	N/A	-
<b>B.2 : Loss of Homestead Land</b>					
<ul style="list-style-type: none"> <li>Legal owner(s), as determined by DC</li> <li>Co-sharers to be determined by title deeds to be determined by DC</li> <li>Landowners under the category of communal/customary ownership practice</li> <li>Current owners and users of vested property (land) without lease (There is no Vested Property in CHT. The VP Act is not applicable to</li> </ul>	<ul style="list-style-type: none"> <li>Compensation Top-up on CUL to reach Replacement Cost, where applicable.</li> <li>Homestead Development Allowance (HDA) for title holders and persons without title to the land</li> <li>Restoration of pre-acquisition level basic utilities (water supply, sanitation, electricity, etc.) at relocated site.</li> </ul>	<ul style="list-style-type: none"> <li>Current market prices of land determined by the PAVC to be the basis for determining Replacement Cost and Compensation Top-up.</li> <li>In the case of customary ownership, certification by the mouza Headman/Circle Chief, further attested by the DC</li> <li>Replacement Cost includes current market price and stamp duty &amp; registration cost for titling @ 10% of CMP.</li> <li>Compensation Top-up will be paid by BLPA</li> <li>HDA for titled holder @ BDT 20,000 for</li> </ul>	<ul style="list-style-type: none"> <li>BLPA is responsible for overall execution and coordination, ensuring GOB's support and timely financial disbursements.</li> <li>DC will pay CUL to all legal owners</li> <li>DC will determine CUL and BLPA will determine Replacement Cost with assistance from the projects' Property Assessment and Valuation Committee.</li> </ul>	HAD was proposed @BDT22000 instead of BDT20000	Adjustment for inflation

Entitled Person	Entitlement	Application Guidelines	Responsibility	Modification/adjustment	Rationale for adjustment
the region.)	<ul style="list-style-type: none"> <li>Rental allowance (RA) for comparable living accommodations to owner users of lands.</li> </ul>	<p>each HH and for Persons without title to the land it is BDT 50 per square feet of floor area of affected primary structure</p> <ul style="list-style-type: none"> <li>Rental Allowance (RA) will be determined by PAVC and paid to owner users of vested property without lease.</li> </ul>			
<b>B.4: Loss of Houses/Structures Used for Living &amp; Commercial Activities</b>					
Legal owner as determined by DC	<ul style="list-style-type: none"> <li>Compensation Top-up payment on ODC's CUL to reach the replacement cost</li> <li>Structure Transfer Grant (STG)</li> <li>House Construction Grant (HCG)</li> <li>Vulnerable and female headed households will get special cash assistance.</li> <li>All house/structure owners are permitted to take away the salvageable building materials free of cost.</li> </ul>	<ul style="list-style-type: none"> <li>Legal Owners: Applies to all houses/structures standing on the acquired private lands at the time of issuance of Notice-3.</li> <li>Persons without title to the land will be paid compensation (replacement cost) for all structures built on public lands.</li> <li>Shiftable Structure - Structure transfer grant (STG) for shiftable structures will be @ 10% (ten percent) of the replacement cost of structures and House construction grant (HCG) @ 10% (ten percent) of the replacement cost of structures;</li> <li>Non-Shiftable Structure - STG only for non-shiftable structures @ 10% of replacement cost of the structure.</li> <li>Vulnerable households: One-time cash assistance @ BDT 5,000 (five thousand).</li> <li>Women headed vulnerable households without adult male members to shoulder household responsibilities will get additional one-time cash assistance of BDT 5,000 (five thousand).</li> </ul>	<ul style="list-style-type: none"> <li>BLPA to inform PAPs of RAP policies, assist in updating records, pay Top-up, HCG, STG, HDA and SGB, and monitor and report progress on RAP implementation.</li> <li>BLPA will determine Replacement Cost of structures with assistance from the PWD.</li> </ul>	HCG was modified to 5% instead of 10%	This is for the overall budget adjustment, as the compensation for land requires 150% more budget than the previous CUL

Entitled Person	Entitlement	Application Guidelines	Responsibility	Modification/adjustment	Rationale for adjustment
		<ul style="list-style-type: none"> <li>• Small mobile structures on wooden or bamboo legs (poles not fixed on ground) which can be shifted without dismantling (structures on legs) are not eligible for compensation (small pan-bidi shops, groceries, tea stalls, etc.) but will be assisted in finding alternative location and given Structure Transfer Grant (STG) to cover any damage and cost of shifting @ 10% (ten percent) of the replacement cost of structures.</li> <li>• Tenants of residential or commercial premises will be eligible for shifting grant of BDT 5000 (five thousand) for shifting of belongings and one-month rental allowance @ BDT 3000 (three thousand).</li> </ul>			
Non-titled persons and Persons without title to the land those own houses/structures built on public lands/BLPA's lands (shops and residences)	<ul style="list-style-type: none"> <li>• Replacement cost of structures determined by PAVC.</li> <li>• Structure transfer grants (STG) and House construction grant (HCG) for houses/structures.</li> <li>• Eligible for plot of 4.00 decimal at CUL value in the RS if they desire so.</li> <li>• Homestead Development Allowance (HDA) for land development</li> <li>• Vulnerable and female headed households will get special cash</li> </ul>	<ul style="list-style-type: none"> <li>•</li> </ul>		N/A	-

Entitled Person	Entitlement	Application Guidelines	Responsibility	Modification/adjustment	Rationale for adjustment
	<p>assistance.</p> <ul style="list-style-type: none"> <li>All house/structure owners are permitted to retain the salvageable building materials.</li> </ul>				
<ul style="list-style-type: none"> <li>Legal owners Socially recognized owners, such as Persons without title to the land</li> <li>People with valid lease from GOB agencies.</li> <li>Groups sponsored by public agencies/ NGOs.<sup>7</sup></li> </ul>	<ul style="list-style-type: none"> <li>Compensation Top up (if any) on DC's CUL for timber trees, bamboo, fruit bearing trees (with timber), etc. and 30% of timber value in case of fruit bearing trees.</li> <li>Banana groves: Compensation Top up on DC's CUL estimated for one-time crop of each grown-up tree on private land or current market value planted on government land (not covered by DC).</li> <li>Trees grown under public/NGO sponsored program</li> </ul>	<ul style="list-style-type: none"> <li>Estimated market value of different species of trees, based on categorization as per Divisional Forest Office.</li> <li>Value of fruits for the grown up (big and medium) trees will be calculated as 30% of timber value for one year.</li> <li>Where ownership is in group, compensation will not be paid to any individual or the sponsoring agency.</li> </ul>	<ul style="list-style-type: none"> <li>BLPA to inform PAPs of RAP policies, assist in updating records, pay market price Top-up, HCG, TRG, and CS, and monitor and report progress on RAP implementation.</li> <li>DC will determine CUL and BLPA will determine Replacement Cost of structures with assistance from the projects' Property Assessment and Valuation Committee</li> </ul>	N/A	-
<b>B.7 Loss of Community Properties</b>					
Community/ Managing Committee of the affected Community properties constructed on Private/ Wakf or Government land including access to graveyards and immersion	<ul style="list-style-type: none"> <li>Compensation Top-up on DC's CUL to reach the Replacement Cost or Replacement Cost in case of non-payment by DC.</li> </ul>	<ul style="list-style-type: none"> <li>Project Authority and consultant will consult the Community including Managing Committee to finalize relocation site of the new community structure</li> <li>Community structure will be better or at least similar to the previous one if it is</li> </ul>	<ul style="list-style-type: none"> <li>BLPA to inform PAPs of RAP policies, assist in updating records, pay Top-up, STG, HCG, and monitor and report progress on RAP implementation.</li> </ul>	N/A	-

Entitled Person	Entitlement	Application Guidelines	Responsibility	Modification/adjustment	Rationale for adjustment
points	<ul style="list-style-type: none"> <li>• Structure Transfer Grant (STG)</li> <li>• House Construction Grant (HCG).</li> </ul>	<p>constructed by the project.</p> <ul style="list-style-type: none"> <li>• If the structure is constructed by the managing committee, the project will ensure monitoring during construction.</li> <li>• In case on mosque, the affected one cannot be demolished until new one is constructed</li> </ul>	<ul style="list-style-type: none"> <li>• BLPA will determine Replacement Cost of structures with assistance from the projects' Property Assessment and Valuation Committee and the INGO</li> </ul>		
<b>C. OTHER RESETTLEMENT BENEFITS</b>					
C.1: Loss of Business Income from Displaced Commercial Premises					
<ul style="list-style-type: none"> <li>• Business operators in the affected permanent premises (title-holders and non-title holders; whether owning or renting premises)</li> <li>• Owner of the rented-out premises situated on private and public lands</li> </ul>	<ul style="list-style-type: none"> <li>• Compensation for loss of business/trading income.</li> <li>• Cash assistance for 30 (thirty) days for temporarily relocation business</li> <li>• Cash assistance for 60 (sixty) days net income for Permanently relocated business</li> <li>• Compensation for loss of rental income from rented-out premises on the right of way.</li> </ul>	<ul style="list-style-type: none"> <li>• Compensation for loss of permanent loss of business income for large-scale<sup>8</sup> business premises based on average daily net income but not over 1000 (one thousand) per day for 45 (forty-five) days as determined by PAVC.</li> <li>• Compensation for loss of permanent loss of business income for small and medium business premises based on average daily net income but not over BDT 500 (five hundred) per day for 60 (sixty) days as determined by PAVC.</li> <li>• Partially and temporarily affected business owners will receive compensation for the number of days needed to repair and/or reopen the businesses not exceeding 30 (thirty) days @ daily net income but not over BDT 500 (five hundred)/day.</li> <li>• Three months' rent to owner of the rented-out premises on private land, as determined by PAVC.</li> </ul>	<ul style="list-style-type: none"> <li>• DC may determine compensation for loss of business income based on onsite verification jointly with BLPA or only consider business structures.</li> <li>• BLPA will determine average net daily income from affected businesses with assistance from the projects' Property Assessment and Valuation Committee and the IA and based on findings will determine compensation for loss of business/rental income.</li> <li>• BLPA to inform PAPs of RAP policies assists in updating records, pay Top-up or market price, and monitor and report</li> </ul>	N/A	-

Entitled Person	Entitlement	Application Guidelines	Responsibility	Modification/adjustment	Rationale for adjustment
			progress on RAP implementation.		
C 2: Temporary Loss of Income (Wage Labors in affected shops )					
Adult persons employed continuously for at least six months in businesses displaced from private and public lands.	Grant to cover temporary loss of income (GTL) from wage employment	<ul style="list-style-type: none"> <li>Length of employment to be counted backward from the cut-off date.</li> <li>GTL will be equivalent to 30 days wage at the rate of daily wage at current market price determined by PAVC.</li> </ul>	<ul style="list-style-type: none"> <li>BLPA will determine average daily wage rate in the project area with assistance from the projects' Property Assessment and Valuation Committee and the IA and based on findings will determine compensation for loss of wage.</li> </ul>	N/A	-
Women and other Vulnerable persons	<ul style="list-style-type: none"> <li>Additional allowance of 30% over and above the entitlements</li> <li>Women will be actively considered and will get employment opportunities in created by project and as specified in RPF.</li> </ul>	<ul style="list-style-type: none"> <li>RPF guidelines for women and other vulnerable</li> <li>Specific complementary/supplementary income restoration programmes such as, business grants, agricultural grants, income generation activities, etc.</li> </ul>	BLPA Environment and Social Cell	N/A	-
Any other impacts	To be decided in keeping with the principles of this RPF.	To be decided in keeping with the principles of this RPF.	MoS/ BLPA		