



Ministry of Works & Human Settlement
Thimphu Thromde (Municipality)
Royal Government of Bhutan

RESETTLEMENT ACTION PLAN
FOR
LOWER TABA LOCAL AREA PLAN

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Abbreviations & Acronyms

ADB	Asian Development Bank
BUDP II	Bhutan Urban Development Project
CGI	Corrugated Galvanized Iron
COI	Corridor of Impact
DCD	Development Control Division
DLAC	Dzongkhag Land Acquisition Committee
DNP	Department of Natural Properties
DUDES	Department of Urban Development & Engineering Services
GRC	Grievance Redress Committee
HH	Household
HSS	Higher Secondary School
ID	Identification Number
LAPs	Local Area Plans
LSS	Lower Secondary School
MoWHS	Ministry of Works & Human Settlements
MSS	Middle Secondary School
NLCS	National Land Commission Secretariat
OP	Operational Policy
PAFs	Project Affected Family(s)
PAPs	Project Affected Person(s)
PAVA	Property Assessment and Valuation Agency
PG	Post-graduation
PHCB	Population & Housing Census of Bhutan
PS	Primary School
R&R	Resettlement & Rehabilitation
RAP	Resettlement Action Plan
RGoB	Royal Government of Bhutan
SDRC	Social Development & Resettlement Cell
SPSS	Statistical Package for Social Sciences
TA	Technical Assistance
TT	Thimphu Thromde
UC	Urban City
UG	Under Graduate
WB	World Bank

Glossary

<i>Chhuzhing</i>	Wet land
<i>Dakcha</i>	Mud and bamboo house
<i>Dzongkha</i>	National language of Bhutan
<i>Dzongkhag</i>	District
<i>Dzongkhag tshogdu</i>	District Committee
<i>Ekra</i>	Woven bamboo walls plastered with mud
<i>Gewog</i>	Block
<i>Gewog tshogde</i>	Block Committee
<i>Gyelyong Thromde</i>	National Towns
<i>Kamzhing</i>	Dry land
<i>Khimsa</i>	Housing plot
<i>Lagthram</i>	Land registration certificate
<i>Lhotsamkha</i>	Language spoken by people of Southern Bhutan
<i>Thram</i>	Land registration
<i>Thromde</i>	Town or city
<i>Thuemi</i>	Member
<i>Tshogpa</i>	Committee member

I. EXECUTIVE SUMMARY

A. Brief Description of the Project

The total population of Bhutan, based on the '*Population and Housing Census of Bhutan, 2005 (PHCB)*', stands at 672,425 out of which, the urban population is estimated at 30.9 %. As per the same Census survey, the population in the capital city of Thimphu was estimated at 79,000 with an expected annual growth rate of 10 percent. This relatively rapid migration is already straining the provision of basic urban services in Thimphu. In this context, the Royal Government of Bhutan (RGoB) and the Thimphu Thromde (TT) requested the World Bank and the Asian Development Bank (ADB) in early 2005 to finance infrastructure development in ten extended areas of Thimphu. Subsequently, it was agreed that ADB would focus on the southern areas while the World Bank would take up the development activities of the northern areas of Thimphu.

The proposed Second Bhutan Urban Development Project (BUDP- II)- Additional Financing (the AF Project) is expected to improve the provision of urban services within the greater Thimphu city area by providing physical and infrastructure services, as well as new or improved local amenities. The primary objectives of the project are to: i) strengthen municipal finance and management systems in selected Thromdes, (ii) improve infrastructure services in Thimphu, and (iii) strengthen national and local government capacity to implement the National Human Settlements Policy of Bhutan.

The RGoB through TT has undertaken a plan to develop five local areas¹ in northern Thimphu and received financing from the International Development Association (IDA) under BUDP-II (original) for development of physical infrastructure in Dechencholing LAP and Langjopakha LAP which are under implementation. The AF for the BUDP-II includes development of infrastructure in the Lower Taba LAP in the same northern area of the Thimphu city. The preparation activities in the lower Taba LAP are most advanced. The project proposes to help RGoB and TT implement the National Human Settlement Policy, as well as improve their urban management and finance systems.

The AF project like the ongoing BUDP II is based on a land pooling approach for development of the lower Taba LAP, which is a planning technique that redefines ownership in such a way that: (i) the shape and configuration of plots is more appropriate for urban structures and uses; and (ii) the size of all plots is reduced by an agreed proportion to create sufficient public and planned provision of roads, infrastructure, social facilities, open space, and reserve plots. While land pooling places an emphasis on in-situ development which minimizes resettlement and original owners retain title to the majority of their land, there may be some cases where those with small holdings are left with non-viable plots and will need to be relocated. However, the question of small plot sizes is not a concern because Ministry of Works & Human Settlements (MoWHS) has granted approval for development on existing small plots as well. The approval was accorded by the MoWHS on December 22, 2008, a copy of which is attached in Annexure 4. The social and infrastructure situation assessment of the proposed development of Lower Taba Local Area Plan (LAP) was prepared by the TT with assistance from Ministry of Works & Human Settlement.

In accordance with the World Bank Operational Policy (OP) 4.12, this Resettlement Action Plan (RAP) has been prepared for the Lower Taba LAP to address issues related to involuntary resettlement including loss of assets or income as a result of the land pooling approach and the demarcation of location of facilities in the LAP. The RAP identifies the broad scope of the project and outlines the policy, procedures for acquisition of land,

¹ Detailed Local Area Plans (LAPs) have been prepared for Dechencholing, Langjopakha, Hejo-Samteling, Taba and Jongshina, in the north

compensation and other assistance measures for affected persons, as well as required institutional arrangements.

It is also pertinent to note that the current exercise of preparing the RAP is a revision from previous efforts. Some of the important developments that occurred between the time that the earlier RAP was prepared and now are: formulation of land pooling rules and regulations; calculation of rates for land by PAVA; revision of the Land Act in 2007; repealing of the Thromde Act, 2007 and the Municipal Act, 1999; revision of the Local Governance Act (2007) and carrying out a Census in the Lower Taba LAP using the revised survey questionnaire developed with assistance from the World Bank.

The location of Lower Taba LAP, within the municipal boundary of Thimphu is illustrated in Figure 1.1a & 1.1b below.

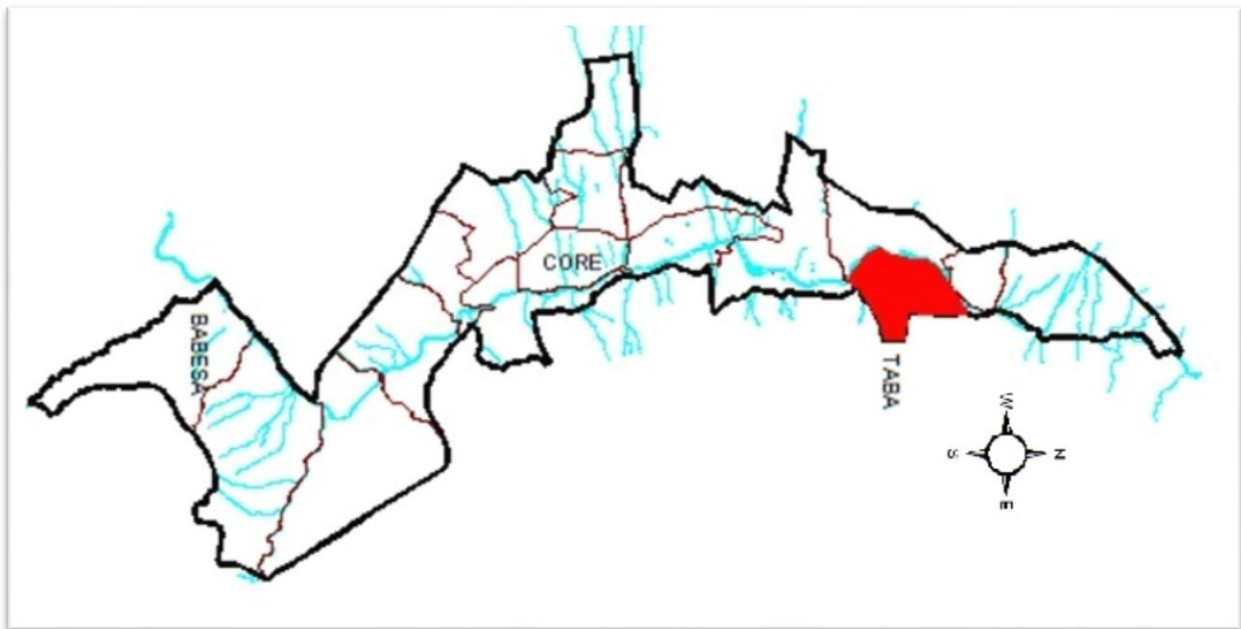
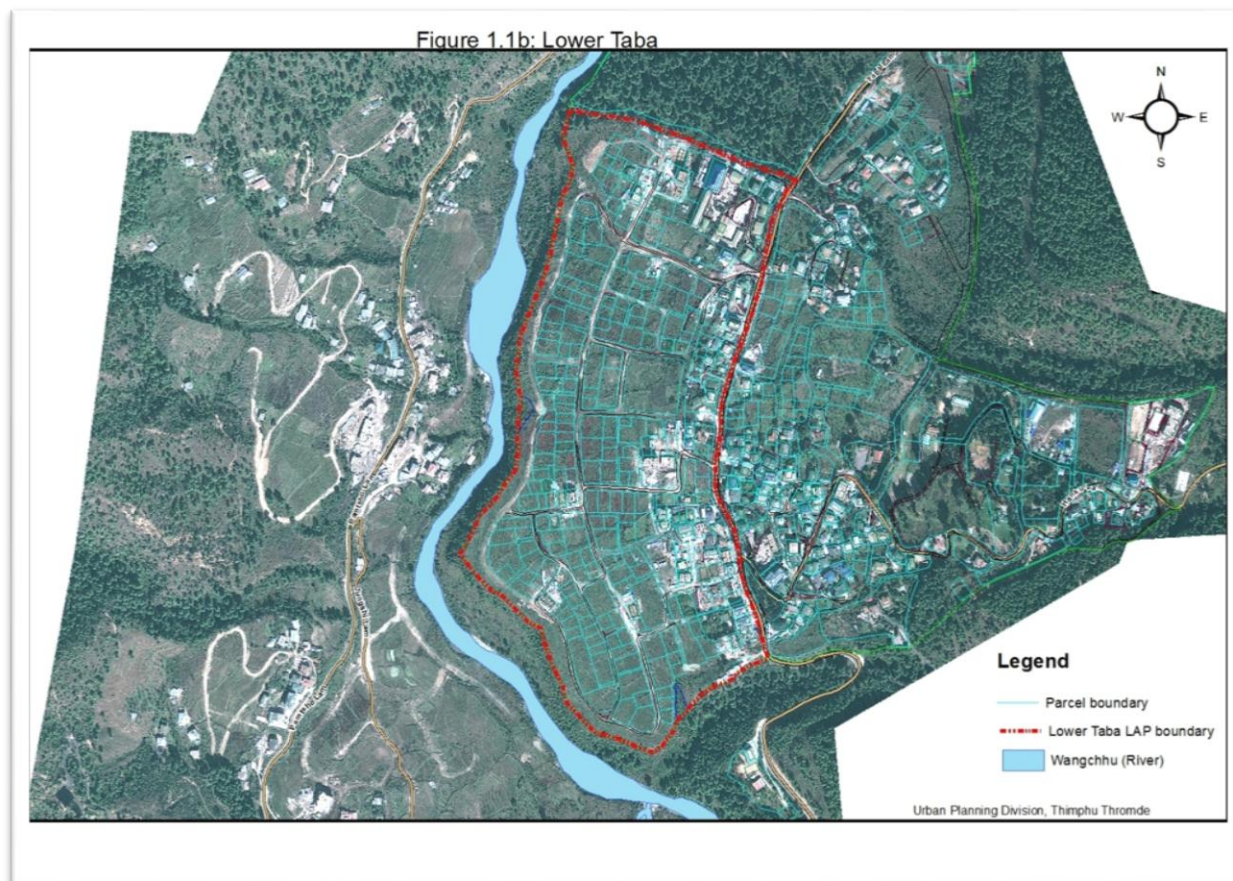


Figure 1.1a showing the location of Taba LAP in relation to the whole Municipal Boundary.

Figure 1.1b: Lower Taba



B. Project Components and Development of Lower Taba

The AF Project is intended to strengthen municipal finance and management systems in selected Thromdes, improve infrastructure services in Thimphu, and strengthen national and local government capacity to implement the National Human Settlements Policy of Bhutan. The AF will have three major components as in the original project (BUDP-II), with scaled up project activities. Development of the lower Taba LAP will be implemented under component 2 titling Thimphu Northern Area Development. The component includes two subcomponents including (i) infrastructure improvements in Lower Taba including improvement of roads, drainage, water supply network and service reservoir, sewage collection networks and treatment plant, street lighting, cable ducts for power and telephone services; and (ii) water supply scheme for Northern Thimphu. This RAP refers to the implementation of subcomponent 1 (infrastructure improvements in Lower Taba).

The AF will use the land pooling approach (as per the land pooling law in Bhutan) for design and implementation of infrastructures development activities in the lower Taba LAP and a supplementary water supply system for the northern Thimphu City. Acquisition of lands and physical displacement of peoples will be avoided to the extent feasible. All alternative options permissible under the law of land pooling will be explored to avoid land acquisition. However, impacts those are unavoidable under any options will be minimized, mitigated, managed and compensated following the country legal system and the World Bank Operational Policies on social safeguard.

C. Household Survey and PAP Census

1. Approach and Methodology

A household survey was carried out by the TT in March 2013 and a draft RAP was prepared for the Lower Taba LAP that included census of project affected persons (PAP). Total of 127 households and persons residing in the area were covered under the household survey. The PAP Census was revisited in October – November 2013 by the individual consultant for social assessment (SA) updating the draft RAP. The objectives of the survey was to taking stock of the socio-economic situation of the population in the Lower Taba, nature of impacts and identifying the level of vulnerability that exists among them. Results of the survey have been feed into the RAP to ensure that the PAPs would be fairly compensated with the replacement cost based on the PAVA rates.

A structured questionnaire was used for data collection under the household survey and census of PAPs. Household representatives for the survey were interviewed on pre-appointment at their home by a team of trained enumerators led by Supervisors from TT. Data were cleaned and punched into Excel spreadsheets. Cleaned data were then transferred to Statistical Software for Social Sciences (SPSS) for data summary and report preparation.

The TT had only enumerated the PAPs to prepare the draft RAP. However, the revised PAP census identified the details of the PAPs. The details of the affected assets were identified and estimates were carried out for compensation by the TT Engineers. The names of the PAPs are listed with the detailed inventory of losses.

2. Results of the Household Survey

The information presented here are derived from the household survey carried out on 127 households residing in the Lower Taba LAP during March 2013 and then updated in October – November 2013. There are 250 title holders who own the lands in the LAP registered in their names. In total, these title holders own 266 plots implying that some titleholders own more than one plot under their total land holding registration. The total land covered by the LAP is 178.5 acres. Most of these Project Affected Families (PAF) live as nuclear families but a few are also noted to live as extended families. The dependency ratio suggests that the productive population and dependents are roughly proportionate. Land pooling will affect a total of 19 Families who would mainly be losing their physical assets. One third of the heads of households are non-literate with most of them being men.

Most of the children are school going who are eligible to be enrolled with age factor which is required. Residents also seem to be well aware of health and hygiene practices. About 6.0% of the populations were found to be reportedly unemployed at the moment. People are engaged in various sectors such as public administration, retail trade, finance, education and agriculture.

The highest sources of income earned are through non-agricultural sources. However, the income earned is highly skewed among households with some households earning substantially more than the others. Consequently, the consumption pattern is also skewed since the amount spent would depend on the amount of disposable income. None of the households live below the poverty line²as ascertained through their net income earnings from all sources. The main items of spending are for food, education of children and

² The Poverty Analysis Report (2007) sets the general poverty line at Nu. 1,096 a month so households (and their members) consuming less than this a month are considered poor

transportation. Both savings and borrowings among the households are low. While households own landholdings outside the LAP, most of them fall under the dry land category. Within the LAP, most people own residential land but are small plots and individually owned.

While facilities that are nearby are accessed on foot, for those that are at a distance, vehicular mobility is used. Similarly, those entailing travel on foot incur the most time, for example to fetch firewood and the distant facilities like the market and hospital are accessed by car but entail longer time for travel.

The data reveals that the affected residents affected by the land pooling in Lower Taba are not satisfied with the services provided by TT but the public is dissatisfied especially with land transaction carried out by NLCS which takes the most time and these may be the areas to focus for improvement in future. The few households that were dissatisfied with services expressed their grievances verbally. These households reportedly were not appeased by the TT on the quality of response to their grievances on TT services. Overall, TT enjoys a good image among the general population. However, there are opportunities to improve in enhancing effectiveness in providing services. People have road improvement and street lighting high on their priority list. Despite the outreach work, a section of the population, mainly tenants are unaware of the land pooling concept. People are unaware of the rules and the requirement to pay higher taxes after LAP development mainly because a decision has not been taken as to whether or not to increase the rate of taxes and therefore, it has not become public knowledge as yet. Among those who are familiar with the concept, three fifths of them agree with it and expect benefits like creation of business opportunities, transition of the area to a bustle location and provision of modern basic amenities. A few indicated loss of land and increased taxes as reasons for negative impact.

There are 19 PAFs with an additional 9 tenants who are going to be affected by the project. Some of the impacted properties are structures, boundary walls and fruit trees. Further, the tenants will be displaced and 1 household will also lose their livelihood. The compensation for these mentioned categories have been calculated on the basis of PAVA rates, BSR 2012 and compensation rates for fruit trees 2008.

D. Summary of Impacts and Compensation

- A total of 19 property owner' structures (part of house, walls, huts, log cabins, septic tanks, water tank, boundary walls, etc.,) are affected. The cost of compensating structures amounts to **Nu. 16,769,103.77**
- A total of 3 titleholders' fruit trees are affected. Some of them own more than one type of fruit tree that is affected. The cost of compensating owners losing fruit trees/cash crops amounts to **Nu. 58,528.00**.
- A total of 9 tenants are going to be displaced as a result of owners losing structures. The cost of compensating the owners for rental assistance will be **Nu. 135,000.00**.
- Compensation for displaced tenants includes 2 months rental assistance at Nu 2,500/month for 9 tenants amounts to **Nu. 45,000.00**
- Compensation for shifting charges to the 9 tenants moving out of the LAP will be @ Nu. 1500 for which the total amounts shall be **Nu. 13,500.00**.

- There is one affected household whose income stream will be affected. The type of business disrupted is a home-based business earning net annual revenue of Nu. 60,000. The person affected (Mrs. Tshering Lhadon) holds unique Household ID 130 and has six household members. The affected property is registered under Plot No.197, Thram No.238. The loss of net income is being compensated at replacement costs. The revenue per month therefore is Nu. 5,000. Since the person affected would have to re-establish their business comparable to pre-RAP levels, a time period of 3 months is felt to be necessary to re-establish her livelihood so the compensation is calculated taking the net revenue for 3 months. As with others, a lump sum of Nu. 1,500 is proposed as shifting charges. Compensation to households that lose their livelihoods is calculated at the monthly net revenue for 3 months to enable them to re-establish their livelihoods. The total compensation package for the household losing income comes to **Nu.16, 500.00**.
- Compensation is proposed to be paid as shifting charges to the 19 PAFs whose structures are affected due to RoW and internal road corridor @ Nu. 1500 and the total amounts to **Nu. 28,500.00**.
- Provision for evaluation Consultants for end of RAP is proposed for **Nu. 800,000.00**.
- Contingency of 15% of the total is **Nu. 2,559,919.77**

In summary, the total compensation to be paid to the PAFs and other cost indicated above amounts to **Nu. 20,426,051.54**.

II. RESETTLEMENT POLICIES AND ENTITLEMENTS

This chapter reviews and compares the policy provisions for land acquisition (including land pooling) provided under laws of the Royal Government of Bhutan and provisions of the World Bank's Operational Policy (OP) 4.12 on Involuntary Resettlement. In addition, this chapter provides a detailed entitlement matrix which is to be applied to the lower Taba LAP for financing under the BUDP II Additional Financing Project.

A. Legal Framework and Current Policy of Government of Bhutan

1. Land Act 2007

The 87th session of the National Assembly in 2007 amended the Bhutan Land Act in 2007. The purpose of the Act is to manage, regulate and administer the ownership and use of land for socio-economic development and environmental well-being of the country. This will be done through efficient and effective land administration, security of land tenure, equal opportunity to land, facilitation of land markets, and effective use of land resources and conservation of the eco-system. The Land Act of Bhutan, 2007 came into force with effect from January 1, 2008. The Land Act of 2007 has brought more dynamism into land administration and land transaction. The salient features of Act are:

- The landmark change in the Act was the establishment of an autonomous National Land Commission (NLC) which took over land administration from the Ministry of Agriculture (MoA). According to the Act, the function of the Commission is to lay down policies, programmes, regulations and guidelines in accordance with the Act. The commission is empowered to issue *lagthram* (ownership certificate) and has the authority to register land or amend change in *thram*. The NLC is empowered to acquire land, allot substitute land and approve compensation.
- Under the new Act, any land transaction taking place within the municipality will be approved by the National Land Commission Secretariat. Landowners need not go to court to transfer the *thram*. It can now be done at the local (*Dzongkhag, Gewog, Thromde*) level.
- Land categories have been reduced from more than 20 categories in the 1979 Land Act to seven categories in the Land Act 2007. The new categories, according to the Act are *Chhuzhing* (wetland), *Kamzhing* (dry land) including orchard, *Khimsa* (Residential land), Industrial land, Commercial land, Recreational, and Institutional land.
- Power over land management has also been streamlined and decentralized to local authorities like the *gewog tshogde, dzongkhag tshogdu, and Thromdes*. The local bodies are empowered to resolve land disputes, endorse land transactions and conversion of land categories.
- The Act also recognizes the common disputes among landowners because of unclear land boundaries. The Act states that before establishing any structure that is likely to affect the boundary of land, the landowner planning to construct a new structure would have to verify and ascertain the boundary of the land with the landowner of the adjoining land and local land record office.
- A landowner owning an independent *thram* would have the exclusive right to transact his/her land including the surrendering of land to the government. A piece of land

registered in a joint ownership would, however, be transacted upon consent of all the landowners or co-owners to the extent of his share of *thram*, if specified in the *thram*.

- The Act empowers that the government may acquire a registered land for public interests (eminent domain) LA 2007, clause 142, but the government would have to provide substitute land or cash payment or both as compensation. Landowners would have the option to either choose land or cash compensation in the rural areas.
- In the *Thromdes*, landowners would receive cash compensation calculated by the Property Assessment and Valuation Agency (PAVA) established by the Land Act 2007 under the Ministry of Finance for any land and property acquired. PAVA shall revise the compensation rate every three years. However, if the plot acquired is the only land for the landowner, government could consider providing substitute land.
- The government institutions may acquire private registered land for public purpose. The agency intending to acquire private land must submit application to NLCS for acquisition approval. If approved, the *Dzongkhag* Land Acquisition Committee (DLAC) shall serve a notice to the land owner 3 months prior to the acquisition. The DLAC shall find suitable substitute land and process for forestry and environmental clearance. The compensation and valuation estimates for crops, land, fruit trees and structures must be processed accordingly based on Compensation Rates, 2008 for Cash Crops/Fruit Trees/Annual Crops. The DLAC shall prepare a detailed report in the prescribed form and submit to NLCS within one month. Physical possession of land acquired will only be taken after the substitute land has been registered, and the acquiring agency has paid cash compensation.
- The revised Land Act also tries to provide equal opportunity to land through progressive land tax and leasing of government land.

2. Local Government Act, 2009

Bhutan has taken a pro-active role in encouraging urban development investments by introducing policy reforms on land administration and local governance. The 87th session of the National Assembly of Bhutan has enacted the *Thromde* Act of the Kingdom of Bhutan 2007 that allows the Royal Government of Bhutan to establish a certain geographical, administrative or economic area of the country as a *Thromde* or *Throm* (urban area). This Act superseded the Bhutan Municipal Act of 1999. At the same time, Local Government Act-2007 was also enacted. However, after the enactment of Local Government Act-2009(LG Act-2009) on 11th September 2009, both *Thromde* Act -2007 and Local Government Act of 2007 were repealed.

As per the provision of LG Act-2009, the *Thromde* is a local government unit that may be broadly classified into a *Dzongkhag (District) Thromde* and *Dzongkhag Yenlag Thromde* according to its socio-economic profile. The *Dzongkhag Thromde* is further categorized into *Class A Thromde* and *Class B Thromde*. Population, population density, land area, revenue and type of economic activity will be used as the basis for establishing a *thromde*. These *thromde(s)* are responsible for providing urban infrastructure, services, and land-use development plans, etc. The Act also allows the *Thromde* to engage in sub-sovereign financial activities such as borrowing funds, with prior approval of the Government, to carry out capital works in accordance with relevant laws and regulations.

The *Land Pooling Rules and Regulations (August 2009)* describe the land pooling approach used as a key means to minimize displacement and acquisition. Accordingly, land pooling is defined as a planning tool that redefines ownership in such a way that:

- (i) the shape and configuration of plots are more appropriate for urban structures and uses; and
- (ii) the size of all plots is reduced by an agreed proportion to create sufficient public and planned provision of roads, infrastructure, social facilities, open space, and reserve plots.

In land pooling, owners pool their land to a single large plot. The LG Act, 2009 has provisions on land pooling and guided land development to carry out planned development in line with its goal of ensuring the timely and sustainable provision of urban services. Land registration, prohibited land transactions and land use conversions are defined in the Act.

Although both the Land Act 2007 and the LG Act 2009 provide the legal underpinning required for the application of land pooling technique (section 112 in LA and section 273(p) in LGA-2009), they do not provide guidelines or procedures for successful implementation of the land pooling approach. In 2008, the MoWHS hired Duncan Lawyers to review the relevant Acts and develop rules and procedures for implementing the land pooling approach. The Land Pooling Rules and Regulations were presented to the Cabinet on March 17, 2009 and was approved on March 21, 2009. The approved Land Pooling Rules and Regulations 2009 as provided in Annexure 5 *“is expected to address problems posed by landlords across the country, holding up urbanization either because they were absent or in disagreement with methods of land pooling.”* As per the new legislation, two thirds of the landowners are required to support the land pooling approach in order for development plans to proceed.

3. Land, Structure and Tree Valuation

The Land Act 2007 (section 151) provides for the establishment of Property Assessment and Valuation Agency (PAVA) under the Ministry of Finance (MoF) to evaluate and fix the value of land and any other collateral property that may be acquired. As per the Act, the valuation of the land and property shall consider the total registered area, registered land category, its current use, location in relation to accessibility to vehicular road, immovable property, local market value, and other elements such as scenic beauty, cultural and historical factors where applicable.

In pursuance to the Act, the Department of National Property (DNP), Ministry of Finance formed a Task Force in November 2007 with members from the MoWHS, TT, Ministry of Agriculture, Ministry of Economic Affairs and NLC. The Task Force has presented its Report *“Assessment and Valuation of Land and Properties”* to the Cabinet on 3 March 2009. It was approved and came into force from May 1, 2009. The same can be accessed/downloaded from the Ministry of Finance Website www.mof.gov.bt. The report describes the method of calculation of compensation for land, structure and fruit bearing trees. In part 1 and 2 the procedures and methods to be followed for the purpose of valuing land in rural and urban areas are presented. In part 3, the present practice of building and chattel valuation was reviewed and alterations made to refine the present existing system in order to have a more realistic value. In part 4, an attempt was made to work out valuation of crops and fruit trees.

The RGoB has always expressed concern over dynamism involved in urban land market transactions. The increase of rate either on sale by individual or acquisition by Government over a decade (1997-2006) has increased almost by 500 percent as evident from the following table. It is also evident from the same table namely Column C that the proposed increase in compensation rates is double the base rate of 2006. The MoWHS circular of August 2008 also mentions that these rates shall be followed for urban land transactions, acquisition by

government, payment of compensation, allotment and development fee till the PAVA comes up with new rates in future.

Table 2.1: Land Transaction and Compensation Rate Fixed by Government

	As per LCR 1996 Rate effective January 1, 1997 (Nu/Sq.ft) (A)		Decision of the 274th CCM. Rate effective from 13 November 2006 (Nu/Sq.ft) (B)		Decision of 87 th National Assembly Rate effective from 1 August 2008 (Nu/Sq.ft) (C)	
	Commer- cial	Residential	Commer- Cial	Residential	Commer- cial	Residential
Dzongkhag						
Thimphu Municipal area	30	20	-	-		
Thimphu core area	30	20	500	500	1083	1083
Thimphu core/out skirt	30	20	200	200	433	433
Thimphu Extended town area	30	20	100	100	167	167

Source: A & B: Report on "Assessment and valuation of Land and Properties in Urban Areas RGoB, July 2008. C: Executive order (No. I/DUDES/UPDD/Circular/2008/67), MoWHS, RGoB, August 2008.

The approved PAVA rate is based on thorough analysis and is provided below:

Table 2.2: Land transactions and Compensation Rate fixed by Government by land use area

Land use as per Thimphu Structure Plan 2002-2027		Land value (Nu/sq ft)	Land value (n=Nu/decimal)
Urban Core (UC)	Sub Precinct 1 A	1383.80	602,783.30
	Sub Precinct 1	1,349.21	587,713.70
	Sub Precinct 2	1,233.89	537,481.76
	Sub Precinct 2A	1,233.89	537,481.76
	Sub Precinct 2B	1,176.23	512,365.79
	Sub Precinct 3	1,176.23	512,365.79
	Sub Precinct 4	1,176.23	512,365.79
	Sub Precinct 4A	1,176.23	512,365.79
Urban Hub	UH	250.42	109,081.50
Neighborhood Node	NN	250.42	109,081.50
Urban Village PRECINCT	UV – 1	258.43	112,572.11
	UV2-MD	230.38	100,354.98
	UV2-I	230.38	100,354.98
	UV2-II	230.38	100,354.98
	UV2-LD	198.33	86,392.55
	UV – 3	178.30	77,666.03
Institutional PRECINCT	I	226.38	98,609.68
Environmental PRECINCT	E – 1	105.18	45,814.23
	E- 2	120.20	52,359.12
	E – 3	167.28	72,866.44
	E – 4	182.30	79,411.33
Heritage PRECINCT	H	194.32	84,647.24
Dzong	D	150.25	65,448.90
Royal PRECINCT	R	150.25	65,448.90

Defense PRECINCT	M	206.34	89,883.16
Traditional VILLAGE	TV	250.42	109,081.50
Green SPACES	G1 AND G2	194.32	84,647.24
<i>Source: Land Compensation Rates 2009, Ministry of Finance</i>			

4. Local Government Act, Land Act and Land Pooling Rules & Regulations - The Interface

A certain degree of inconsistency exists between the Local Government Act and the Land Act. Further, in order to give effect to the provisions of the Local Government Act, a more detailed and comprehensive set of secondary legislation (rules and regulations) is necessary.

The RGoB is now in the process of reviewing and analyzing the Local Government Act 2009 together with the Land Act 2007 and the recently approved Land Pooling Legislation with a view to identify and fill gaps and inconsistencies wherever required. Based on the analytical findings of this review and to manage legal discrepancies, the RGoB is in the process of drafting secondary legislation.

B. Land Acquisition versus Land Pooling

In Thimphu local areas, almost every plot is irregularly shaped and is landlocked without any infrastructure facilities leaving very limited options for urban development. One option is to develop only those land parcels where services and amenities can be easily fitted through guided land development, but this would incur uneven development skewed by the original agricultural layout and further fragment urban land. Where field boundaries are irregular, road alignments tend to remain irregular and lack proper geometry or allotment. Infrastructure servicing can be inefficient and expensive as agricultural needs have very little in common with those of modern services (e.g. drinking water) and accommodating proper drainage in narrow lanes is difficult.

Another option is site-and-services provision through land acquisition to be developed by public authorities or through private real estate agencies. TT or private developers would acquire the whole local area for planned development but this would not necessarily benefit many original landowners as in many other countries it is real estate companies that usually buy land cheaply from owners and later sell at a much higher price to well-off households. In addition, there is no private real estate developer in Bhutan to take all the financial risks of such a large investment or commit to providing sufficient urban services nor does TT have the required resources.

In light of the above, Land Pooling has been appraised as the most appropriate tool for local area planning in Thimphu. Land Pooling is a technique used to re-define ownership of land in a way that creates a new configuration of plots more appropriate for urban structures and uses. Urban land development is realized through the contribution of a certain portion of land from each owner, proportionate to his or her holdings which produce sufficient land for the provision of public roads, public infrastructure, social facilities and open space.

In the present context of Thimphu urban area, the pattern of land ownership especially in the urban periphery is highly fragmented whereby access to individual plots and efficient provision of urban infrastructure is not possible. The mechanism of land pooling has facilitated re-configuration of plot to a more regular size plots accessible to urban services. The process of land acquisition under eminent domain of public purpose for laying infrastructure facilities like roads and other facilities under the Act is often difficult as the

affected land owners question why the road has to go through their property and not their neighbor's. Resolving these issues ultimately leads to time and cost overruns.

Land pooling enables land owners to add value to their land. For example, if a person has 20 decimals of land in a LAP, with a 25 percent contribution principle, s/he would need to surrender 5 decimals of land. In return, the person would get back 15 decimals of serviced plot with proper access to roads, water supply, sewerage facility, streetlights, storm water drainage, parks, play grounds and community centers. It may be noted that the contributed land is taken in as un-serviced land where as land that is received is fully serviced. Therefore, the value of the land after land pooling would be significantly high. For those land owners who are left with plots less than the minimum plot size (less than 13 decimal as per Land Act 2007) after contribution, the land pooling process would enable such land owners to construct upon merging of two or several similar under-sized plots owned by different owners. The persons who agree to merge plots can apply for joint ownership of the plot. The owners can also jointly construct a house and apply for joint ownership of the structure. Therefore, the system of land pooling is considered as very fair compared to other alternative system of land acquisition since no one becomes landless and everyone contributes a certain percentage of their land holding for their own betterment.

Based on the economic analysis for the Project (ADB funded, Bhutan Urban Infrastructure Development Project) the net economic benefit from the land pooling exercise was quantified for land owners as follows: without land pooling the existing land would continue to have an economic value as agricultural land. Given the typical agricultural activities assumed for the areas, the land is valued at Nu.29, 500 per ha, which is the present discounted value of net agricultural income over 30 years. With land pooling, the remaining land will be developed as urban residential areas and the main income from land will be rent from housing units. Given the typical rental value of Thimphu, the remaining land can be valued at Nu.563,100 per ha which is the present discounted value of net rental income over 30 years. For a typical land owner who owns 1.9 ha and contributes 29% of his land, the net economic benefit due to land pooling will be Nu.478,000 per person, which is 15 times as large as the economic value of his/her land without land pooling. However, this value is on paper only and will only be realized in case of sale of part of the land. For the owners of small plots, the consequence of higher value is a serviced plot but also higher taxes.

The comparison between traditional land acquisition and Land Pooling has been analyzed in the following table:-

Table 2.3: Comparison between Compulsory acquisition and Land Pooling

Compulsory acquisition	Land Pooling
Huge social cost due to mass displacement of land owners.	Unplanned areas can be planned effectively and essential urban services can be provided to benefit the entire community affected by the plan.
General resentment to compulsory acquisition at government approved rate.	No land owners are rendered landless.
Huge initial investment cost to government for land acquisition.	Promotion of fairness in public-private contributions to urban development.
	There is no strain in public exchequer for land acquisition.
	Equitable contribution by the affected land owners.

The Land Pooling process followed in Bhutan as per the recently approved Land Pooling Rules and Regulations 2009 is given at Annexure 3.

The major steps followed in Lower Taba are illustrated in Table 2.4 below:-

Table 2.4: Summary of major steps followed in the Taba LAP

Sl. No.	Date	Details	Type of Meeting /Consultation/Announcements	Purpose	Available Record
1	13 th April 2002	Draft Structure Plan	Public Announcement in Kuensel and BBS.	A brief article about the draft structure plan and a intimation on Land Pooling for public feedback and views.	Article published on 13th April in Kuensel (national newspaper).
2	17 th April 2002	Open house 3-Draft Structure Plan Presentation, Core Urban Design Plan and Local Area Plan Presentation- BCCI hall.	Presentation of draft structure plan, draft local area plans for Taba and Babesa to the public and first public meeting on land pooling during structure plan.	<ol style="list-style-type: none"> 1. To explain the components and futures of the proposed Thimphu Structure Plan. 2. To present and discuss the local area plans for Taba and Babesa and the land pooling techniques. 3. To get feedback, views and suggestions from public before preparing the final structure plan. 	Minutes of the meeting and the attendance list.
3	18 th April 2002	Publication of draft structure plan and Babesa, Taba local area plans along with the concept, principles and precinct details.	Public distribution of draft TSP and local area plan in national weekly newspaper.	To make the plan and proposal available to everyone and to get more feedbacks, suggestions and inputs prior to finalization about the 17th open house. An editorial report on the plan was also published.	Article published in 20th April 2002 Kuensel.

4	04 th May 2002	Briefing on the need for Urban planning and land pooling to public.	Article published in Kuensel by the Director General of DUDH, MoC.	To create awareness and clarify the planning process, local area plans and land pooling among the public and land owners.	Content published in Kuensel
5	11 th May 2002	Announcement of local area plan presentation for Taba, to discuss the land pooling concept and to form a land pooling/ plan implementation committee.	Public Announcement	Intimating landowners and public of Taba LAP to attend the public meeting.	Announcement in Kuensel
6	24 th May 2002	Open House 5-Meeting with Taba landowners - Bhutan Forest Institute Campus.	Public Announcement	i) To explain the proposed draft local area plan. ii) To explain the concept of land pooling and iii)To get feedbacks and suggestions from the landowners and to elect lap representative.	Attendance list and minutes of meeting.
7	26 th May 2002	Formation of Taba LAP pooling and implementation committee.			TCC Note sheet

8	3rd October 2002	Meeting on Taba Local Plan - Bhutan Forest Institute Campus.	Meeting with public representatives of Taba Local Area.	To explain the revised draft lap for Taba and to finalize a date for next public presentation of Taba Local Area Plan.	Attendance list and minutes of meeting.
9	17th October 2002	Open House 8- Meeting on Revised Draft with local area plan and land pooling - Bhutan Forest Institute Campus.	Public Presentation		Attendance list and minutes of meeting.
10	13th February 2003	Open House-13- Meeting on draft local plans for Kawang area - Changlimithang Ground.	Public meeting to discuss the draft plans for the Kawang area and to gather public opinion on land pooling after the high court verdict against land pooling.	<p>1. To explain the local area plans and it's pooling percentage for the respective areas. To explain the advantage of land pooling over land acquisition (as per high court verdict).</p> <p>2. Advantages of land pooling were explained in detail. Disadvantages of other planning techniques for land locked paddy terraces were also explained. Options available for landowners who are not willing to take part in land pooling were also explained.</p>	Public announcement made in Kuensel on 8th February 2003.

11	14th February 2004	Announcement on implementation of four local area plans (Lungtenphu, Babesa, Taba and Dechencholing) as approved by the landowners and city committee.	Public announcement	An article was published by TCC in Kuensel to inform the public and landowners about the starting of plan implementation of the much awaited laps using land pooling approach.	Article published in Kuensel
12	12th March 2004	Finalization/ Approval of Taba and Dechencholing lap by the lap representatives and city committee.	Presentation during monthly city committee meeting.	For final approval by the elected members of the city committee to carry out the implementation of the LAP based on land pooling.	Minutes of 56th city committee meeting.
13	4th September 2004	Invitation of Tenders to Demarcate Taba LAP.	Public Announcement		Public announcement made in Kuensel.
14	27th July 2011	To discuss and update on the LAP.	Public announcement	To bring all land and property owners at the same plan on the LAP status.	Attendance list and Minutes of Meeting.

C. Comparison of RGoB's Legislation and WB Policy

A comparison between the World Bank Operational Policy (OP 4.12) on Involuntary Resettlement and existing national legislation in Bhutan is contained in Table 2.5. This follows the format for the Equivalency Assessment as outlined in the World Bank's OP 4.00 (*Piloting the Use of Borrower Systems to Address Environmental and Social Safeguard Issues in Bank-Supported Projects*³), and the Interim Guidance Note (*Piloting the Use of Borrower Systems to Address Environmental and Social Safeguard Issues in Bank-Supported Projects*⁴).

³ Dated March 2005

⁴ Dated June 21, 2005

Table 2.5: Types of Impacts and comparison of RGoB and World Bank Policies with Gaps and Recommendations

	RGoB Policy	World Bank Policy	Recommendations to Bridge Gaps
A. LOSS OF LAND			
Families, households	<ul style="list-style-type: none"> • If land owner has other land holdings in Bhutan cash compensation at government established PAVA Rates (2008); or replacement land within the same Dzongkhag identified by the affected landholder. • If land acquired by government is substituted with undeveloped land, landowner compensated with half the value of land. • Families who become landless as a result of land acquisition allotted land as per provisions of the Land Act of 2007. • There is no regulation on absentee title holders that cannot be traced for discussion on land pooling. • There is no regulation for those that refuse to accept the Land pooling agreement. 	<ul style="list-style-type: none"> • Compensation at full replacement cost. • For agriculture land pre-project or pre-displacement, whichever is higher, market value of land of equal productive potential within the same vicinity. • For urban land, pre-displacement market value of land of equal size and use, with similar facilities and sources within the same vicinity. • Replacement land of equivalent productive potential. 	<ul style="list-style-type: none"> • Update and revise the Bhutan Land Pooling document. • Legalize and institutionalize the Bhutan Land Pooling concept stated in the manual. • Cash compensation equivalent to the amount as per updated Urban Land Compensation Rates (2006 RGoB); and • Resettlement allowance in cash equivalent to the difference between compensation as per the Urban Land Compensation Rate 2008 and full replacement value as per current values in the same vicinity, plus value of all land transaction fees and charges. • Families who become landless allotted land as per provisions of the Land Act. • Absentee titleholders contribution to land pooling of land will be acquired in public interest with due documentation maintained. • The land of those refusing to sign the land pooling agreement contribution to land pooling of land will be acquired in public interest with due documentation maintained.
Non-title holder (squatters and encroachers, share croppers, tenants, land less)	<ul style="list-style-type: none"> • No compensation or assistance. 	<ul style="list-style-type: none"> • Resettlement assistance in lieu of compensation for land occupied (land, cash, and other assets, employment) to at least restore their livelihoods and standards of living to pre- 	<ul style="list-style-type: none"> • Resettlement assistance to those most vulnerable to restore pre-displacement level livelihoods. Vulnerable groups may include but not be limited to: poor or landless, women headed households, disabled and elderly.

		displacement levels.	<ul style="list-style-type: none"> Encroachers will not be entitled to any compensation for their affected unauthorized/illegal extensions over public land. Encroachers with economic losses are entitled to assistance for livelihood restoration.
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B. LOSS OF HOMES/STRUCTURES

Families, households, structure owners	<ul style="list-style-type: none"> Compensation in accordance with BSR (Bhutan Schedule of Rates). BSR rates are usually updated every 3 years by Department of Engineering services under MoWHS. The last update was in 2012. BSR rates are based on prevailing market rates and include cost of material and labor. 	<ul style="list-style-type: none"> Compensation at full replacement cost. For houses and structures, the market cost of the materials and labor to build a replacement structure of a similar quality or better than the affected structure. 	<ul style="list-style-type: none"> Cash compensation equivalent to the amount as per BSR-2012 (Phuentsholing) rates and adding 30% cost index to arrive at current market rates for Thimphu. To ensure that compensation is at replacement cost, additional resettlement assistance in cash equivalent to cover depreciation over and above compensation amounts determined based on the BSR 2012.
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Entitlement Unit	RGOB Policy	World Bank Policy	Recommendations to Bridge Gaps
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C. LOSS OF ECONOMIC ASSETS

Families, households	<ul style="list-style-type: none"> As per Land Compensation Rates 2008 fruit crops. 	<ul style="list-style-type: none"> Compensation at full replacement cost. 	<ul style="list-style-type: none"> Compensate and replace lost assets at their replacement cost. Compensation for perennial crops and trees calculated as annual net product value multiplied by number of years for new crop to start producing. Compensation in cash for loss of standing crop.
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D. LOSS OF INCOME

Affected person, families, households	<ul style="list-style-type: none"> Allot land free of cost to landless families who suffer partial or total loss of livelihood. 	<ul style="list-style-type: none"> Measure to assist affected people in improving their former living standards, income earning capacity, and production levels, or at least restoring them. 	<ul style="list-style-type: none"> Rehabilitation assistance for lost or diminished livelihoods. In the case of landless families who suffer partial or total loss of livelihood, provide income generating options and
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			support mechanisms.
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E. LOSS OF COMMUNITY RESOURCES

Affected communities/families	<ul style="list-style-type: none"> No provisions 	<ul style="list-style-type: none"> Measures to assist impacted communities to re-establish or re-develop lost community resources. 	<ul style="list-style-type: none"> Compensation for re-establishing or re-constructing lost community resources such as religious and cultural structures, irrigation structures. Restore partially affected structures.
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F. CONSULTATIONS

Affected communities/families	<ul style="list-style-type: none"> The Environment Impact Assessment Act features some consultative activities to be carried out with impacted populations. However, no provisions for documentations and grievance redressal. 	<ul style="list-style-type: none"> Systems for comprehensive consultations, full documentation and grievance redressal mechanisms to be in place. 	<ul style="list-style-type: none"> Comprehensive consultations with full documentation and grievance redressal mechanisms to be in place.
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D. Land Pooling in Lower Taba LAP: Policy and Measures

1. Provision of Law

The Land Pooling Rules and Regulations (2009) describes the land pooling approach used as a key means to minimize displacement and acquisition. Land pooling is a planning tool that redefines ownership in such a way that: (i) the shape and configuration of plots are more appropriate for urban structures and uses; and (ii) the size of all plots is reduced by an agreed proportion to create sufficient public and planned provision of roads, infrastructure, social facilities, open space, and reserve plots. The Land Pooling approach is used as a means to minimize displacement and acquisition. This approach is based on voluntary agreement with affected landowners and the Regulations stipulates that at least two third of land owners in a given area should sign Land Pooling Agreements. This approach places high emphasis on in-situ development which minimizes resettlement and enables original owners to retain title to the majority of their land. In addition, the provision of infrastructure and services results in a substantial increase in the value of the residual land.

Land pooling approach can be used for development of a settlement area if it is in the urban areas of a Thromde or an area with immediate prospects to be part of the extended Thromde. Thromde prepares a local area plan (LAP) as soon as practicable after declaration of a land pooling area upon necessary support from the land plot owners.

The previous experiences with land pooling in Rangjung (Trashigang) under BUDP I were noted without problems. In the Langjopakha LAP under BUDP II experiencing unusual delay in contract bidding due to non-cooperation from one non-agreeing land plot owner. Although the concept of land pooling was accepted by the public in principle, some of the challenges faced were inadequate consultation which as a consequence led to incomplete knowledge on land pooling procedures.

However, for Taba, there have been as many as twelve public consultations during the process of planning, until it was approved by the City Committee in 2005. Moreover, from 2005 to 2012 there have also been several consultations where most of the pending issues were resolved. Recently, the NLCS and the TT completed a final survey of the LAP and most of the pending issues stand resolved.

2. Agreement on land pooling

In Taba, land owners have been consulted for their willingness to contribute 28.5% of their land in exchange for infrastructure and services, to which they have agreed except 3 land plot owners. Accordingly, a final survey was completed jointly by the TT and NLCS in March 2013. All the land and property owners now know their adjusted plot boundaries. It is expected that there will

be no conflicts between neighbors since the surveys were carried out in presence of neighbors where each land owner also sign the *kappa form* which is also countersigned by the officials of TT and NLCS and the local council member. Presently, the NLCS is in the process of finalizing the issuance of new titles.

3. Compulsory land acquisition

The Government may acquire a registered land for public interest using the power of eminent domain vide the Land Act of Bhutan, 2007, Clause 142, Chapter 7 - “Acquisition of Registered Land”. Land pooling approach will be used for development of infrastructure in the lower Taba where 92% of the land plot owners have agreed. TT will be continuing consultation and negotiation with the remaining 3 land plot owners and looking for technical and legal solutions. TT will exercise the power of eminent domain as the last resort to go for involuntary acquisition of those full plots where the owners will not sign off land pooling without any legally acceptable ground.

4. Betterment charge

Based on National Re-cadastral Resurvey Programme (NCRP), there are 22 plot owners who have excess area in Lower Taba. During the National Re-cadastral Resurvey of Lower Taba, it was found necessary by the Thimphu Thromde to make some adjustments in the developed areas. The adjustments of the plots were carried out to save the building plinth, drains, wall and septic tanks wherever possible.

There are in total three non-agreeing plot owners residing along and below the existing highway of Lower Taba LAP. The non-agreeing plot owners will be waived from land pooling and will be required to pay betterment only after thorough consultation with the plot owners. The details are as follows;

Table 2.6: Non-agreeing plot owners

Non-agreeing plot owners					
Sl No.	Tharm No.		Plot No.		Name (Head of H.H)
	Old	New	Old	New	
1.	545	405	167	TA1-509	Rinzin Wangmo
2.	578	407	113	TA1-514	Sangay Wangdi
3.	984	281	148 & 113/A	TA1-254	DK. Chettri

5. Displacement due to land pooling

None of the affected land owners will be displaced. However, 9 affected tenants will be displaced due to Land Pooling. These 9 tenants will be compensated with two months rental

assistance and one time transportation cost. However, due to land pooling, out of 9 tenants, one tenant will be losing income and livelihood resources. The detail compensation payment for the loss of income has been calculated and described in compensation packages.

E. Resettlement and Rehabilitation (R&R) Policy

The AF Project R&R policy is based on the principle that the population affected by the project will be assisted to improve or at least retain their former living standards as there will be impact on structures and fruit bearing trees. As the houses will be demolished and the PAPs have to reconstruct their houses, this process may perhaps create some impact on living standards of people because sizeable number of project affected houses have multiple number of tenants. The policy emphasizes that involuntary resettlement will be avoided or minimized where possible by exploring other alternative project designs. Where displacement is unavoidable, people losing assets or other resources shall be assisted in restoring or improving their former living standards.

This policy document describes the details of entitlements and type of assistance to be extended to the affected households and persons which is the basis for the Resettlement Action Plan. The RAP contains the implementation details on ensuring principles and provisions of this policy are implemented. The Resettlement Action Plan describes the approach to be followed in minimizing and mitigating negative social and economic impacts caused by the project.

The policy also implies that all plans agreed by the beneficiaries and affected persons in the lower Taba will be implemented before bidding of civil works contracts. Key agreed plans include betterment charge in lieu of some or all of the contribution of land in case of developed land plots where land pooling is not practicable, betterment charge in lieu of excess land regularization, compensation for loss of physical assets and income, and vacation of lands upon receiving compensation within stipulated time set by the TT.

F. Impacts and Entitlements

This policy addresses the direct and indirect impacts of project construction and operation on project affected persons, families, households, communities and groups. The most direct and immediate impacts are those associated with project implementation, mainly the ones that include acquisition of structures and fruit trees. Mitigation will be provided through compensation at replacement cost and assistance to project-affected persons, families, households and groups. These social units are entitled to compensation and assistance on the basis of this policy framework adopted by the project. The policy provides mitigation for loss of assets and house. The people affected have been surveyed and recorded and project monitoring and evaluation will compare long-term impact against baseline socio-economic data. The RGoB from time to time may make amendments in this policy as and when required.

G. Definitions

Under this resettlement policy adopted for the project, several categories of project-affected persons are recognized with varying eligibility for compensation and assistance packages. The project-affected persons would be entitled to either compensation or assistance or both.

- ❖ **Project Affected Family (PAFs)** means (i) a family whose primary place of residence or other property or source of livelihood is adversely affected by the acquisition of land for a project or involuntary displacement due to any other reason; (ii) any tenure holder, tenant, lessee or owner of other property, who on account of land pooling in the project

affected area or otherwise, has been involuntary displaced from such land or other property; (iii) any agricultural or non-agricultural laborer, landless person (not having homestead land, agricultural land, or either homestead or agricultural land), rural artisan, self-employed person.

- ❖ **Vulnerable Groups:** Distinct groups of people who are socially distressed or economically challenged and who might suffer disproportionately from resettlement effects. These include, but are not limited to the following: women headed households, women that are divorced or widows, people living below the poverty line, marginal land owners, landless, agricultural laborers, and the disabled and elderly.
- ❖ **“Homestead land”** means lands being used for the purpose of :(i) Kitchen garden or horticulture; (ii) raising of crops, grass or garden produce; and (iii) land used for the grazing of cattle.
- ❖ **Compensation at Replacement Cost** of the acquired assets and property is the amount required for the affected household to replace/reconstruct the lost assets through purchase in the open market. Replacement cost will be calculated at current Bhutan Schedule of Rates of 2012 without depreciation and adding 30% cost index for Thimphu over Phuentsholing base town.
- ❖ **Assistance** refers to the support provided to PAPs in the form of ex-gratia payments, loans, asset services, etc. in order to improve the living standard and reduce the negative impacts of the project.
- ❖ **“Government”** refers to the Royal Government of Bhutan.
- ❖ **“Family”** includes a person, his or her spouse, minor sons, unmarried daughters, minor brothers, unmarried sisters, father, mother and other relatives residing with him or her and dependent on him or her for their livelihood and includes “nuclear family” consisting of a person, his or her spouse and minor children.
- ❖ **Tenants** are those persons having bonafide tenancy agreements, written or unwritten, with a private property owner with clear property titles to occupy a structure or land for residence, business or other purposes. They are eligible for certain compensation or assistance as per the existing norms and practice.
- ❖ **Cut-off Date:** The date of conducting the census survey (25th March, 2013) will be the cutoff date for entitlements under the project.
- ❖ **“Permanent structure”** shall mean the structures built out of concrete and steel reinforcement.
- ❖ **“Semi-permanent structure”** shall mean the structures built in a traditional *dagcharshikom* style and with *ekra* walls.
- ❖ **“Temporary structure”** shall mean the structures which are temporary in nature and built out of thatch, Corrugated Galvanized Iron (CGI) sheets and bamboo.
- ❖ **Land acquisition** means taking over of a registered land by the Government for public interests after providing compensation in accordance with the Act.
- ❖ **Betterment charge** shall mean if a plot has been developed so that it is not practicable for the contribution ratio (equivalent to land pooling percentage applicable for the concerned LAP) to be applied to the plot, the Thromde will calculate the amount payable

by the plot owner in lieu of the contribution which would otherwise be required under the contribution ratio.

H. Entitlement Matrix

The following entitlement matrix serves as a guide for compensation and assistance to those persons affected by the project.

Table 2.7: Entitlement Matrix by type of impact and unit

Type of Impact	Entitlement Unit	Entitlement	Responsibility
Loss of structures (house, sheds, temporary structures, boundary walls etc.)	Title holders and non-title holders (tenants)	<ol style="list-style-type: none"> 1. Cash compensation equivalent to the amount as per latest BSR rates 2012 at replacement cost (without depreciation) and adding 30.0% cost index. 2. Lump sum shifting allowance of Nu. 1500/- (or actual cost on production of bills) to title holders that will have to shift to a new/re-assigned plot. 3. Rights to salvage materials. 4. Lump sum rental assistance of 2 months @Nu 2500/month. (As per survey median rent paid is Nu 2500/month). 	TT, and Community representatives
Loss of economic asset (fruit trees)	Title holders	<ol style="list-style-type: none"> 1. Compensation at replacement cost based on the latest Compensation Rates 2008. 2. Right to salvage materials. 3. Compensation shall be provided for trees having economical values. 	
Loss of incomes/livelihood	Title holders and non-title holders (tenants)	<ol style="list-style-type: none"> 1. Compensation at replacement cost based on the net revenue earned per month for 3 months to enable them to re-establish their livelihoods. 	
Loss of dwelling	1. Title holders and non-title holders (tenants)	<ol style="list-style-type: none"> 1. Reimbursement of rental deposit or unexpired lease amounts. 2. Lump sum shifting allowance of Nu. 1500/- (or actual cost upon production of bills) 3. Lump sum rental assistance of 2 months @Nu 2500/month. (As per survey median rent paid is Nu 2500/month). 	
	2. Vulnerable groups (below	<ol style="list-style-type: none"> 1. Resettlement assistance to those most vulnerable namely residents that are poor (that 	

	poverty line, women headed households with low household productive capacity). This compensation is paid over and above the compensation paid for loss of structures.	earn less than Nu. 5,000 a month) and single women headed households with low household productive capacity (no paid employees) to enable them to restore or improve pre-displacement level livelihoods. A lump sum of Nu. 10,000 special assistance is proposed for these categories.
Shifting/readjustment of plots	Title-holders	1. Consultations with PAPs will take place during demarcation of the plots to mitigate impact.
Those refusing to contribute to land pooling	Title-holders	<ol style="list-style-type: none"> 1. For those present but refusing to contribute, their entire plot will be acquired at PAVA rates and based as per LA clause 142. 2. Deposit the cost of acquired land (at PAVA rates) in joint account of title holder and spouse. 3. The owner, if it is the only land owned, chooses to take replacement land instead of cash, the owner will follow government procedures for replacement land of same size and value of land within the District. 4. Compensation for affected structures, assets and livelihood along the lines with PAF from the Land Pooling. 5. For those signing the land pooling agreement, any structures or fruit trees in the right-of-way of facilities planned will also be evaluated and compensation given as with other title holders whose property is affected. Further, if their livelihoods are impacted, they will be accordingly compensated similar to those losing livelihoods compensated under this RAP. 6. They will also be eligible to salvage materials and given shifting allowance of materials as permissible under this RAP.
Absentee titleholders that cannot be traced	Title-holders	1. Deposit the cost of entire land (at PAVA rates) in account opened and operated by TT for future payment to holder if absent.(escrow account)

		<ol style="list-style-type: none"> 2. On return of the owner, contribution to land pooling will be discussed and if the owner signs the land pooling agreement, the cash deposited in account will revert to TT. 3. For those signing the land pooling agreement, any structures or fruit trees in the right-of-way of facilities planned will also be evaluated and compensation given as with other title holders whose property is affected. Further, if their livelihoods are impacted, they will be accordingly compensated similar to those compensated under this RAP. 4. They will also be eligible to salvage materials and given shifting allowance of materials as permissible under this RAP and compensation for any loss of assets or structures on the land. 5. If the owner refuses to sign the land pooling agreement, the owner's entire land will be acquired as per the Land Act 2007, Clause 142 and compensation will be paid at PAVA rates. 6. Deposit the cost of acquired land (at PAVA rates) in joint account of title holder and spouse. <p>The owner, if it is the only land owned, chooses to take replacement land instead of cash will follow government procedures for replacement land of same size and value of land within the District.</p>	
Any other loss not identified	Title holders and non-title holders	<ol style="list-style-type: none"> 1. Unanticipated involuntary impacts will be documented and mitigated at the time of implementation based on the principles provided in World Bank Resettlement Policy. 	
<p>Note: All compensation/assistance shall be paid before relocation/displacement so as to allow the family to construct new house before displacement from the present location.</p>			

III. MINIMIZING RESETTLEMENT IMPACTS

A. Minimization of Impact

Efforts have been made to minimize physical displacement and reduce disruption to livelihoods and daily life. Public consultations in Lower Taba by TT officials with residents, land owners and community leaders were carried out. Following this, land acquisition requirements have been minimized to the extent possible and adequate provisions incorporated into the planning and design of the project to minimize or mitigate any unavoidable impacts. The key design changes by TT to minimize impact are:

- Shifting road alignment and changing road design to avoid displacement of structures including septic tanks, overhead water tanks, and religious places;
- Allotting plots where households have an existing structure; and
- Enabling some of the fully displaced households to remain on, or adjacent to their original plots by adjusting and negotiating with those who have been allocated plots in the same area;

Besides, several public consultations have been conducted since 2002 after initial planning started till the land pooling approval and further onto preparation of the RAP. Consultations in the form of formal public meetings have been carried out and there are ongoing consultations between planners and plot owners.

Land Pooling

The Land Pooling approach has been used as a means to minimize displacement and acquisition. Land pooling is a planning tool that redefines ownership in such a way that: (i) the shape and configuration of plots are more appropriate for urban structures and uses; and (ii) the size of all plots is reduced by an agreed proportion to create sufficient public and planned provision of roads, infrastructure, social facilities, open space and reserve plots.

This approach places an emphasis on in situ development which minimizes resettlement and enables original owners to retain title to the majority of their land. In addition, the provision of infrastructure and services results in a substantial increase in the value of the residual land.

In Lower Taba, land owners have been asked to contribute 28.5% of their land in exchange for infrastructure and services. While uniform contribution of land is the most equitable approach, one disadvantage of land pooling is that those with small land holdings may be left with plot sizes which are smaller than the standard plot size. The Local Government Act 2009 (sub-section (t) under Section 273) states that the “minimum plot size in potential growth areas of Thromde shall be 13 decimals (i.e. 526.28 sq. m before land pooling) whereas in areas where local area plan exist, minimum plot size shall be as per the size specified in the approved local area plans”. This has given some flexibility in arriving at minimum plot size where the plot has area less than thirteen decimals.

The issue of having plot less than thirteen decimals is now resolved with the approval of the rule by the MoWHS which has changed the minimum size to 7 decimals after land pooling. There were several plots that were merged with other plots owned by the same owner. However, the TT has already added additional land to those undersized plots to make them of viable size for construction. The records in the Plan have been updated and the owners requested to purchase the additional land at PAVA rates.

Although both the Land Act 2007 and the Local Government Act 2009 provide the underpinning required for application of the land pooling technique (section 112 in Land Act and section 273(p) in Local Government Act), they do not provide guidelines or procedures for successful implementation of the land pooling approach. In 2008, the Ministry of Works and Human Settlement hired Duncan Lawyers (an Australian firm) to review the relevant Acts and develop rules and procedures for implementing the land pooling approach. The Land Pooling Rules and Regulations was presented to the Cabinet on March 17, 2009 and approved on March 21, 2009. The approved Land Pooling Rules and Regulations is provided in **Annexure 7**. According to this, two thirds majority among the LAP title holders is required to endorse the land pooling proposal.

In case of land owners not willing to contribute the 28.5% for land pooling, the TT will acquire the whole plot and compensate the owner at the current PAVA rates.

1. Absentee titleholders

In case of absentee land owners who have not signed the land pooling agreement for contribution of 28.5% of their land, the TT will retain funds for the cost of the entire plot. The calculated amount (at PAVA rates) will be deposited in an account maintained by the TT for payment to the concerned owner (joint account of husband and wife) upon return. On return, if the owner agrees to the land pooling arrangement then the money would revert to TT. The owner will be eligible for compensation for immovable property on the land after valuation, will be eligible to salvage materials and will also receive compensation for shifting allowance as prescribed by the RAP.

However, if the owner disagrees to land pooling the whole plot will be acquired by the TT and compensation calculated at PAVA rates. The title holders whose land have been acquired will be i) eligible for compensation for immovable property on the land after valuation ii) eligible to salvage materials and iii) receive compensation for shifting allowance as prescribed by the RAP. If it is the only land owned, the owner may request for replacement land in which case government procedures for identification and approval of replacement land will be followed by the owner.

2. Impact minimization initiatives in Lower Taba LAP

In Lower Taba, there were efforts to minimize impacts by the TT. For the undersized plots, additional lands were proposed for allocation in order to arrive at the minimum plot size. The cost of providing the additional land is proposed to recover through Betterment Charges. This charge is also applied where physical pooling is not feasible due to the presence of permanent

structures. The rate considered for calculating betterment charges are as per the PAVA Rate which is current market rates.

B. Mechanisms for disclosure pre- and during implementation

Overall in the project, 9 household tenants will be displaced. If further displacements are unavoidable during implementation, all affected persons will have the same rights to compensation. Apart from compensating the PAFs based on their entitlements, the following measures will be taken to minimize displacement during implementation:

- TT will continue its consultation with the population of the LAP and in particular with the PAFs to disseminate information on the RAP entitlement package and options for each impact category to PAPs. This will involve explaining the Entitlement Framework and resettlement options to PAPs and soliciting their support and co-operation. The process of consultation will be continued till affected persons are resettled and rehabilitated;
- The Executive Summary of the RAP Report including the Entitlement Matrix for all PAPs will be posted in both English and Local language (Dzongkha) on the MoWHS, DHS and TT websites;
- Announcements will be made through the BBS and local newspapers;
- Direct consultations with PAPs especially the vulnerable ones will be carried out through meetings and focus group discussions;
- Comments will be solicited and 2 weeks' notice given for addressing complaints/grievances;
- The RAP will be disclosed and placed in the public domain upon being finalized;
- All comments made by the PAFs/PAPs will be documented in a project register which shall be opened to record such comments and summarized in project monitoring reports;
- Final Copies of R&R Policy and RAP will be made available both in English and Dzongkha language for reference and review by the public; and
- The RAP reports shall be kept mainly as print documents available in the TT and with the elected representatives, community leaders and in public libraries so that PAPs and the general public can access these documents.

The objectives of this campaign are:

- a. To help counter rumours, prevent distress and counter misinformation; and
- b. To ensure that all questions of PAPs are answered comprehensively by TT. Print and audio-visual materials will be of secondary use in such areas.

IV. HOUSEHOLD SURVEY AND CONSULTATIONS

A. Background

Census of project affected families (PAF) is the basis of identifying social and vulnerability attributes of the PAFs. Results from the Census have been used for preparing this RAP. The TT set the cut-off date as 25 March 2013, the date the Census commenced in Lower Taba. The information in this section pertains largely to the 19 PAFs but where necessary comparisons have also been made between PAFs and non-PAFs. Similar information on the total number of 127 households in Lower Taba has been collected and is presented in the Social Assessment Report. The census of 19 PAFs have been collected and presented in compensation packages.

The survey data used for the analysis in this report was collected, punched into computer file and cleaned by TT in May 2013. The data was then run through and tabulated using SPSS Software by the MoWHS and later summarized and analyzed by the TT. The comprehensive/consolidated survey data is presented in **Annexure 9** and the sample of the survey questionnaire is provided in **Annexure 10**. These annexes can be collected from the TT as these cannot be appended in this report due to its volume. The sections in RAP present the findings of the socio-economic situation prevailing among affected people.

B. Survey Methodology

The survey of PAFs involved using the generic structured questionnaire developed for the Social Assessment and RAP but with an additional section on RAP which included information on the type and magnitude of impacts as well as PAFs perception on the impacts. The questionnaire was developed by the World Bank with TT. Enumerators were arranged internally and trained by the TT prior to the field work. For each PAF, an adult member of the household, in most cases the head of the household was interviewed individually by the enumerators. Data was entered into spreadsheet software by TT staff. The impacts were also separately evaluated by TT engineers to monetize the impacts to arrive at the compensation package.

C. Household roster

1. Project affected families (PAF)

From the total of 250 titleholders in Lower Taba, there are 19 that are affected. Similarly, from the total of 95 tenants living in rented premises in Lower Taba, 9 tenants are affected.

Table 4.1: No. and percentage of Project affected households by title

Title Category	PAFs	% of total PAFs
Title Holders	19	67.86
Non-Title Holders	9	32.14
Total	28	100

The data shows that among the household heads that responded, only 28.57% had their civil registration in Thimphu, while the majority was registered outside in other Dzongkhags in Bhutan and a few outside Bhutan. The majority, therefore, migrated to Thimphu, although temporarily for employment, business opportunities or to live with relatives.

Table 4.2: No. and percentage of household heads nationality by place of registration

Nationality		Place of Census Registration		
		Here	Outside Thimphu	Total
Bhutanese	Count	4	10	14
	%	28.57	71.43	100
Others	Count	0	1	1
	%	0	100	100
	Count	4	11	15
	%	26.67	73.33	100

2. Demography of PAFs

Information on Household members

Table 4.3 below describes the distribution of household heads by age and sex. The proportion of females is six times that of males. The majority of the household heads are more than 26 years of age. Also, 26.67% of the household heads are young adults with age ranging between 16 and 25 years.

Table 4.3: No. and percentage of household heads age by sex

Sex of HH Head	Age of Household Head in Categories				Total
		16 to 25 years	26 to 60 years	61 years & above	
Male	Count	1	0	1	2
	%	50	0	50	100
Female	Count	3	9	1	13
	%	23.08	69.23	7.69	100
Total	Count	4	9	2	15
	%	26.67	60	13.33	100

Table 4.4 describes the distribution of members by age and sex. The affected households altogether comprise a population of 62 persons. It is evident that 64.52% are in the productive age group from 16 to 60 years. The elderly comprise of 6.45% with males dominating by 13.04%. The data shows that the population is relatively young considering the small proportion of ageing population and also because minors below the age of 15 years constitute 29.04% of the total number of people.

Table 4.4: No. and percentage of projected affected persons (PAP) by age and sex

Sex		Age of Household members						Total
		Less than 1 year	2 to 5 years	6 to 15 years	16 to 25 years	26 to 60 years	61 years and above	
Male	Count	1	1	3	3	12	3	23
	%	4.35	4.35	13.04	13.04	52.17	13.04	100
Female	Count	1	2	10	10	15	1	39
	%	2.56	5.13	25.64	25.64	38.46	2.56	100
Total	Count	2	3	13	13	27	4	62
	%	3.23	4.84	20.97	20.97	43.55	6.45	100

Of the total affected people, majority of them are title holders followed by tenants. Among the total 19 titleholders, 18 are living within the LAP while 1 resides elsewhere.

Table 4.5: No. and percentage of affected persons by residence

Affected Persons by residence	Count	%
Affected Persons living in LAP (Title Holders)	18	64.29
Affected Persons living out of LAP (Title Holders)	1*	3.57
Affected-Tenants	9	32.14
Total	28	100

* One of them owns a property outside LAP and pays taxes

An examination of the kinship patterns derived from the relationship that each member had with the household head reveals that people live largely in nuclear families as evidenced by the large number of respondents mentioning that they are either husband or wife and daughter or son of the household head.

3. Project affected persons by marital status

Data on the marital status of the household head shows a larger portion of household heads being married. Only 13.33% of the total household heads were found to have never married.

Table 4.6: No. and percentage of household heads' marital status by sex

Sex		Marital Status of Household Head				
		Married	Never married	Divorced	Widow	Total
Male	Count	1	1	0	0	2
	%	50	50	0	0	100
Female	Count	12	1	0	0	13
	%	92.31	7.69	0	0	100
Total	Count	13	2	0	0	15
	%	86.67	13.33	0	0	100

The marital status of household members indicates that less than half of them never married. This portion would comprise largely the under-aged and students. Of the total, only one woman is widowed as shown below in table 4.7.

Table 4.7: No. and percentage of household members 'marital status by sex

Sex		Marital Status of HH members				
		Married	Never married	Divorced	Widow	Total
Male	Count	15	8	0	0	23
	%	65.22	34.78	0	0	100
Female	Count	17	21	0	1	39
	%	43.59	53.85	0	2.56	100
Total	Count	32	29	0	1	62
	%	51.61	46.77	0.00	1.61	100

It is observed that one- third of the population consists of students. Those not currently employed also includes minors. The majority seems to be engaged as regular paid employees as either civil or corporate employees. Some 20.0% of the unpaid family workers include women that are either home- makers or children that have dropped out of school and are currently residing in the households. There are more women as casual paid, unpaid family workers and own account worker categories.

D. Education

1. Level of education of heads of PAFs

Among the household heads, from the seven of them that have never been to school, there are more females who are non-literate. There are also a few males than females that completed various levels of school. In general, men are found to be less educated compared to women. Overall, household heads are also less educated with just one- third having studied up to high school or more.

Table 4.8: No. and percentage of education level of household head by sex

Sex		Education Level Attained by Household head							Total	
		No Education	PS	LSS	MSS	HSS	UG	PG		Others (Specify)
Male	Count	1	0	0	0	0	0	1	0	2
	%	50	0	0	0	0	0	50	0	100
Female	Count	6	2	1	1	2	0	1	0	13
	%	46.15	15.38	7.69	7.69	15.38	0	7.69	0	100
Total	Count	7	2	1	1	2	0	2	0	15
	%	46.67	13.33	6.67	6.67	13.33	0	13.33	0	100

Among household heads, there were more respondents who are functionally literate in Dzongkha followed by English. It is pertinent to note that 53.33% and 60% are not functionally literate in Dzongkha and English respectively. There are few who are functionally literate in Lhotsamkha and other languages.

Table 4.9: No. and percentage of PAFs household head literacy by language

Literacy by Language	Yes		No		Total	
	Count	%	Count	%	Count	%
Dzongkha	7	46.67	8	53.33	15	100
English	6	40	9	60	15	100
Lhotsamkha	2	13.33	13	86.67	15	100
Others	1	6.67	14	93.33	15	100

With regard to literacy of household members, more females than males are generally found to be literate (can read and write) in English and Dzongkha.

Table 4.10: No. and percentage of all household heads by language and sex

Literacy by Language		Sex of HH head					
		Male		Female		Total	
		Count	%	Count	%	Count	%
Dzongkha	Yes	1	14.29	6	85.71	7	100
	No	1	12.50	7	87.50	8	100
English	Yes	1	16.67	5	83.33	6	100
	No	1	11.11	8	88.89	9	100
Lhotsamkha	Yes	0	0.00	2	100.00	2	100
	No	2	15.38	11	84.62	13	100
Others	Yes	0	0.00	1	100.00	1	100
	No	2	14.29	12	85.71	14	100

The education attainment data of the population in Lower Taba as shown below indicates that 29.03% are illiterate. About 45.16% of the residents have completed middle secondary school

(Standard X) or higher. The data suggests that in comparison to household heads that have largely been illiterate or have studied till Standard X or lower, their children have been able to or will acquire higher qualifications as is evident in the table below.

Table 4.11: No. and percentage of household heads' education level by sex

Sex		Education Level Attained by Household head							Total	
		No Educa-tion	PS	LSS	MSS	HSS	UG	PG		Others (Specify)
Male	Count	7	5	0	1	5	1	4	0	23
	%	30.43	21.74	0.00	4.35	21.74	4.35	17.39	0.00	100
Fe-male	Count	11	8	2	4	9	2	2	1	39
	%	28.21	20.51	5.13	10.26	23.08	5.13	5.13	2.56	100
Total	Count	18	13	2	5	14	3	6	1	62
	%	29.03	20.97	3.23	8.06	22.58	4.84	9.68	1.61	100

2. Employment of PAFs and non-PAFs

The tables below show the employment status of PAFs and non-PAFs. By far, among non-PAFs, most are engaged as regular paid worker as well as unpaid family worker while there is only one PAP being engaged as unpaid family worker. Among non-PAFs, students comprise 35.29%. There are also more non-PAFs that are currently not employed as compared to PAFs which stands at 0%.

Table 4.12a: No. and percentage of household members' employment status

	Regular Paid Employee		Casual Paid Employee		Unpaid Family Worker		Own Account Worker	
	PAPs	Non-PAPs	PAPs	Non-PAPs	PAPs	Non-PAPs	PAPs	Non-PAPs
No.	0	10	0	2	1	11	1	8
%	0	19.61	0	3.92	50	21.57	50	15.69

Table 4.12b: No. and percentage of household members' employment status

	Employer		Student		Not Currently Employed		Total (PAPs & Non-PAPs)	
	PAPs	Non-PAPs	PAPs	Non-PAPs	PAPs	Non-PAPs	PAPs	Non-PAPs
No.	0	0	0	18	0	2	2	51
%	0	0.00	0	35.29	0	3.92	100	100

Given the proximity to Thimphu and availability of rental housing, majority of them (about 86.66%) are engaged in other occupations such as arts and crafts, religious chores weaving,

tourism, business, painting and tailoring while the others involved in assorted business ventures like restaurant, hotel, finance, real estate, health and social work.

It is worthwhile to note that there are people engaged as casual paid employees as well as unpaid family worker categories and as such people could be vulnerable given that their employment is irregular and at any time they may be rendered unemployed or under-employed. Own account workers are self-employed persons that possess a skill that they can apply well and therefore their services may be in demand at a premium price charged.

In terms of persons from project and non-project affected families, data reveals that none of the family members from the PAPs and non-PAPs are engaged in agriculture. As evident, the majority of both PAPs and non-PAPs are business oriented people.

Table 4.13: No. and percentage of household heads occupational profile by sector

Sector	PAPs	Non-PAPs
Agriculture	0	0
Manufacturing	0	0
Construction	0	0
Retail Trade	0	0
Hotel/Restaurant	0	1
Transport	0	0
Finance/Real Estate	0	1
Public administration /Defence	0	0
Education	0	2
Health/Social Work	0	0
Others	2	24

3. Income and expenditure

The Table below indicating the income earned from broad sources such as agricultural and non-agricultural activities indicates that almost 93.33% do not derive much income from agriculture. As such, considerable amount of the income earned by majority of the respondents is from non-agricultural sources. An assessment of the total income earned from all three sources below shows that none of the households live below the poverty line.⁵Wide differences in income earned ranges from minimum of Nu. 5,000 a month to as high as Nu. 600,000 per month.

⁵ The Poverty Analysis Report (2007) established the National Poverty line at Nu. 1,096 per month.

Table 4.14: No. and percentage of annual net income by source

Net Income earned from	No Income		Nu. 100000 or less		Nu. 100001 to 500000		Nu. 500001 to 1000000		Nu. 1000001 or more		Missing Value		Total	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
Agriculture	14	93.33	0	0	0	0	0	0	0	0	1	6.67	15	100
Non-Agriculture	2	13.33	3	20	6	40	2	13.33	2	13.33	0	0	15	100
Other Sources	11	73.33	2	13.33	0	0	1	6.67	0	0	1	6.67	15	100

Data in table 4.15 below indicates that average incomes earned per year from agriculture is almost nil. Non-PAPs earn more from non-agricultural sources as compared to PAPs. Most of the income earned is from non-agriculture activities. The average income earned by Non-PAPs is much more because some PAPs are from the richer segment of the population that own businesses.

Table 4.15: Average income by source: PAPs and non-PAPs

Source of Income	Agriculture		Non-Agriculture		Others	
	Non-PAPs	PAPs	Non-PAPs	PAPs	Non-PAPs	PAPs
Category						
No. of HH	13	2	13	2	13	2
Average income per HH	0	0	619415.3	138000	50769.23	0

Data on expenditure categories shows that the majority of households spend more than Nu. 1,000 particularly on food since it is a recurring and a basic need. Some households spend excess of about Nu. 3,000 per month due to increased number of family members in the household and hence increased food consumption. Clothing and other expense heads like medical expenses, transportation and socio-cultural activities are need-based and hence expenses on these are relatively lower. Households are also noted to spend more than Nu. 1,500 on education. Although basic education (till Standard X) in Bhutan is free, people spend money on tertiary education and often children join private schools and colleges within and outside the country. The same applies for medical expenses since people are often compelled to spend on tertiary medical care outside the country.

The expenses per month among PAPs and non-PAPs in the table below shows that it is non-PAPs that are noted to have a higher average spending per household as compared to that of PAPs. This simply implies that except for a few among the non-PAP families, the rest seem to be

better -off and spend considerably more on expendable income as noted in higher income groups among non-PAPs as compared to PAPs.

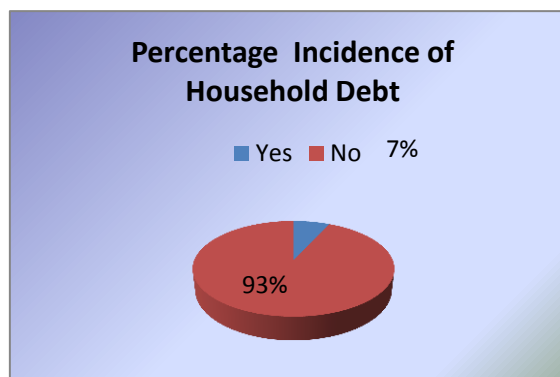
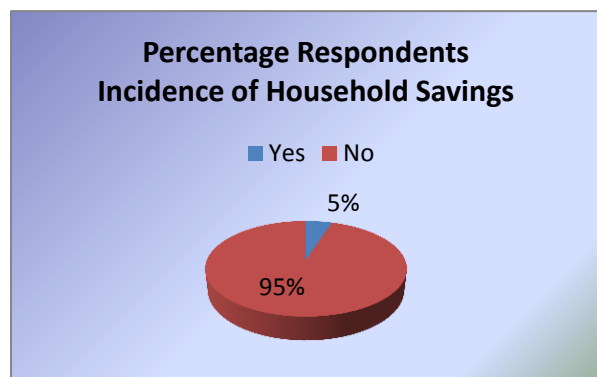
Table 4.16: No. and percentage of approximate spending per month by item

Expense Head	Food		Clothing		Health	
	PAPs	Non-PAPs	PAPs	Non-PAPs	PAPs	Non-PAPs
Mean	3250	7391.67	100	621.18	92.5	516.82
Median	3250	3500	100	500	92.5	200
Maximum	5000	50000	200	2083	150	2000

Table 4.16a: No. and percentage of approximate spending per month by item

Expense Head	Education		Transportation		Cultural/Social	
	PAPs	Non-PAPs	PAPs	Non-PAPs	PAPs	Non-PAPs
Mean	825	2062	1250	4500	416.5	1212.09
Median	825	100	1250	2500	416.5	250
Maximum	1500	16667	1500	15000	833	10000

The figures below shows that the majority of the households do not save money indicating that people invariably spend most of what is earned. Likewise, the majority of the households also do not have outstanding debts. The data also reveals that the population is not in the habit of saving. Not many are taking loans verified by the under one third of the population that had outstanding



loans to repay.

In total, 5 persons indicated holding savings, however, 40% saved small amounts i.e., Nu. 5,000 per month.

Table 4.17: No. and percentage persons saving money by amount saved in categories

Incidence of household saving	Amount Saved in Categories					
	1 to 500		501 to 5000		5001 to 10000	
	Count	%	Count	%	Count	%
Yes	0	0	2	40	1	20

Table 4.17a: No. and percentage persons saving money by amount saved in categories

Incidence of household saving	Amount Saved in Categories							
	10001 to 15000		15001 to 20000		20001 and above		Total	
	Count	%	Count	%	Count	%	Count	%
Yes	0	0	2	40	0	0	5	100

The debt among the households shows that people have availed loans of more than Nu. 20,000 mainly to invest in land, houses, education and business. The amount of debt availed is also highly skewed ranging from a minimum of Nu. 3000 to a maximum of Nu. 65 million. Overall, the data suggests that hardly a quarter of the households either saved or borrowed.

Table 4.18: No. and percentage persons in debt by amount in debt in categories

Incidence of household debt	Amount in debt in categories									
	501 to 5000		5001 to 10000		15001 to 20000		20001 and above		Total	
	Count	%	Count	%	Count	%	Count	%	Count	%
Yes	1	3	0	0	0	0	31	97	32	100

For those that had taken loans as seen in the table below, the majority of the population invested in assets such as houses, land, businesses, purchasing car and for health and education.

Table 4.19: No. of respondents by use of loan

Loan Used For	No. of Respondents
House	1
Land	1
Education	1
Cars	3
Others (Specify)	1

The scenario of debt among the households shows that in an average, people have availed loans of more than Nu. 20,000 mainly to invest in land, houses, education and business. The amount of debt availed is also highly skewed ranging from a minimum of Nu. 3000 to a maximum of Nu. 65 million. The median debt amount is Nu. 500,000. Overall, the data suggests that both savings and borrowings are not usual practices among the population since hardly a quarter of the households either saved or borrowed.

E. Housing

The amount paid in rent for dwelling was cross-tabulated with the number of rooms. The data in most cases shows that lower the rent, lesser is the number of rooms. The data also shows that almost 100% live in rented apartments paying less than Nu. 3,500 a month.

Table4.20: No. and percentage of respondents stating amount of rent paid by number of rooms rented

No. of rooms	Amount of Rent Paid							
	NA		Nu. 501 to 1500		Nu. 1501 to 2500		Nu. 2501 to 3500	
	Count	%	Count	%	Count	%	Count	%
1 to 2 rooms	0	0	3	100	0	0	0	0
3 to 5 rooms	3	37.5	4	50	0	0	1	12.5
6> rooms	1	50	0	0	0	0	1	50

Please note that two of the respondents did not respond to the questionnaire

Table4.20a: No. and percentage of respondents stating amount of rent paid by number of rooms rented

No. of rooms	Amount of Rent Paid							
	Nu. 3501 to 4500		Nu. 4501 to 6000		Nu. 6001 and above		Total	
	Count	%	Count	%	Count	%	Count	%
1 to 2 rooms	0	0	0	0	0	0	3	100
3 to 5 rooms	0	0	0	0	0	0	8	100
6> rooms	0	0	0	0	0	0	2	100

The table below describing the type of dwellings for a number of years of residency shows that people residing for the last 5 years or less live in either part of a house which is most likely taken on rent or in rented dwellings like separated apartments. In the category of long term residence (16 years and above), people living in houses seem to be common. The reason for this is that the occupants also own these houses thus justifying the long-term residence.

Table 4.21: No. and percentage of respondents' number of years stayed in dwelling by type of dwelling

Type of Dwelling		Number of years stayed in dwelling					Total
		5 years or less	6 to 10 years	11 to 15 years	16 to 20 years	21 years or more	
House	Count	2	0	1	3	1	7
	%	28.57	0	14.29	42.86	14.29	100
Part of House	Count	2	3	0	0	0	5
	%	40	60	0	0	0	100
Separate apartment	Count	3	0	0	0	0	3
	%	100	0	0	0	0	100
Shared apartment	Count	0	0	0	0	0	0
	%	0	0	0	0	0	0
Others	Count	0	0	0	0	0	0
	%	0	0	0	0	0	0
Total	Count	7	3	1	3	1	15
	%	46.67	20	6.67	20	6.67	100

The amount of rent paid by respondents was compared with the number of rooms they occupied. The data shows that majority of the respondents lived in dwellings comprising 3 to 5 rooms. Looking at the rental payment, 63.0% lived in dwellings with rental charge between Nu. 501 to 1,500 per month with houses having maximum of two rooms. Dwellings with more number of rooms, i.e., 6 rooms or more were leased in for more than Nu. 2,501. As LAP development has not yet started in Lower Taba, except for few concrete building that have come up along the vicinity of main road, most of the dwellings would still be traditional houses for which rental would be much less as compared to new concrete houses. With housing quality improvement that is expected due to LAP development, rental charge would concurrently increase. If the LAP development further enhances the quality of life in the locality, influx of tenants from the core Thimphu area cannot be ruled out.

The types of housing people dwell in are described in terms of materials used for walls, roofs and floors. The tables below show that except for the roofing material which was predominantly of CGI, the walls and roofing material were largely of locally available materials such as timber, mud-bonded bricks/stones and a few that lived in houses with cement bonded walls.

The type of material used is characteristic of traditional housing in which locally available materials have been used with local skills and knowledge on house construction. Increasingly with urban development, such houses have given way to concrete housing using modern techniques and materials like steel and concrete. Many such new buildings are constructed with loans and therefore owners build either residential or commercial type of buildings depending on the type permissible to lease out for loan repayment.

Therefore, it is inevitable that with LAP development, traditional structures will be replaced with large spacious dwellings giving the area an urban look which will be further enhanced by other facilities like roads, water and sewerage and street lighting.

Table 4.22: No. and percentage of respondents stating walls construction material by type of dwelling

Type of Dwelling	Construction Material-walls					
	Mud Bonded bricks/stones		Cement Bonded Bricks/stones		Concrete	
	Count	%	Count	%	Count	%
House	2	28.57	4	57.14	1	14.29
Part of House	0	0	0	0	1	25
Separate Apartment	0	0	2	66.67	0	0
Shared Apartment	0	0	0	0	0	0
Others(Specify)	0	0	0	0	0	0

Table 4.22a: No. and percentage of respondents stating walls construction material by type of dwelling

Type of Dwelling	Construction Material-walls							
	Mud		Wood & Branches		Others (specify)		Total	
	Count	%	Count	%	Count	%	Count	%
House	0	0	0	0	0	0	7	100
Part of House	0	0	3	75	0	0	4	100
Separate Apartment	0	0	1	33.33	0	0	3	100
Shared Apartment	0	0	0	0	0	0	0	0
Others(Specify)	0	0	0	0	0	0	0	0

Table4.23: No. and percentage of respondents stating roof construction material by type of dwelling

Type of Dwelling	Construction Material-roofs									
	CGI Sheets		Tiles/Slate		Plank/ Shingles		Others (Specify)		Total	
	Count	%	Count	%	Count	%	Count	%	Count	%
House	7	100	0	0	0	0	0	0	7	100
Part of House	4	80	0	0	1	20	0	0	5	100
Separate Apartment	0	0	2	66.67	1	33.33	0	0	3	100
Shared Apartment	0	0	0	0	0	0	0	0	0	0

Table4.24: No. and percentage of respondents stating floor construction material by type of dwelling

Type of Dwelling	Construction Material-floors					
	Wood		Cement/Tile		Concrete	
	Count	%	Count	%	Count	%
House	4	80	0	0	1	20
Part of House	5	100	0	0	0	0
Separate Apartment	3	100	0	0.00	0	0
Shared Apartment	0	0	0	0	0	0
Others(Specify)	0	0	0	0	0	0

Table4.24a: No. and percentage of respondents stating floor construction material by type of dwelling

Type of Dwelling	Construction Material-floors					
	Clay/earthen floor		Others(Specify)		Total	
	Count	%	Count	%	Count	%
House	0	0	0	0	5	100
Part of House	0	0	0	0	5	100
Separate Apartment	0	0	0	0	3	100
Shared Apartment	0	0	0	0	0	0
Others(Specify)	0	0	0	0	0	0

Table4.25: No. and percentage of respondents stating window construction material by type of dwelling

Type of Dwelling	Construction Material-floors							
	Glass		Wooden Shutters		Others		Total	
	Count	%	Count	%	Count	%	Count	%
House	5	100	0	0	0	0	5	100
Part of House	4	80	1	20	0	0	5	100
Separate Apartment	3	100	0	0	0	0	3	100
Shared Apartment	0	0	0	0	0	0	0	0
Others(Specify)	0	0	0	0	0	0	0	0

Among respondents, about a quarter of the households reside in their own dwellings and the rest live permanently. Those that do not own the homes live as tenants and reside temporarily. There were few who do not own the dwellings but reside permanently or semi-permanently owing to possible longer term residency agreements with the owners.

Table 4.26: No. and percentage of respondents' status of residency by ownership of dwelling

If household owned the dwelling	Status Residency on Property							
	Permanently		Semi-Permanently		Temporarily		Total	
	Count	%	Count	%	Count	%	Count	%
Yes	6	85.71	0	0	1	16.67	7	46.67
No	1	14.29	2	100	5	83.33	8	53.33

Most residents have leased their dwellings from private persons indicating that state owned property in the area is low. Payment of rent is largely made in cash as is the norm everywhere.

Table 4.27: No. and percentage of respondents' mode of payment of rent by agency dwelling leased

Mode of Payment of rent	Agency dwelling leased in from					
	Public Corporation		Employer		Private Person	
	Count	%	Count	%	Count	%
Not Applicable	0	0	0	0	0	0
Yes, in cash	0	0	0	0	7	87.5
No	0	0	0	0	1	12.5

Table 4.27a: No. and percentage of respondents' mode of payment of rent by agency dwelling leased from

Mode of Payment of rent	Agency dwelling leased in from					
	Other (Specify)		Missing Value		Total	
	Count	%	Count	%	Count	%
Not Applicable	0	0	6	85.71	6	40
Yes, in cash	0	0	0	0	7	46.67
No	0	0	1	14.29	2	13.33

F. Other basic amenities

In terms of basic amenities, the majority of the population does not own telephone connections in their houses. With the advent of mobile phones, fixed line connections have been replaced and are rather obsolete as mobiles are found to be more convenient to the users.

Table 4.28: No. and percentage of respondents having telephone connected in the house by type of dwelling

Telephone connected inside the house				
Type of dwelling		Yes	No	Total
House	Count	4	3	7
	%	57.14	42.86	100
Part of House	Count	1	4	5
	%	20	80	100
Separate Apartment	Count	0	3	3
	%	0	100	100
Total	Count	5	10	15
	%	33.33	66.67	100

About less than two - thirds of the households have water outdoor tap shared with other households. Considering the absence of a structured water supply and sewerage system in place, it is obvious that the present water supply system has been designed for rural settings. The dwellings with pipes leading to dwellings or compound could be more in the recently constructed houses. Houses and apartments mainly have dedicated water supply points while those living in part of houses and apartments have shared water points.

Table 4.29: No. and percentage of respondents' main source of drinking water by type of dwelling

Type of dwelling		Main source of drinking water		
		Pipe in dwelling or compound	Public outdoor tap	Total
House	Count	6	1	7
	%	85.71	14.29	100
Part of House	Count	1	4	5
	%	20.00	80.00	100
Shared Apartment	Count	1	2	3
	%	33.33	66.67	100
Total	Count	8	7	15
	%	53.33	46.67	100

Traditional Bhutanese houses are designed in such a manner that toilets are almost always not in the dwellings but attached either to the dwelling or are separate from the dwelling. Therefore, while most of the dwellings are traditional or very old, the information on type of toilets used is presented below. Almost 83.33% of flush toilets are mostly personalized by a household whereas pit latrines with and without septic tanks are shared sanitary units. Pit latrines are considered unhygienic as they are prone to odor and easy access to house flies that are the biggest vectors of

diseases like diarrhea and dysentery. The LAP development with a water and sewerage and sanitation component would significantly reduce the incidence of potential water borne diseases.

Table 4.30: No. and percentage of respondents' type of toilet used by if toilet is shared

Type of toilet used in the household		If toilet is shared with another household		
		Yes	No	Total
Flush Toilet	Count	1	5	6
	%	16.67	83.33	100
Pit Latrine+Septic Tank	Count	6	2	8
	%	75	25	100
Pit Latrine, no septic tank	Count	0	1	1
	%	0	100	100
Total	Count	7	8	15
	%	46.67	53.33	100

In terms of sources of energy, all the households are supplied with electricity. For cooking purpose, all households use electricity mainly to power water boilers and rice cooking. Besides, almost all households use LPG and electricity for cooking. For warming the dwelling, it is observed that people use a number of sources such as electricity, firewood and kerosene. The majority use electricity, while some use firewood and kerosene. Due to expensive firewood and limited kerosene supply, people have no choice but to use electric appliances for seasonal heating of homes.

Table 4.31: No. and percentage of respondents' mode of heating dwelling by source of heating

Mode of heating dwelling											
Bukhari		Electric Heater		Kerosene		Others (Specify)		Missing Value		Total	
Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
1	6.67	12	80	1	6.67	0	0	1	6.67	15	100

G. Landholding

Few people that own both cultivated and uncultivated land outside Thimphu are individually owned. Within the LAP, only some cultivated land which is less than an acre in extent (0.42acres) is owned by few individual persons from among titleholders. Similarly, there are few who own uncultivated land elsewhere in the country with a mean parcels (0.93 acres) indicating that they may not own registered land in their own names but could have been owned by their parents.

The mean holding of land ownership outside LAP of wet land (Chhuzhing) is 2.52 acres, and a dry land of 6.5 acre. A maximum of Nu. 500 is paid as land taxes indicating that the land and property are held in other urban towns.

Table 4.32: Statistics land ownership outside LAP

	Cultivated	Not Cultivated	Chhuzhing	Kamzhing
N	13	14	2	2
Mean	0.42	0.93	2.525	6.5
Media	0	0	2.525	6.5
Minimum	0	0	0.5	3
Maximum	5	10	5	10

Table 4.32a: Statistics land ownership outside LAP

	Cash Crops	Residential	Commercial	Land Tax Paid
N	0	0	0	4
Mean	0	0	0	225
Media	0	0	0	175
Minimum	0	0	0	50
Maximum	0	0	0	500

The land owned outside and cultivated is both individually and jointly owned for both wet and dry land although there was no joint ownership of the land for uncultivated dry land (Kamzhing).

Table 4.33: No. and percentage of respondents owning land outside (cultivated) Thimphu by type and mode of ownership

Category of land outside Thimphu	Ownership mode of land located outside-cultivated					
	Individually owned		Jointly Owned		Total	
	Count	%	Count	%	Count	%
Chhuzhing	1	50	1	50	2	100
Kamzhing	0	0	0	0	0	0

Table 4.34: No. and percentage of respondents owning land outside (uncultivated) Thimphu by type and mode of ownership

Category of land outside Thimphu	Ownership mode of land located outside-uncultivated					
	Individually owned		Jointly Owned		Total	
	Count	%	Count	%	Count	%
Chhuzhing	1	50	1	50	2	100
Kamzhing	2	100	0	0	2	100

In the case of land held inside the LAP, the data below shows that there are very few people who own cultivated and uncultivated land within the LAP.

Table 4.35: No. and percentage of respondents owning land inside LAP (uncultivated) by type and mode of ownership

Category of Land in LAP	Ownership of land inside LAP-Uncultivated							
	None		0.1 to 1 acre		1.1 to 2 acre		Total	
	Count	%	Count	%	Count	%	Count	%
Kamzhing	1	100	0	0	0	0	1	100
Residential	0	0	4	100	0	0	4	100
Commercial	0	0	0	0	1	100	1	100

While payment of land taxes outside the LAP was cheaper for both land and property like houses, the persons who had land and property in the LAP paid higher taxes. Once LAP development is complete, owners of land and property may have to pay even higher taxes for the developed land.

Table 4.36a: No. and percentage of respondents paying taxes by category of land and amount of tax

Amount of Land Tax Paid	Less than 100		101 to 300		301 to 500		Total	
	Count	%	Count	%	Count	%	Count	%
Land Outside	2	50	1	25	1	25	4	100

Table 4.36b: No. and percentage of respondents paying taxes by category of land and amount of tax

Amount of Land Tax Paid	0		Don't Know		Total	
	Count	%	Count	%	Count	%
Land inside	1	33.33	2	66.67	3	100

Table 4.36c: No. and percentage of respondents paying taxes by category of land and amount of tax

Amount of Land Tax Paid	200 to 500		501 and above		Total	
	Count	%	Count	%	Count	%
Land inside	1	33.33	2	66.67	3	100

The table below shows that only 1 respondent owned a house somewhere else.

Table 4.37: No. and percentage of respondents owning property outside

Yes		No		Total	
Count	%	Count	%	Count	%
1	9.09	10	90.91	11	100

As a result of land within the LAP being within the urban precincts, the taxes paid are much higher than the land owned in rural areas. Both land and property like buildings within urban areas are taxed at higher rates.

Table 4.38: Statistics of respondents paying tax by location of land

Statistics	Amount of land tax paid per year for land outside	Amount of land tax paid per year for land in LAP	If yes, amount of property tax paid per year
Valid	4	2	3
Mean	225	800	12400
Median	175	800	2000
Minimum	50	800	200
Maximum	500	800	35000

H. Knowledge and perception of land pooling

The question on knowledge and perception of land pooling was posed to all the heads of the household within the LAP. Out of the total 124 persons, 38.70% responded saying that they are aware of land pooling, while the remaining 61.30% responded that they did not know about the concept of Land Pooling. Those who did not know about Land Pooling were mostly tenants. Similarly, while 4 persons said that the project would bring in several benefits, none said that the project did not benefit them. The majority of the land owners are aware of land pooling although some land are required to be contributed. The remaining parcel of land would appreciate in maximum value in future. Eventually, it means an appreciation of land and property values will be more following development of the area.

The majority of the respondents agree with the LAP in realization of project benefits. Their perception of whether the plan is useful or not could be influenced by the benefits they stand to enjoy from LAP development.

Table 4.39: No. and percentage of respondents 'perceptions about the LAP

Attitude towards land pooling		If project benefits you		
		Yes	No	Total
Agree	Count	3	0	3
	%	75	0	100
Disagree	Count	0	0	0
	%	0	0	0
Up-to Government	Count	1	0	1
	%	25	0	100
Total	Count	4	0	4
	%	100	0	100

Among the total respondents, 63.64% were not aware that land owners would most likely be required to pay higher urban tax after LAP development. This group also constitutes tenants who actually are not concerned with matters relating to land and property vis-à-vis the Thromde. It is the owners who have to deal and interact with the Thimphu Thromde for issues related to land and property tax very often. Since the response is quite low in terms of perceptions about the land pooling by the people living in the LAP, further public consultation can be the only solution to disseminate the perceptions on Land pooling.

Table 4.40: No. and percentage of respondents' knowledge that landowners pay urban tax after LAP development

Knowledge that landowners have to pay urban tax after LAP development					
Yes		No		Total	
Count	%	Count	%	Count	%
4	36.36	7	63.64	11	100

I. Betterment Charges

Objectives of NCRP (National Re-Cadastral Resurvey Programme)

The NCRP of Taba Local Area Plan was carried out jointly by Land commission and Thimphu Thromde with the following objectives:

- To finalize all plot boundaries, roads, other service amenities and the area as a whole;
- To integrate local system into common platform/system known as Druk Ref 03;
- To resolve all the land cases especially regarding the excess and deficit area;
- To enhance the efficiency of service delivery in the near future; and
- To finalize the LAP boundary.

Based on National Re-cadastral Resurvey Programme (NCRP), there are 22 plot owners who have excess area in Lower Taba. During the National Re-cadastral Resurvey of Lower Taba, it was found necessary by the Thimphu Thromde to make some adjustments in the developed areas. The adjustments of the plots were carried out to save the building plinth, drains, wall and septic tanks wherever possible. The plots whose areas were adjusted for betterment charges are listed in **Annexure B**.

V. RESETTLEMENT ACTION PLAN

Primary impacts of LAP development facilities are on land and structures which have to give way to urban development amenities such as roads, water and sewerage, street lights among others. In Lower Taba, while people have already contributed through land pooling a proportion (28.5%) of their land for the LAP, additional land intake is not necessary. There are, however, impacts on dwelling and ancillary structures owned by title holders. Effects are also evident when the structures inhabited will be dismantled displacing tenants. People running small enterprises in hired premises will lose their livelihoods experiencing loss of income. The alignment of roads, sewerage and other linear structures also impact fruit trees falling along the alignment. Such types of impacts are discussed in this section. *The outcome is a RAP with a compensation package to be paid by the TT for various types of losses described below amounting to Nu.20,426,051.54.*

While the entitlement matrix has been presented in Chapter II, detailed work out of the impacts and the cost implications per impacted PAP are described in Tables 4.2 to 4.7 of this chapter. Also, the procedures for compensation are described in Chapter VI.

A. Loss of assets (Structures) of title holders

Table 5.9 shows that there are impacts on 19 title holders' structures which range from temporary and permanent walls and drains to septic tank, water tank, garage, parts of houses, temporary structures like huts and log houses. Details include: i) One household losing two storey building, ii) one losing hut made of split logs (buckle) iii) sixteen losing boundary walls, iv) two losing water tank and gate, v) one losing toilet and vi). *The total cost of the affected structures works out to Nu. 16,769,103.77*

The basis for the calculation of affected assets namely structures was a valuation exercise carried out by TT engineers. They have used the latest BSR 2012 (Bhutan Schedule of Rates) and the cost of structures will be compensated at replacement value which is in line with the World Bank policy. Compensation for structures has been worked out as per the BSR 2012 by adding 30% cost index for Thimphu over Phuentsholing with the incorporation of latest worked out Cost Index. Data on different materials used in the structure have been collected during structure identification survey within the project area. The costs of structures have been estimated based on the material used in the construction on sample basis. For the purpose of calculating the value of properties, the average rate has been taken for the semi-permanent, permanent, and for temporary structures. And three different rates as per the type of the structures have been multiplied by the plinth area to arrive at the replacement cost of structure⁶.

B. Loss of assets (fruit trees) of title holders

In terms of fruit trees that fall within the right of way (RoW) of some of the LAP development facilities that will be provided, table 5.1 shows that in total 12 fruit trees owned by one household will be affected followed by 7 fruit trees by another affected household. The number of households owning fruit trees by type ID is also listed. Affected household own more than one

⁶ Refer Annexure 13 to see the compensation for structures being worked out

type of fruit trees. In total, a sum of **Nu. 58,528.00.** will have to be paid as compensation to the owners of affected fruit trees. The Calculation for the affected fruit trees was carried out based on the Compensation Rates of September 2008 for Cash crops/ Fruit trees/ Annual crops.

Table 5.1 Ownership of affected trees by type of fruit tree

Sl.No.	No. of Households Owning	Fruit Tree Type	No. of trees affected	Rates for one tree(more than 5 yrs)
1	1	Apple	8	4105.00
		Peach	2	1692.00
		Pear	2	2490.00
Total			12	
2	1	Apple	3	4105.00
		Peach	1	1692.00
		Plum	3	2750.00
Total			7	
3	1	Peach	1	1692.00
		Apricot	2	2845.00
Total			3	
Total affected fruit trees			22	

The cost of the fruit bearing trees will be compensated at rates (Compensation Rate 2008 of RGOB)⁷ calculated by including the cost of land preparation, pit digging, seedling, and fertilizer, planting and weeding. From year 1 onwards, till the maturity of the orchard (fruiting), all maintenance cost incurred has been capitalized since the expenditure do not result in any return and are to be treated as capital cost. When the trees start fruiting, the annual maintenance cost are to be recovered from the revenue generated and accordingly the net return earned is added to the cost of establishing the trees up to the fruiting stage.

C. Affected tenants

Total of 9 tenants will have to move out since their dwelling where they are presently staying requires dismantling.

⁷Refer Annexure 11 for the compensation rates of fruit trees which shall be made available upon request.

Table 5.2: No. and percentage respondents' reason to move

If have to move physically because of LAP	Reason to move							
	Part of the dwelling will have to be dismantled		Owner wants me to move out		Others (Specify)		Total	
	Count	%	Count	%	Count	%	Count	%
Yes	2	100	0	0	0	0	2	100

The total tenants that will be affected by the Project shall be reflected in the table 5.11. Their monthly rent ranges from Nu. 1500 to Nu. 60,000. This information implies that there are huge differences among tenants in terms of their economic status. In order to calculate the allowance for tenants, rather than adopting the mean rent given the wide difference and presence of outliers at the minimum and maximum ends, the median rent, which is Nu. 2,500 have been adopted. Therefore, each tenant will receive a lump sum amount of Nu. 2,500 per month for 2 months including shifting allowance of Nu.1500. Rent for 2 months has been proposed to cushion the 2 months period that tenants will be engaged in finding alternate rented premises in their place of relocation.

Compensation for loss of assets constructed by tenants will be given at replacement cost. This is calculated based on the latest Bhutan Schedule of Rates BSR 2012 (where latest Cost Index i.e., 30% shall be considered). The government uses the Bhutan Schedule of Rates which is revised after every few years. However, it has been confirmed that there are no structures or other assets of tenants that will be affected.

D. Vulnerable displaced groups

Using the definition of vulnerable groups presented in section 2.5 of this Report which is *“distinct groups of people who are socially distressed or economically backward and who might suffer disproportionately from resettlement effects. These include, but are not limited to the following: women headed households, people living below the poverty line, marginal land owners, landless, agricultural laborers, and the disabled and elderly”* the following discussion is presented.

E. Compensation for loss of income/livelihoods

There is one affected household whose income stream will be affected. The type of business disrupted is a home-based business earning net annual revenue of Nu. 60,000. The person affected (Mrs. Tshering Lhadon) holds unique Household ID130 and has six household member. The affected property is registered under Plot No.197, Thram No.238. The loss of net income is being compensated at replacement costs. The revenue per month therefore is Nu. 5,000. Since the person affected would have to re-establish their business comparable to pre-RAP levels, a time period of 3 months is felt to be necessary to re-establish her livelihood so the compensation is calculated taking the net revenue for 3 months. As with others, a lump sum of Nu. 1,500 is proposed as shifting charges. The total compensation package for the household losing income comes to **Nu.16,500**.

Compensation to households that lose their livelihoods is calculated at the monthly net revenue for 3 months to enable them to re-establish their livelihoods.

F. Compensation for shifting materials

A lump-sum shifting allowance of Nu. 1500/- is proposed for all PAPs who would have to transport belongings and salvaged materials. The amount has been arrived at considering that current transportation charges by truck from Lower Taba to Thimphu core area is around Nu. 1,500. Details of the type of people who are eligible for shifting charges including total compensation have been worked out reflected in Table 5.9 and 5.11.

G. Categories of impact

This section describes the likely impacts of LAP development on the population resident in the Lower Taba LAP area. None of the affected households head suffers from any chronic illness. Indeed, the household heads are found to be physically fit and would be able to undertake any type of works.

Respondents were asked if they would be moving out of Lower Taba permanently or temporarily and if so, indicate the reason for moving out. Two respondents expressed that they are moving out due to partial dismantling of structures and have not yet decided as to whether they would return to the same location at a later date. They responded that they will be looking for a new apartment anywhere available in Thimphu. However, one of the respondents reported that the business with total revenue of Nu.60,000 per annum will be affected.

The categories of impact to the PAFs and PAPs identified under the RAP can broadly be identified under two distinct groups. They are Title Holders and Non-title Holders (Tenants). The compensation for impact in the RAP to the title holders shall include:

1. Compensation for loss of structures (compound walls, water tanks, septic tank, gate, toilets, sheds etc.,) at replacement cost. This shall be calculated based on the Bhutan Schedule of Rates BSR 2012 with the latest 30% Cost Index.
2. Compensation for loss of fruit trees as per RGOB rate of 2008 (Please refer Annexure 11 for the rates).
3. Lump sum shifting allowance of Nu.1,500 (or actual reimbursement on production of bills) for land owners that relocate to another plot.
4. Rights to salvage materials.
5. Special resettlement assistance to vulnerable families @ Nu.5,000/-
6. Special resettlement assistance to vulnerable families headed by female and physically challenged @ Nu.10,000/-

Similarly, the compensation for impact in the RAP to the tenants shall include:

1. Reimbursement of rental deposit or unexpired lease amounts. This is based on the rental amounts the tenants pay to their renters at the time of survey.
2. Lump sum rental assistance of two months i.e. Nu .15,000 @ Nu. 7,500/month for 2 months which is the median rent paid by the tenants.
3. Lump sum shifting allowance of Nu.1,500 (or actual reimbursement on production of bills).

4. Compensation for loss of assets constructed by tenants at replacement cost. This is calculated based on the Bhutan Schedule of Rates BSR 2012, taking in account the latest 30% Cost Index.
5. Compensation to tenants that lose their livelihoods calculated at the monthly net revenue for 6 months to enable them to re-establish their livelihoods.
6. Rights to salvage materials.
7. Special resettlement assistance to vulnerable families @ Nu.5,000 if any.
8. Special resettlement assistance to vulnerable families headed by female and physically challenged @ Nu.10,000, if any.

All of those who have to relocate are tenants. There are no titleholders who will be losing land besides the prescribed proportion contributed for land pooling. Therefore, no title-holding PAFs will have to relocate to another place. Consequently, there is no requirement to develop resettlement sites for impacted populations.

H. Process for consultation on the results of the survey

Apart from compensating the PAFs based on their entitlements the following measures will be taken to disseminate information during implementation:

- Several additional rounds of PAP consultations will be undertaken during RAP implementation; measures include PAP representation and participation in RAP implementation, grievance procedures and RAP monitoring;
- TT will consult the people and disseminate information on RAP entitlement package for each impact category to PAPs. This will involve explaining the Entitlement Framework to the PAPs and soliciting their feedback on the RAP. The process of consultation will be ongoing until RAP implementation has been completed. TT will also inform the PAPs about the grievance Redress mechanism available to them. As many PAPs are illiterate group discussions through verbal communication will also be needed;
- An information dissemination campaign for PAPs on the above aspects will be conducted at the outset of RAP implementation. This campaign will be designed and executed by the TT; and
- All the comments made by the PAPs will be documented in the project record and summarized in project monitoring reports. Copies of R&R policy and RAP will be translated into English and Dzongkha and available in the local area with elected representatives, community leaders, public libraries and at the TT office.

The objectives of the information dissemination campaign are:

- a. To help counter rumours, prevent distress and misinformation.
- b. Ensure that any questions raised by the PAPs are answered promptly and accurately. Inform of Grievance Redressal Mechanism and the deadline for the same for a period of two weeks for their grievances and appeals.

I. Land Acquisition for those who disagree to Land Pooling, compensation for land and entitlement framework

In case any land owner disagree to sign the land pooling agreement to contribute the stipulated percentage of land for infrastructure development, the government will, in accordance with the Land Act and procedures for acquisition of private land for public interest, acquire his/her entire plot of land (LA Clause 142). The title holder whose land will be acquired will be entitled to compensation calculated based on PAVA rates. Additionally, if there are structures or fruit trees on the land, these will also be evaluated and compensation given to them. They will be eligible to salvage their materials and will be compensated for any shifting charges incurred. They will also be eligible to receive compensation for restoration of their livelihoods if impacted.

If they agree to sign the land pooling agreement, the acquired land will be deducted from their total land holding and they will also be compensated after valuation for structures and fruit trees that are located in the right-of-way of LAP facilities planned. They will be eligible to salvage their materials and will be compensated for any shifting charges incurred. They will also be eligible to receive compensation for restoration of their livelihoods if impacted.

J. Mechanisms to conduct updates to survey data

An update to the survey data shall be made once a year after the implementation of the RAP is completed. This update will be entrusted to an outside agency or consultant, to ensure that there is independent monitoring of RAP implementation.

The survey has made a distinction between various types of fruiting trees such as apple, apricot, peach, plum and pear. The compensation amount worked out for the purpose of this report is based on compensation rate for each type of fruit tree based on recent government approved rates (2008).

K. Support for livelihood restoration

Some measures are proposed below for restoring livelihoods of the PAPs:-

1. Wherever possible, the project will try to match the skills of PAPs to work during construction and facilitate the contractors awarded the development works to employ both skilled and unskilled labour among people living in the LAP. If the PAPs lack the skills but are in dire need of a means of income for the household, the project will facilitate with the contractor on-the-job training for needy and interested PAPs;
2. There are possibilities that the compensation package delivered to the affected families, if substantial, is not utilized in a meaningful manner rendering families at risk of being worse off because of the project. A possibility is facilitating linkage of interested PAPs with the Entrepreneurship Development Programme conducted by the Ministry of Labour & Human Resources to explore business investment opportunities in Lower Taba. Additionally, such PAPs could be leased out facilities in the Neighborhood Node to carry out a business.

3. Furthermore, during the implementation of the project, skills training and job opportunities could be offered locally, in order to secure livelihoods benefits of the project to low income families, as only landowners will benefit from the expected increase in land values following provision of services.
4. Once the project is through and the development is completed, these families may not afford escalated rents in the area. In view of this, a scheme for low income housing may be initiated by TT in coordination with the National Provident & Pension Fund and the National Housing Development Corporation to invest in the designated service plots or encourage private builders to undertake low income housing by providing builders with incentives.

Table 5.3: Affected structures by owner and estimate of damage (Below existing highway)

Sl. No	Name Of Owner	Thram No.	Plot No.	Structures	Estimation Amount (Nu.)	Remarks
1	Tashi & Chencho	347/C	188/PT-A	Two Unit Buckle House	306575.21	
				Buckle House	260007.53	
Total Amount (Nu)					566582.74	
2	Rinzin Wangmo	545	167	Boundary wall	0.00	
				Septic tank	0.00	
Total Amount (Nu)					0.00	Non agreeing
3	Karma Yangzom	322	143	Boundary Wall	136961.64	
Total Amount (Nu)					136961.64	
4	Khandu Zangmo	1016	146	Boundary Wall & Angle Post Fencing	63206.25	
Total Amount (Nu)					63206.25	
5	Pema Choden	958	142	Boundary Wall	46898.45	
Total Amount (Nu)					46898.45	
6	Thuji Mo	538	115/C	Boundary Wall	17997.78	
				Toilet	41130.90	
				Plank House	64928.69	
Total Amount (Nu)					124057.37	
7	Kezang Dolkar	1151	114	Boundary Wall with Angle Post Fencing	106305.65	
Total Amount (Nu)					106305.65	
8	Chimmi Yuden	635	51	Boundary Wall	359555.71	
Total Amount (Nu)					359555.71	
9	Naki Dorji	954	28	Chemistry Lab	3359854.10	
				Girls Toilet and store	4786378.10	
				Water Tank	86382.54	
				Fencing Below classroom (back side)	1052965.00	
				RCC Water Tank	694074.80	
				Septic Tank	318610.70	
				Fencing behind MPH Building	195521.89	
Total Amount (Nu)					10493787.12	
10	Gaki	905	28/B	Boundary Wall & Gate	189567.37	
				Concrete Road & Parking	134281.31	
				Semi-Permanent Structure	387281.47	
				Store	66037.38	
Total Amount (Nu)					777167.53	
11	Domzang	642	22	Buckle House	296125.43	
				Store	40298.54	
				Boundary Wall	67729.01	
Total Amount (Nu)					404152.98	
Grand Total Amount (Nu.)					13078675.44	

Table 5.4: Affected structures by owner and estimate of damage which will be affected by the up-gradation of existing highway.

Sl. No	Name Of Owner	Thram No.	Plot No.	Structures	Estimation Amount (Nu.)	Remarks
1	Mani Dorji	546	400/Y	Boundary Wall & Gate	92102.26	
				Concrete Parking	37993.55	
				Semi-Permanent Structure	541273.75	
				Water Tank Stands	87203.23	
Total Amount (Nu)					758572.79	
2	Om Bandari	605	54	Boundary Wall	0.00	
				Fruit trees	36210.00	PAVA Rate 2008
Total Amount (Nu)					36210.00	
3	Naki Dorji	954	28	Fencing and wall beside main road	1052042.59	
				RCC Gate	1300000.00	
Total Amount (Nu)					2352042.59	
4	Tandin Sangay Wangchuk	904/A	28/PT-A	Boundary Wall & Gate	45895.75	
				Concrete Road & Angle Post Fencing	71269.55	
Total Amount (Nu)					117165.30	
5	Sangay Wangdi	578	113	Boundary Wall & Gate	192125.14	Non agreeing
Total Amount (Nu)					192125.14	
6	DK Chettri	984	148 & 113A	Boundary wall	0.00	Non agreeing
				Buckle House	0.00	
Total Amount (Nu)					0.00	
7	Tshering Yangzom	825	50	Angle Post Water Tank Stand	38646.71	
Total Amount (Nu)					38646.71	
8	Karma Luday	904	28/A	Boundary Wall & Gate	57043.31	
				Water Tank Stand & Angle Post Fencing	91377.65	
				Garage	47244.84	
Total Amount (Nu)					195665.80	
Grand Total Amount (Nu.)					3690428.33	

Note 1. The total compensation against each property owners has been compiled / worked out by the Engineering Division under Thomde.

Note 2. The compensation for sl Nos.5, and 6 are non-agreeing plot owners.

Table 5.11: Affected fruit trees by owner and estimate of damage.

Affected fruit trees by Owner and estimate of damage																					
Sl.No.	Thram No.	Plot No.	Name (Head of the HH)	Total Monthly HH income (Nu.)	Total Expenditure (Nu.)	Fruit Bearing Trees															Total Amount (Nu)
						Apple	No. of years	Compensation Amount (Nu.)	Peach	No. of Years	Compensation Amount (Nu.)	Pear	No. of Years	Compensation Amount (Nu.)	Apricot	No. of years	Plum	No. of Years	Compensation Amount (Nu.)		
1	810	116	Karma Jimba	NA	NA	8	10	32,840.00	2	8	3,384.00	2	8	4,980.00						41,204.00	
2	605	54	Om Bhandari	792000	19500	3	9	12,315.00	1	8	1,692.00					3	9	8,250.00		9,942.00	
3	238	114	KezangDolkar						1	8	1,692.00				2	8			5,690.00	7,382.00	
Total																				58,528.00	

Table 5.12: Displaced tenants by proposed compensation

SI No.	Tharm No.	Plot No.	Name of the owner	Name (Head of HH)	Total monthly H.H income (Nu)	Total Expenditure (Nu)	Lumpsum rental assistance of 2 months @ Nu. 2,500/month	Lumpsum shifting allowance (Nu.)	Total Compensation Value (Nu)
1	281	TA1-254	DK Chettri	DK Chettri	62400	37834	5000	1500	6500
2	281	TA1-254	DK Chettri	JamunaBaraili/ Budha Maya Gurung	150,000	60,000	5000	1500	6500
3	300	188/PT-A	Tashi & Chencho	Chimi Rinzin	9000	8000	5000	1500	6500
4	300	188/PT-A	Tashi & Chencho	Yeshey Wangmo	3000	4500	5000	1500	6500
5	300	188/PT-A	Tashi & Chencho	Dechen Lhadon	3000	2300	5000	1500	6500
6	300	188/PT-A	Tashi & Chencho	Dorji	7000	10000	5000	1500	6500
7	176	TA1-130	Thujimo	Student	NA	NA	5000	1500	6500
8	238	TA1-197	Kezang Dolkar	Tshering Lhadon	5000	4000	5000	1500	6500
9	176	TA1-130	Mani Dorji	Driver	NA	NA	5000	1500	6500
Total							45000	13500	58500

- Sl No. 1. The owner of the affected structure is Mr. DK Chettri and an annex of the MoMo hut was established for selling frozen meat by him. He will be refrained earning from his shop.
- Sl No. 2. This is a Fast food restaurant (Momo hut) and rented out by Mr. DK Chettri to Ms. Jamuna Baraili and Ms. Budha Maya Gurung who are working as partners. They are paying Nu. 8000 per month as rental charge to Mr. DK Chettri. Their monthly income is approximately about Nu. 150,000 and expenditure is Nu. 60,000. This Fast Food restaurant was established in the year 2011. Both of them are hailing from southern Bhutan mainly from Dorokha, Samtse and from Tshirang.
- Sl. No. 3. The owner of the affected structure is Mr. Tashi and Chenchho. The tenant living in this structure is a Carpenter and living in this structure since 2012. He pays a rental charge of Nu. 2000 per month.
- Sl No. 4. The owner of the affected structure is Mr. Tashi and Chenchho. The tenant living in this structure is a divorcee and earns her living through weaving. She has been staying in this structure since 2007 and pays rental of Nu. 2000/ month. She gets remittance from her ex-husband to substantiate her daily needs.
- Sl No. 5. The owner of the affected structure is Mr. Tashi and Chenchho. The tenant living in this structure is also a divorcee and earns her living through weaving. She has been living in this structure since 2011 and pays monthly rental charge of Nu. 2000.
- Sl No. 6. . The owner of the affected structure is Mr. Tashi and Chenchho. The tenant living in this structure earns his living through carpentry work. He gets his salary which is Nu. 7000 per month and his expenditure per month is Nu. 10,000. The extra Nu. 3000 is covered through remittance from his cousin who is also living in the same structure.
- Sl No. 7. The tenant is a student and he could not be traced. Therefore, it is unclear now that the student will stay in the same house rented by him.
- Sl. No 8. The tenant living in this structure earns her living through business. She earns her living through sale of chili powder and her income per month is Nu. 5,000.
- Sl. No 9. The tenant living in this structure earns his living as a driver and he could not be traced as he was most of the time out which as a result his monthly salary could not be documented.

Table 5.13. PAPs that will be refrained from getting monthly rent from the tenants

Sl No.	Tharm No.	Plot No.	Name (Head of HH)	Lump sum rental assistance of 2 months @ Nu. 7,500/month
1	281	TA1-254	DK Chettri	15,000
2	281	TA1-254	DK Chettri	15,000
3	300	188/PT-A	Tashi & Chencho	15,000
4	300	188/PT-A	Tashi & Chencho	15,000
5	300	188/PT-A	Tashi & Chencho	15,000
6	300	188/PT-A	Tashi & Chencho	15,000
7	238	TA1-197	Kezang Dolkar	15,000
8	335	TA1-353	Thujimo	15,000
9	176	TA1-130	Mani Dorji	15,000
Total				135,000

Table 5.14: General Abstract of Compensation for Lower Taba LAP.

Sl No.	Particulars	Amount (nu)	Remarks
1	Structures affected	16,769,103.77	Few affected structures have not been included in the list due to non-agreement by the plot owners. .
2	Fruit trees affected	58,528.00	Documentation of all the affected fruit trees has been taken into account. However, any unforeseen fruit trees that may be encountered at a later date need to be incorporated and compensated accordingly.
3	Tenants displaced includes 2 months Lump sum rental assistance @ Nu 2500/month	45,000.00	The actual compensation is recommended to be paid during the time of actual implementation at site.
4	Shifting allowance to displaced tenants	13,500.00	Shifting allowance to displaced 9 tenants@ Nu.1500
5	Nine PAPs losing tenants	135,000.00	(lump sum rental assistance of 2 months @ Nu. 7,500/month
6	Compensation for loss of income	16,500.00	One PAP will lose income, proposed Nu. 5000.00 for three months and shifting charges of Nu. 1,500.
7	Shifting allowance to 19 PAFs @ Nu 1500	28,500.00	
Total		17,066,131.77	

VI. PROCEDURES FOR COMPENSATION AND ASSISTANCE

The process and arrangements for identifying and assigning resettlement plots (location, quality of new plot) and compensation assistance is discussed below. It may be noted the process has not started.

Table 6.1: Procedural steps for Land pooling compensation by time period and applicability

Steps	Procedures	Time/period (weeks)	Applicable to
1	Issue entitlement certificates	8	Both the titleholders & tenants
2	Issue a notification (in writing) to vacate and/or to look for new accommodation (one month in advance before implementation of RAP)		Both the titleholders & tenants
3	Pay the compensation based on entitlement matrix to joint bank account of the wife and the husband.	3	Both the titleholders & tenants
4	Show the replacement plot/s which shall be satisfactory and acceptable to titleholders	8	Title holders
5	Demarcate the plot/s and hand over (provide 50 % subsidy on the cost of demarcation pillars)	2	Title holders
6	Ask PAFs to submit development designs and drawings for construction on their new plots as per the existing rules. Existing rules with regard to number of floors allowed, ground coverage allowed, set-back rules etc shall be explained)	10	Title holders
7	Scrutiny of drawings and designs by the DCD, TT, and the approval shall be granted on a priority basis after fulfilling all the requirements as per rules. (Scrutiny and approval should be done within a month. As per existing rules the approval process takes three months)		Title holders
8	End of implementation of RAP and the wrap up	1	Implementers
9	Issue a notification (through media) to everyone in the LAP stating that the area is released for development and that they can process for building constructions as per rules	NA	All plot owners falling within the local area
Total time for implementation		32 weeks	

Steps	Procedures	Time/period (weeks)	Applicable to
1	Issue entitlement certificates	8	Titleholders
2	Issue a notification (in writing) for land acquisition to the titleholder		Titleholders
3	Pay compensation based on entitlement matrix to joint bank account of the wife and the husband. The compensation for the acquired land will be paid according to PAVA Rates (2009)	3	Titleholders
		11 weeks	
3.	Alternatively, if the titleholder desires replacement land, the titleholder will identify government owned land of equal size and value in the same district and apply to the TT	4	Titleholders
4.	TT will issue a notification (in writing) for land acquisition to the Committee formed for land acquisition	4	
5.	Land Acquisition Committee's review and recommendations are forwarded to the National Land Commission which verifies and further presents the application to the Replacement Land Committee which approves or rejects the application	8	
6.	If approved, the land owner whose land is acquired can take ownership of the replacement land by fulfilling all procedures at the Thueme's office and the Court	4	Titleholders
Total time for implementation		20 weeks	

VII. INSTITUTIONAL ARRANGEMENTS

Although the institutional arrangements proposed under this section are non-existent it shall be mandatory for the TT to fulfill the requirements and conditions explained herein. The implementation of the RAP is highly dependent on the realization of the proposed institutional arrangements.

A. Proposed Institutional Arrangements

For the purpose of implementation of RAP, the TT needs to be strengthened substantially. In the process of strengthening the TCC through evolving a proper organizational structure, the recently prepared organogram needs to consider following aspects for effective and timely implementation of RAP. This section has been prepared on the basis of the proposed organogram of TT as prepared and presented at the time of World Bank missions in Thimphu in July and October 2008.

Since the issues related to land pooling and RAP implementation is cross cutting, the urban planning division and the proposed social service division of TCC needs to work closely. A dedicated unit called the Social Development and Resettlement Cell⁸ (SDRC) needs to be set up within the World Bank Project Section for the implementation of the RAP. All aspects of resettlement and rehabilitation and the delivery of entitlements would be managed by Social Development/Resettlement Cell (SDRC). The cell would be technically/operationally headed by a Sociologist/Social Scientist/Urban planner to be hired from the open market on contract basis or an officer with adequate experience on social sector may be taken on transfer or deputation basis. The continuity of the officer is very important in overall implementation process of R & R. Frequent transfers or repatriations hamper smooth implementation.

Also, since urban planners have so far been closely involved in land pooling and consultations with people over the last many months, implementation of the RAP will have to proceed with continuing close involvement of urban planners.

B. Social Development and Resettlement Cell (SDRC)

The SDRC in coordination with urban planning division will facilitate land pooling process and compensation, relocation and resettlement, and the distribution of assistance. The SDRC would be responsible for monitoring the implementation of all resettlement and rehabilitation activities, including land acquisition/land pooling. The other responsibilities of SDRC include:-

- (a) land pooling activities;
- (b) liaise with other line departments/divisions to facilitate access to the PAPs/PAFs;
- (c) coordinate the delivery of the compensation and assistance to entitled persons;
- (d) review and provide social development perspectives and inputs to on-going project design and implementation by working closely with project planners, contractors, and construction supervision consultants;
- (e) link the project with government agencies, provide liaison with MoWHS and impacted communities, coordinate with local community representing PAPs; and

⁸The proposed institutional arrangement has been outlined on the basis of the proposed organogram of TCC. Broad outline of this section has been discussed in a joint meeting between TCC, PPD/RGoB and the consultant.

- (f) engage required training services, oversee a grievance redress process, actively monitor RAP implementation, and cooperate with planned project evaluations.

C. SDRC and Staff Deployment

The RAP will be implemented by the TT. The suggested key SDRC personnel would be as discussed below:-

The Chief, Urban Planning Division would be the functional and administrative head of the SDRC for implementation of R&R and land pooling. The Head will be assisted by 2 subject specialists who would be responsible for all activities related to R&R. They would also monitor the shifting of project affected persons, co-ordination of disbursement of compensation and assistance such as shifting allowance, disbursement of funds for compensation and relief assistance and monitoring. The subject specialist needs to have relevant experience of at least 2-3 years in resettlement projects with a minimum educational qualification of Masters in Social Science or other relevant discipline. The Resettlement & Rehabilitation Coordinator will assist the subject specialists and co-ordinate all the rehabilitation work of the LAP.

The subject specialists and the R&R Coordinator will assist the Chief, Urban Planning Division (UPD) and TT. The responsibility of subject specialist(s) and R&R coordinator(s) includes: support to resettlement and rehabilitation related work pertaining to RAP implementation like issue and verification of PAP census, monitoring rehabilitation works, providing assistance to vulnerable groups and coordinating with other line agencies.

The SDRC will have a Data Management Specialist. The responsibility of this person will be to monitor and update the data of all the project affected persons; to highlight any discrepancy in compensation and payment disbursed and co-ordinate the inputs of information from all the LAPs to the Central data base at SDRC. The detailed roles, responsibilities and functions of the SDRC staff and other agencies/committees have been discussed in detail in the following table.

Table 7.1 Role and Responsibilities of officials and agencies for RAP Implementation

Personnel/Agency	Roles & Responsibilities
Head, SDRC	<ul style="list-style-type: none"> • In charge of the overall project activities and participate in the national level Committees to facilitate land acquisition/pooling, pre-construction activities, and implementation of R&R activities; • Appellate Authority for all land related issues; • Member of Grievance Redressal Committee (GRC); • Responsible for all Land pooling activities; • Co-ordinate the implementation of R&R activities; • Review monthly/quarterly progress report; monitor the progress on R&R and land pooling; and • Provide advisory support to MoWHS for monitoring of RAP implementation; and plan/arrange and conduct training programs for staff capacity building as well as capacity of field level NGOs and partner agencies.

Subject Specialists/Sociologists/Social Scientists	<ul style="list-style-type: none"> • Assist the Chief to perform R&R activities; • Overall responsibility for implementation of R&R activities of RAP; • Responsible for land pooling coordination with urban planning division and R&R activities in the field; • Ensure availability of budget for R&R activities; and • Liaison with MoWHS for support for land pooling and implementation of R&R and participate in the meetings of GRC.
Coordinator(s) (R&R)	<ul style="list-style-type: none"> • Assist subject specialists/Chief to perform R&R activities; • Conduct quarterly monitoring of the implementation of the RAP; • Computerize and maintain the available R&R database to monitor the progress of the R&R activities against the targeted performance indicators; • Develop formats for monitoring on the basis of indicators for all the R&R activities included in the RAP and other required indicators; • Facilitate translation of R&R policy in local language; • Prepare pamphlets of the policy; • Printing of the policy; • Participate in the allotment of residential, commercial and agricultural plots; • Facilitate the opening of joint accounts in the names of the husband and wife local banks to transfer assistance for R&R for PAPs, and organize the disbursement of cheques for assistance in the affected area in public; • Monitor physical and financial progress on R&R activities; and • Participate in regular meetings and organize bi-monthly meetings to review the progress on R&R with the Head.
Data Management Specialist	<ul style="list-style-type: none"> • Responsible for management, monitoring and updating the data base; • Co-ordinate the inputs of data from North and South Divisions; and • To identify discrepancies in disbursement.
Local Area Plan Sub-Committee	<ul style="list-style-type: none"> • Provide due attention to the complaints of PAPs; and • Sort out the problems in consultation with SDRC and PAPs.
SDRC	<ul style="list-style-type: none"> • Monitoring implementation of the RAP; • Computerize the available R&R database to monitor the progress of the R&R activities against the targeted performance indicators; • Develop formats for monitoring on the basis of indicators for all the R&R activities included in the RAP and other required indicators; and • The monthly and quarterly monitoring of the implementation of the RAP for the project shall include the following: <ul style="list-style-type: none"> ○ Appointment of the required staff (quarterly only); ○ Training (quarterly only); ○ Payment of compensation; ○ Consultation and participation of the people (quarterly only); ○ Inclusion of the vulnerable groups in the decision-making process; ○ Verification of the PAPs and distribution of identity cards; (Should start very soon); ○ Relocation and development of resettlement sites; ○ Distribution of assistance; ○ Rehabilitation; ○ Financial and physical progress; and ○ Liaise on behalf of the PAFs to arrange surveyors for demarcation and issue site plans.

Monitoring & Evaluation and Impact Assessment By Independent Consultant/Agency /Person	<ul style="list-style-type: none"> • Evaluate consultation and participation of the people enabled the implementation of the RAP; • Evaluate how the vulnerable groups benefited from the project; • Evaluate the R&R Policy and RAP in the context of the diverse social and cultural groups; • Evaluate the impact of the project specific measures to address the issues of (a) the quality of life of the PAPs; (b) health and hygiene; (c) gender sensitivity and empowerment; and • People’s perception about the processes adopted for implementation of the RAP including about the (a) compensation and /or assistance received; (b) new relocation sites; (c) grievance redressal committees.
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Note: The process of implementation are detailed out in chapter 5

D. Grievance Redress Committee (GRC)

Any aggrieved PAF shall have the right to get their grievances resolved and the TT shall have the obligation to solve them judiciously and within the RAP implementation period.

Vide notification dated May 14, 2008; TT has formed a Plan Implementation Sub- committee for all 11 LAPs under the City Committee to resolve the grievances/complaints of plot owners in all the LAPs with adequate representation of the affected plot owners. The composition of the Sub-Committee of Lower Taba Local Area Plan is as follows:

- i. Concerned City Committee member of the zone – Chairperson;
- ii. Executive Secretary, TT, Member;
- iii. Chief Urban Planner ,TT,Member Secretary;
- iv. Legal officer ,TT, Member;
- v. Head, Development Control Division, TT, Member;
- vi. Urban Planner ,TT, Member;
- vii. LAP/Plot owners Representatives (3 persons);
- viii. Representative from the District Court; and
- ix. Representative from NGO such as Tarayana Foundation.

As per the requirement of the project and to comply with the World Bank Policy on Involuntary Resettlement, the project will establish a GRC for each LAP. This committee will hear complaints and facilitate solutions. The process, as a whole, will promote dispute settlement through mediation to reduce unnecessary litigation. In order to avoid duplication, the LAP Sub-Committee may be designated as GRC. However, it may not be necessary for all TT members to be represented so the responsibility can be delegated. New members like the Chief, SDRC and 1 representative from tenants can be added. The GRC will have additional functions mentioned below:

- a. Provide support to PAPs on problems arising out of eligibility for RAP-provided entitlements and assistance provided;
- b. Record the grievances of the PAPs, and categorize, prioritize and solve them;
- c. Inform TT of serious cases within one week; and

- d. Report to the aggrieved parties about the developments regarding their grievance and decisions of the TT, within one month.

The GRC will meet regularly during implementation of the RAP, at least once a month. The committee will suggest corrective measures at the field level itself and fix responsibilities for implementation of its decisions. The Chief, SDRC would be empowered to take the final decision and shall not be confronted in any other forum except in the courts of law. However, the SDRC will form the first level of intervention in resolving PAP related grievances, thereby facilitating implementation of the R&R program.

The steps in the redress process:

- a. At the first level intervention the SDRC will attempt to resolve the grievance;
- b. The second step will be to approach the Grievance Redress Committee; and
- c. If all the above fails, the PAPs can approach the court of law.

It is the responsibility of the SDRC to inform the affected persons of the GRC and make it effective. A format for monitoring the working of the GRC is prepared and explained in chapter 9 (9.4).

VIII. IMPLEMENTATION MECHANISM & SCHEDULE

A. Implementation Mechanism and Schedule

1. Implementation Mechanism

Although the process of implementation of RAP is explained in chapter 5 this section addresses the implementation mechanism which will consist of following major stages:-

- a. **Verification and updating of PAPs/PAFs Census:** The verification process will involve a review of the data collected during the survey period against the ground reality. This stage also involves consultations explaining the entitlement framework to the PAP as well as the process of payment of compensation and assistance, grievance procedures and involvement in implementation. This is to be carried out before issuing notice to the property owners and the tenants for vacating the area and shall be the responsibility of the TT/SDRC. The verification stage will also include identifying owners of vacant property, and determining if any, additional land that needs to be acquired due to changes in design or designation of land. Any corrections to the survey data and updates to the RAP will be made during this time.
- b. **RAP Disclosure Focus Group Discussion, Awareness Campaign and Dissemination of Information:** Before appraisal can commence, in order to make the RAP implementation process transparent, a series of FGDs/ meetings would be organized with all stakeholders for dissemination of information regarding rehabilitation process and entitlement framework. In particular, vulnerable groups like women-headed households, the elderly, physically challenged and displaced tenants will be met separately. This stage will include information on the process for payment of compensation and other assistance, grievance redress, and a discussion of ways for the PAPs/PAFs to be involved during implementation. The RAP will be translated into the local language (Dzongkha) and copies will be provided to public representatives, the library and the local school. In addition, the RAP will be available at MoWHS and TCC offices as well as on the TT website.
- c. **A PAP/PAF database** will be maintained by TT, used for the preparation of individual entitlements and will assist TCC in effectively monitoring the implementation of the RAP. The final output of the verification exercise will be profiles of each PAP with socio-economic indicators like demography, income, occupation, nature, extent, value of losses, details of entitlement, etc. The management of the database is one of the most important tasks to be undertaken by TT.
- d. **Preparation and Distribution of Entitlement:** All eligible project affected families will be issued compensation entitlement certificates giving details of the type of losses and type of entitlements. Each PAPs/PAFs will be given an identification code. Each PAP/PAF will sign this certificate and will be given a copy for their records. The SDRC needs to issue the certificates to all PAFs, after finalization of entitlements.

The certificate will contain the following particulars:

- Name and passport size photograph of head of the household along with his/her age, sex, and occupation;
- Type and extent of loss; and

- Compensation and Entitlements as per R&R package.

The certificate will be delivered prior to taking over of properties and as soon as final verification is completed. Along with the certificate, booklet/pamphlet carrying information related to the project and salient features of R&R policy will be distributed.

- e. **Rehabilitation of Affected Families:** Rehabilitation of all the PAFs is one of the critical tasks of the project implementation process in order to help the communities derive the maximum benefits out of the project without losing their livelihoods and the least impact on socio-cultural aspects of their lives. This process must result in improved or at least restored living standards, earning capacity or improve the quality of life of the people affected by the project. Accordingly, rehabilitation will be conceived and shall be implemented as a development programme with particular attention to the needs of vulnerable groups such as women headed households and widows, the elderly, the physically challenged and the poor (whose monthly incomes are below the national poverty line of Nu. 1,097 a month. The effort of the TT/SDRC would be to improve the PAPs economic productive capacity and building up a permanent capacity for self-development. One of the key strategies would be to facilitate community mobilization efforts within the overall framework of the project. All compensation has to be issued to PAFs before any relocation takes place or any land or structures/assets are touched.

Bank accounts to be issued in both the husband's and wife's name.

- f. **Issue of title documents:** Only after affected people have surrendered their old ownership documents will they be issued the new title documents along with the site plan of their plots. All compensation will have to be paid before the actual implementation.

Relocation of PAFs: The role of the TT/SDRC in this respect will be very important. Community consultation will continue throughout the project. Efforts will be made to restrict all developmental activities with the exception of capital resource funding during the land pooling and resettlement period for the PAPs. No physical relocation from agriculture land, residential units, commercial establishments or other immovable properties will begin before alternate arrangements are made. The relocation and resettlement of the PAFs to their new serviced plot, during the period of transition (between the old place of residence to new place), the PAFs will be allowed to have access to their original property and any assets located there until they become unusable or access is denied.

B. Implementation Schedule and Timing of Resettlement

During project implementation, the resettlement program, like taking over private houses and cutting of private trees will be co-coordinated with the likely timing of civil works. The required co-ordination has contractual implications and will be considered in procurement and bidding schedules, award of contracts and release of cleared corridor of impact (COI) sections to project contractors. The project will provide adequate notification of 3 months' time (chapter 5) to affected people so that they are able to move or give up their assets without undue hardship before commencement of civil works and after receiving the compensation.

As civil works will be carried out in various procurement tranches, the encumbrance free land has to be made available for all the contract packages before procurement. The dates for fielding the contractor would be one month after the date of signing of contract packages based on the procurement program for BUDP II. It is assumed that after the signing of the contract it will take one additional month for mobilization. The SDRC will provide package-wise details before civil

works are awarded identifying stretches where the land pooling (handing over of the plots) is complete and free of encumbrances.

The time taken for the implementation of the RAP will be up to 1 year. It is estimated that the resettlement process including land pooling can be completed within one year from the approval of RAP or signing of the loan agreement between the RGoB and World Bank. Resettlement planning and updating of studies will be a continuous process throughout the project. The SDRC will co-ordinate these efforts to assure that RAP implementation and phasing is appropriately sequenced with designs and civil works.

The resettlement process must be completed before the start of civil works. Requisite procedures (as explained in chapter 5) will be developed by the SDRC/TT to carry out resettlement of PAPs located within the Corridor of Influence (COI), before the civil work starts on any section of the project road. PAPs will be given at least one month's notice to vacate their property before civil works starts. The detailed contract package civil works schedule needs to be dovetailed into the land pooling (handing over of plots) and resettlement implementation schedule. This has to be worked out in detail between the Engineering section of TT and the proposed SDRC of TT.

The table below describes a RAP implementation plan.

Table 8.1: RAP Implementation Plan by activity and time period

ACTIVITY	Implementation Schedule Distributed Over Quarters															
	2013				2014				2015				2016			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
1.0 Resettlement Planning																
1.1 Approval of RAP by WB and RGoB				◆												
1.2 Disclosure of RAP				◆												
1.3 Distribution of RAP Summary																
1.4 Issue of ID cards/Certificates to PAPs																
2.0 Land Acquisition & Resettlement																
2.1 Issue public notification for start of RAP																
2.2 Disburse compensation payments for structures, trees and income																
3.0 Monitoring & Evaluation																
3.1 Internal monitoring																
3.2 External monitoring - Mid-term Evaluation																
3.3 External monitoring - End-RAP Evaluation																

C. Implementation Responsibility and Completion of R&R Activity

It will be the responsibility of the TT/SDRC to ensure that the RAP is successfully implemented in a timely manner. The implementation schedule needs to be updated periodically and monitored judiciously. The process of implementation shall be as explained in chapter 5. The Executive Secretary, TT, with the support of SDRC and GRC shall be fully responsible to coordinate the implementation.

IX. COSTS AND BUDGET

As explained in chapter 1, the entire cost for the implementation of the Lower Taba RAP will be funded under the BUDP II World Bank Project.

A. Entitlement matrix as the basis

A consolidated overview of the budget is provided in this chapter. The cost estimates have been worked out in accordance with the entitlement framework, and data collected during the survey. Contingency provisions have been made to take into account variations from this data. The compensation amount for the acquisition of structure and fruit bearing trees at replacement cost has been worked out in accordance with the BSR 2012 and Compensation Rates 2008 by the TT. Over and above, the PAP/PAFs will be entitled for R&R assistance as per the entitlement framework discussed earlier in the report including some incentives on demarcation fees and site plan fees.

B. Calculation of Compensation Payments

Features for calculating compensation payments are outlined below:

1. The structure cost will be compensated at replacement value which is in line with the World Bank policy. Compensation for structure has been worked out on the basis of BSR 2012 of RGoB which is the latest schedule of rates. Data about different material used in the structure have been calculated during structure identification survey in the project area. The cost of structure has been estimated based on the material used in the construction on sample basis. For the purpose of calculating the value of properties, the average rate has been taken for the semi-permanent, permanent, and for temporary structures. And three different rates as per the type of the structures have been multiplied by the area to arrive at the replacement cost of structure⁹.
2. The cost of the fruit bearing trees will be compensated at rates (Compensation Rate 2008 of RGOB)¹⁰ calculated by including the cost of land preparation, pit digging, seedling, and fertilizer, planting and weeding. From year 1 onwards, till the maturity of the orchard (fruiting), all maintenance cost incurred has been capitalized since the expenditure do not result in any return and are to be treated as capital cost. When the trees start fruiting, the annual maintenance cost are to be recovered from the revenue generated and accordingly the net return earned is added to the cost of establishing the trees up to the fruiting stage.

⁹ Please refer Annexure 13 to see the compensation for structures being worked out

¹⁰ Please refer Annexure 11 for the compensation rates of fruit trees

C. Total cost and budget

The total cost and budget for the RAP for Lower Taba LAP shall be reflected only upon completion of compensation amount by the Engineering Division. Based on inventory of losses and available rates for affected assets and income at current market price, total cost for resettlement and rehabilitation of the PAPs comes to Nu **20,426,051.54**. This budget is tentative and will be finalized upon final inventory of losses before implementation.

Table 9.1 Cost and Budget

Category	Unit Cost	Unit	Total Units	Costs (Nu)
Total compensation to the title holders for structures as worked out.	NA	NA	19 PAFs	16,769,103.77
Total compensation to the title holders for fruit trees as worked out in 3.2			3	58,528.00
Total compensation to the tenants at Nu. 2,500/month for 2 months.	NA	NA	9	45,000.00
Total compensation to the tenants for shifting allowance @Nu 1500	NA	NA	9	13,500.00
Total compensation to income affected households @ Nu. 5000 for 3 months and shifting allowance of Nu.1500			1 PAF	16,500.00
Total Lump sum rental assistance of 2 months @ Nu. 7500/month	NA	NA	9	135,000.00
Total compensation to title holders for shifting charges			19 PAFs	28,500.00
Sub-total 1				17,066,131.77
Evaluation Consultants (2 x – MTR and End of RAP)	400,000	Lump sum	2	800,000.00
Contingency 15% of total ¹¹				2,559,919.77
Sub-total 2				3,359,919.77
Grand total				20,426,051.54

¹¹ The 15 % contingency is to account for; (i) PAFs producing the actual bills for shifting in excess of the entitlement amount, and (ii) any unforeseen damages caused to property during the implementation of civil works.

X. MONITORING AND EVALUATION

A. Monitoring & Evaluation

As per World Bank's Operational Policy 4.12 "*Monitoring provides both a working system for project managers and a channel for re-settlers to make known their needs and their reactions to resettlement execution*". Monitoring exercise will be undertaken both internally and externally.

The SDRC will carry out internal monitoring of RAP on a monthly basis. An external agency/person will be appointed for mid-term and end-term evaluation of RAP implementation.

1. Internal monitoring

Project monitoring will be the responsibility of the SDRC who will prepare quarterly progress reports. The reports will compare the progress of the project to targets set up at the commencement of the project. The list of impact performance indicators will be used to monitor RAP objectives. The baseline socio-economic survey conducted in May 2009 will provide the benchmarks for comparison and to assess the progress and success of RAP implementation. The monitoring process will also not be limited to: communication with and assessment of reaction from PAPs; information from APs on entitlements, options, alternative developments; valuation of properties; usage of the grievance redress mechanism and disbursement of compensation amounts and other assistance.

Implementation process of RAP will be regularly monitored and checked by SDRC. Internal monitoring shall:

- a) Clarify information desired by PAFs and evaluate damaged assets, review compensation, land acquisition and resettlement based on regulations;
- b) Monitor whether RAP personnel implement in accordance with design and planning or not;
- c) Monitor that allocated funds for project implementation are used timely and for intended purposes as requested and approved in the RAP; and
- d) Archive all complaints and settlement options and ensure that grievance redress is solved within the stipulated period. (database of GRM).

2. External monitoring

An independent agency such as a local consultancy firm will implement annual monitoring or evaluation (mid-term and terminal) of RAP implementation. The external evaluation aims to review the implementation and evaluation outputs of resettlement objectives, change in living standards and livelihoods, economic restoration and social base of PAFs, effectiveness, impact and entitlement of PAFs, demand and minimization measures and study experiences in setting up and planning for policies in the future. It will also look into the broader social impact of the LAP.

This agency could be a research center, institute or non-governmental organization (NGO) or Consultants experienced and qualified to undertake this. The external monitor will verify information collected through SDRC's internal monitoring reports and contact and interview 100% of PAFs in the LAP or wherever they have relocated to. Other tasks could be to determine if procedures on participation and receiving compensation amount of PAFs are implemented in accordance with the RAP:-

- a) Determine if procedures on participation and receiving compensation amount of PAFs are implemented in accordance with RAP or not;
- b) Evaluate if the objective of improving or at least ensure the living standards of PAFs to pre-RAP levels have been achieved;
- c) Collect quality evaluation information on socio-economic impacts during project implementation on PAFs; and
- d) Suggest adjustments in RAP implementation depending on certain cases in order to achieve objectives.

B. Indicators for monitoring

Some indicators to measure the progress in RAP implementation are below. The indicators have been formulated at outcome, output and activity (performance levels). The frequency of collection of data on the indicators and the agency responsible for the collection has also been suggested.

Table 10.1: Outcome indicators

No.	Indicator	Frequency of collection	Agency Responsible
1.	Monthly income level of PAFs restored to pre-project levels.	Mid-term and end of RAP	Consultant
2.	Increase in number of PAFs that are 'very satisfied' with the services of TCC by 50% from Baseline.	Mid-term and end of RAP	Consultant
3.	No. of vulnerable persons (poor, women-headed households and widows, elderly and physically challenged) expressing their satisfaction with RAP measures taken.	Mid-term and end of RAP	Consultant

Table 10.2: Output indicators

No.	Indicator	Frequency of collection	Agency Responsible
1.	Reduction in incidence of water borne diseases among PAFs	Mid-term and end of RAP	Consultant
2.	Universal enrolment of children of school-going age (6 years and above)	Mid-term and end of RAP	Consultant
3.	No. of PAFs experiencing restored level of incomes and livelihoods	Quarterly	SDRC
4.	No. of women from PAFs operating economic enterprises	Quarterly	SDRC
5.	No. of issues of PAFs discussed and addressed in LAP Committee	Quarterly	SDRC

Table 10.3: Performance indicators

No.	Indicator	Frequency of collection	Agency Responsible
1.	Number of PAFs losing structures have incomes on par with pre-project levels	Quarterly	SDRC
2.	Number of PAFs losing tenancy have incomes on par with pre-project levels	Quarterly	SDRC
3.	Number of PAFs losing incomes have incomes on par with pre-project levels	Quarterly	SDRC
4.	Number of vulnerable PAFs compensated	Quarterly	SDRC
5.	Utilization of Compensation by PAFs	Quarterly	SDRC
6.	No. of PAFs with easy access to education	Quarterly	SDRC
7.	No. of PAFs with easy access to health services	Quarterly	SDRC
8.	No. of PAFs with easy access to reliable water supply	Quarterly	SDRC
9.	No. of PAFs with easy access to safe sanitation	Quarterly	SDRC
10.	No. of male PAFs representatives in LAP Committee	Quarterly	SDRC
11.	No. of female PAFs representatives in LAP Committee	Quarterly	SDRC

C. Monitoring of Financial Indicators

The financial indicators for monitoring shall be as shown below;

Table 10.4: Financial indicators monitoring form

Month	Year	No. of PAFs	Amount Disbursed for acquisition of structure No. of PAFs	Amount Disbursed for acquisition of trees No. of PAFs	Amount Disbursed for acquisition of Other properties No. of PAFs	Amount Disbursed for acquisition of Other properties No. of PAFs	Amount Disbursed for transitional allowance No. of PAFs	Amount disbursed as rental assistance No of PAFs	Amount Disbursed for Shifting allowance No of PAFs	Amount disbursed to vulnerable PAFs No of PAFs	Amount disbursed to PAFs with income loss No of PAFs	Amount spent on Workshops and seminars

Table 10.5 Monitoring Of Grievance Redress Committee

Sl no	Type of grievance	Name aggrieved person	No of meetings held (with date)	Status of case	Time taken for resolution	Reference to court or not	Status	Remarks

List of outstanding social issues pertaining to Lower Taba LAP**(Annexure A)**

Sl No.	Plot owner	Plot No.	Tharm No.	Description of issues	Remarks
1.	Rinzin Wangmo	TA1-509	405	The affected structures are: RRM boundary wall and septic tank.	The plot owner is non-agreeing and requires further intervention.
2.	DK Chettri	TA1-254	281	The affected structures within the proposed RoW are: RRM boundary wall, Gate, Plinth protection and hut.	The plot owner is non-agreeing with the land pooling contribution as well as the extension of RoW.
3	Karma Loday	28/A	904	One single standing tree having religious attachment falling within the proposed RoW.	The owner has requested to retain the tree which requires further discussion/intervention.

Betterment charges

(Annexure B)

SI no.	Plot Owner	Thram no.	Plot no.	Registered Area(Decimal)	Net Area (Decimal)	Demarcated Area (Decimal)	Adjusted Area (Decimal)	Precinct	Rate (Nu.)	Amount (Nu.)	Remarks
1	Pema Choden	958	142	10.26	7.34	10	2.66	UV- 2 (MD)	100,353.53	267,351.84	
2	Khandu Zangmo	1,016	146	13	9.3	13	3.71	UV- 2 (MD)	100,353.53	371,809.83	
3	Galey Wangmo	957	115/B	7.32	5.23	7.32	2.09	UV- 2 (MD)	100,353.53	209,357.53	
4	Dechen Choden	956	155/B	7.32	5.23	7.32	2.09	UV- 2 (MD)	100,353.53	209,357.53	
5	Tshewang Dorji	1078	48	10	8.73	10	1.27	UV- 2 (MD)	100,353.53	127,147.92	
		1078	47/Y	10	8.73	10	1.27	UV- 2 (MD)	100,354.53	127,149.19	
6	Namgay	583	43	12.33	10.77	12.33	1.56	UV- 2 (MD)	100,353.53	156,773.39	
7	Tshering Pem, Tshering Dem & Dechen Pem	583	43	16.62	14.51	16.62	2.11	UV- 2 (MD)	100,353.53	211,319.85	
8	Sangay Dema	196	295,104/Y	8.56	7.48	8.56	1.08	UV- 2 (MD)	100,353.53	108,838.62	
9	Tshering Drukpa	678	297/Y	8.8	7.69	8.8	1.11	UV- 2 (MD)	100,353.53	111,890	
10	Bhuti	191	109	22.07	19.27	20.27	1	UV- 2 (MD)	100,353.53	99,979.11	
11	Jamyang Singay Lhazom	352	162/D	13	11.35	1.65		UV- 2 (MD)	100,353.53	165,292.30	
12	Doma Sugiura	352/C	162/C	26	22.71	26	3.29	UV- 2 (MD)	100,353.53	330,584.60	
13	Sonam Lhazom	352/B	162/B	13	11.35	13	1.65	UV- 2 (MD)	100,353.53	165,292.30	
14	Sonam Yuden	352/A	162/D	13	11.35	12.23	0.88	UV- 2 (MD)	100,353.53	88,020.08	
15	Sulata Giri	520	153	13.31	11.62	13.31	1.69	UV- 2 (MD)	100,353.53	169,233.88	

16	Dechen Chemi	TT-282	292/Y	8	6.99	8	1,01	UV- 2 (MD)	100,353.53	101,718.34	
17	Dekimo	342	89,89/A & 79	17	14.85	17	2.15	UV- 2 (MD)	100,353.53	216,151.47	
18	Dorji Bidha	TT-267	82/Y	10.65	9.3	10.65	1.35	UV- 2 (MD)	100,353.53	135,412.54	
19	Sonam Dema	782	29/B	24	17.16	24	6.84	UV- 2 (MD)	100,353.53	686,418.15	
20	Nim Dem & Namgay	680	322	10	7.15	10	2.85	UV- 2 (MD)	100,353.53	286,007.56	
21	Nalaymo	486	154	33.67	29.4	32	2,60	UV- 2 (MD)	100,353.53	260,516.66	
22	Thujimo	538	155/C	6	4.29	10	5.71	UV- 2 (MD)	100,353.53	573,018.66	Owner has to pay the betterment charges as well as for the excess land which is regularized.