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Challenges and Approaches to Achieving Safeguards Readiness

1-3 August 2023 | Lahore, Pakistan



ADB

CASE STUDY

PAKISTAN: Developing Resilient Environments & Advancing Municipal SWM Services (DREAMS-1) Punjab Intermediate Cities Improvement Investment Project (PICIIP) Phase 2

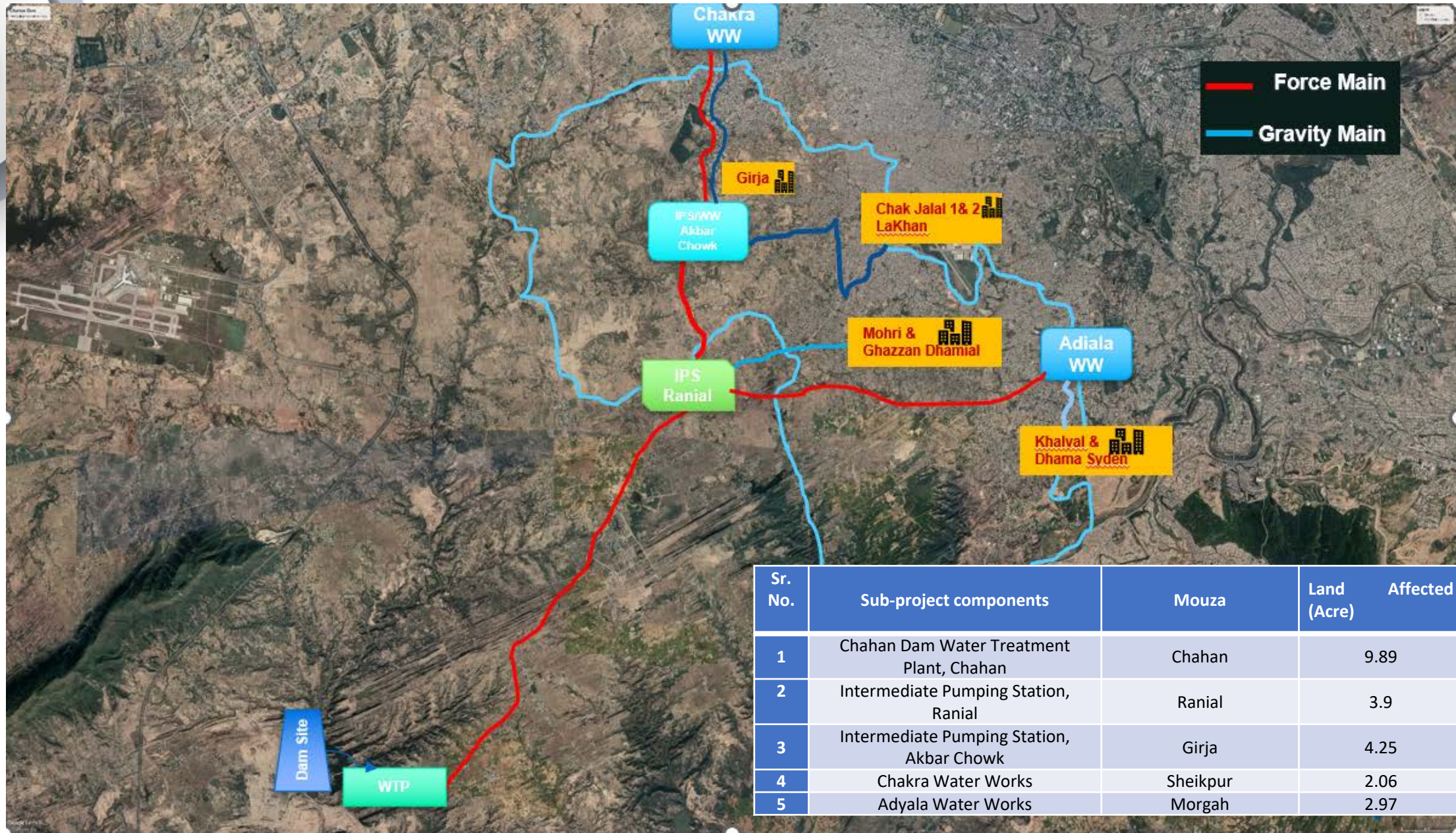
DREAMS projects are built upon the achievements and lessons learned from previous urban sector projects supported by the ADB in Pakistan including the PICIIP-1 which is being implemented with the intention of improving urban services in the two Punjab cities of Sialkot and Sahiwal

Under DREAMS-1, Land Acquisition of 23.07 acres was required for construction of following facilities at 05 different sites.

- I. Water treatment Plant (Chahan),
- II. Intermediate Pumping station, Rania
- III. Intermediate Pumping station, Akbar Chowk
- IV. Water Works/Pumping station, Adyala
- V. Water Works/Pumping station, Chakra



PROJECT SITE MAP

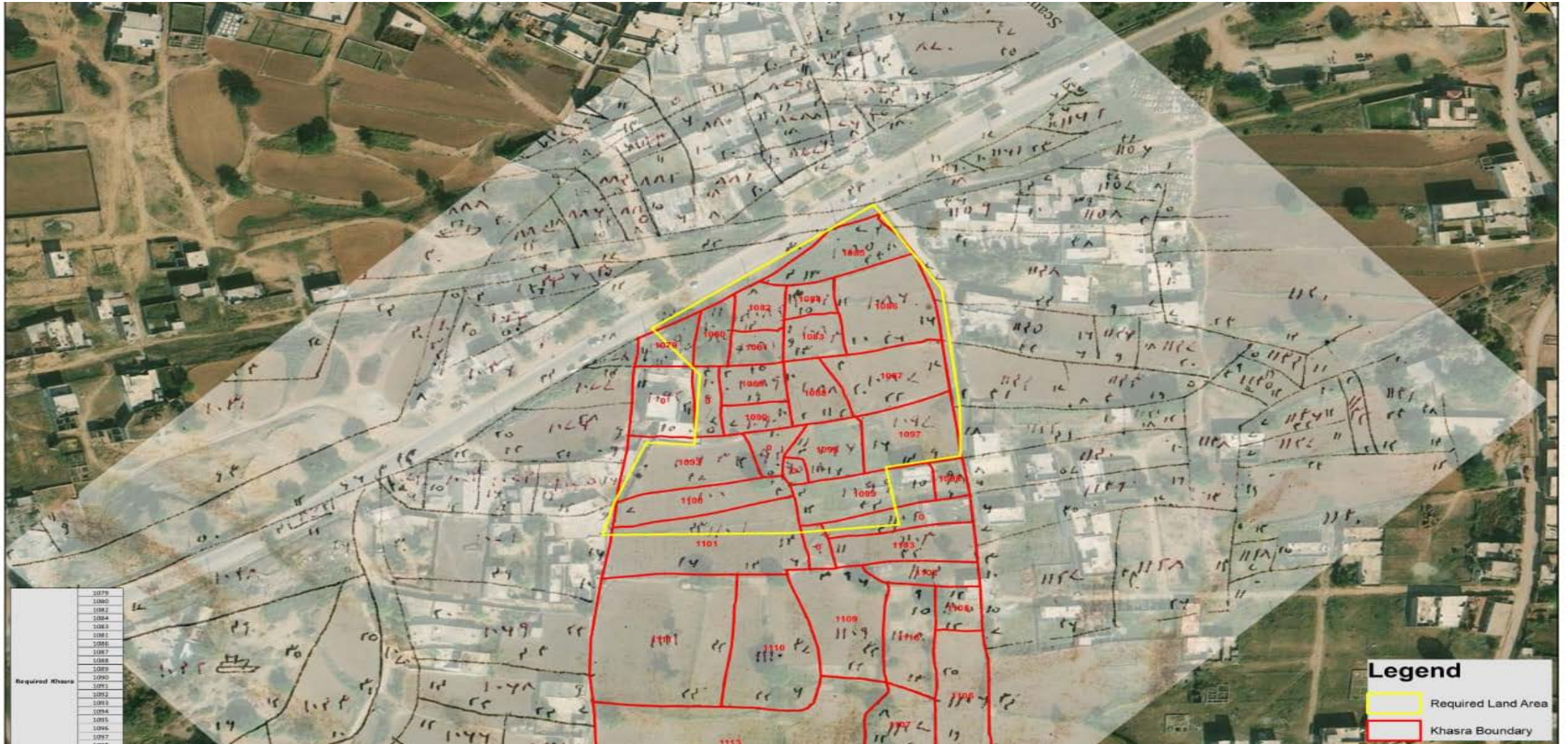


SAFEGUARDS READINESS TIMELINES

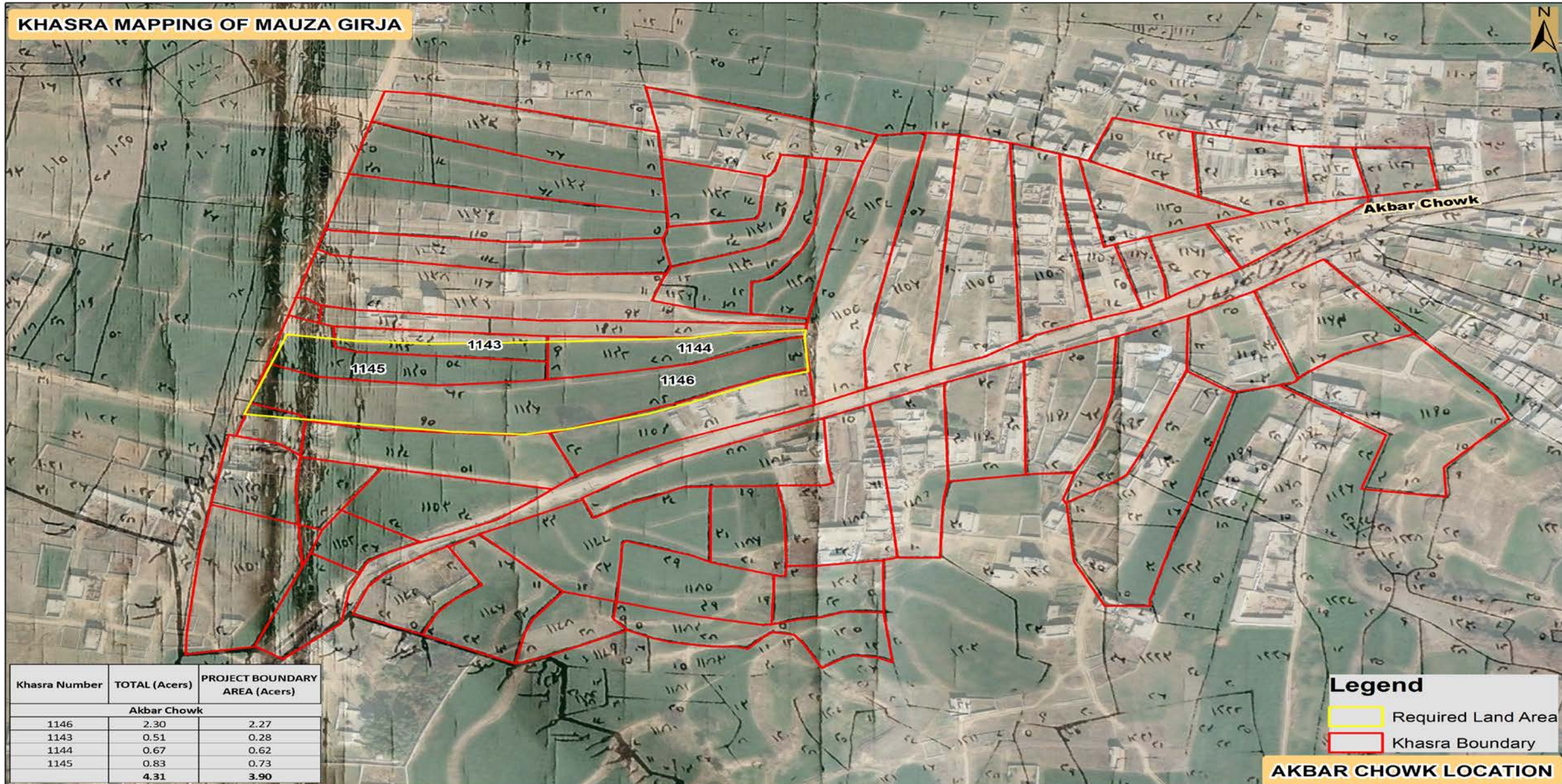
Project team aims to achieve high/medium level of safeguards readiness. In this regard, following strict timelines were followed by the project team:

Sr. no	Targets	Deadlines	Status
1	Final Detail Engineering Design (DED)	April 2023	Achieved
2	Notification of Section 4 on intended land	April 2023	Achieved
3	Formation of GRC committees	April 2023	Achieved
4	Consultation meetings with Land Owners	April-May 2023	Achieved
5	Socio-economic studies for impact assessment	April-May 2023	Achieved
6	Revenue record of acquired land	April-May 2023	Achieved
7	Independent Valuation Study (IVS) including land/non-land assets	April-May 2023	Achieved
8	IVS based Draft LARP	April-May 2023	Achieved
9	Approval of IVS based Draft LARP	June 2023	Achieved
10	PC-1 approval of Land Acquisition and Resettlement Cost	June-July 2023	Achieved
11	District Price Assessment Committee Meeting	June-July 2023	Achieved
12	Notification of Section 5	July-Aug 2023	In Process
13	Submission of Final LARP	July-Aug 2023	Will be submitted to ADB after notification Section 5.

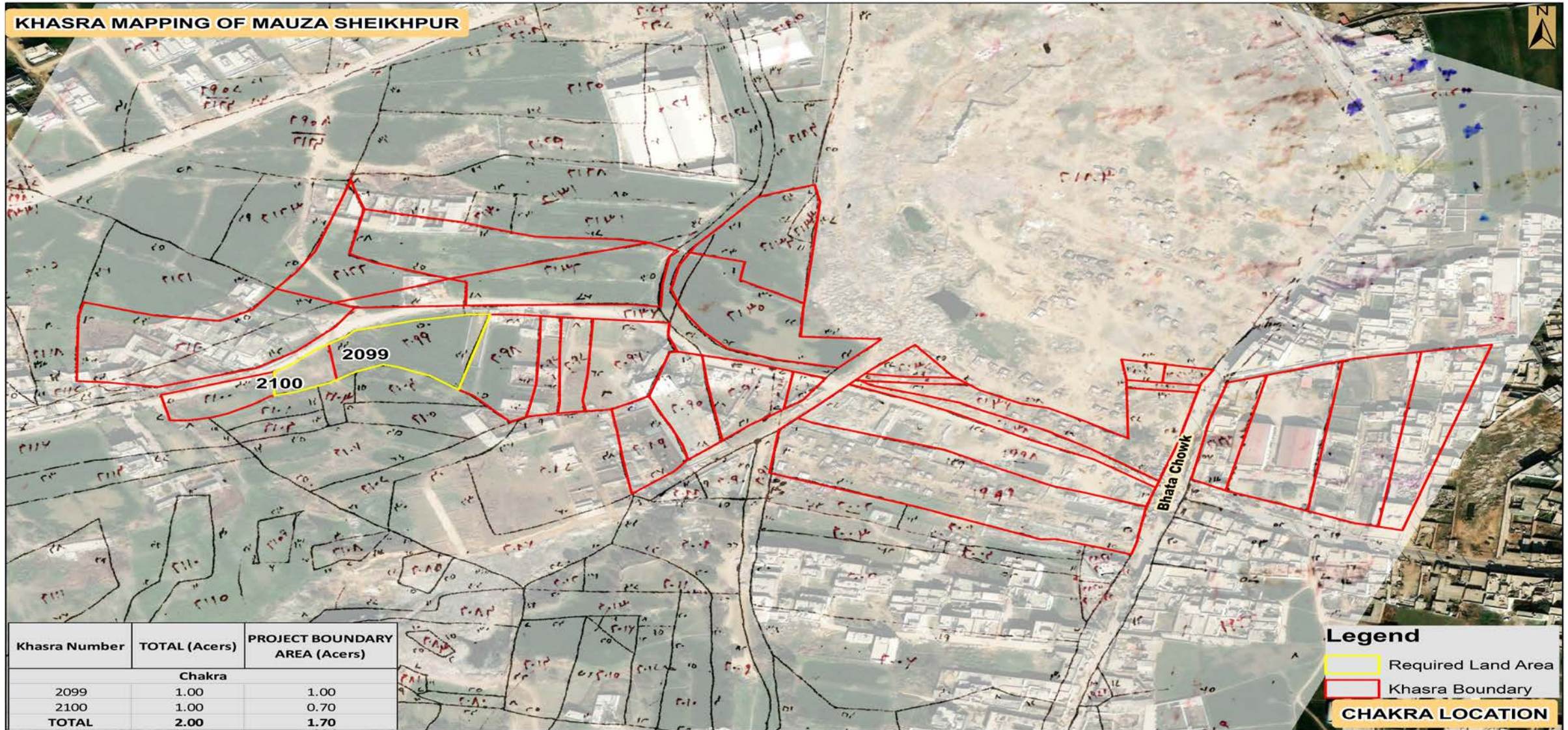
Ranial (Intermediate Pumping Station)



Akbar Chowk (Intermediate Pumping Station)



Chakra (Water Works)



Adiala (Water Works)



Detial of Land Acquisition

Sub-Project Component Name	Site Description	Coordinates	Required Land (Acres)	Land ownership Status	No. of Land Owners
Chahan Dam Water Treatment Plant	Barren Land	33°27'34.2"N 72°53'05.5"E	9.89	Private	97
Intermediate Pumping Station, Ranial	Agricultural Land	33°32'7.98"N, 72°58'35.40"E	3.88	Private	257
Intermediate Pumping Station, Akbar Chowk	Agricultural Land	33°33'42.63"N, 72°58'14.26"E	3.90	Private	26
Chakra Water Works	Agricultural Land	33°36'11.29"N, 72°58'29.42"E	1.70	Private	2
Adyala Water Works	Barren Land	33°33'4.25"N, 73° 3'53.72"E	1.71	Private	82
Total			21.08		464

Advertisements for Consultation Meetings with DPs



Consultation Meetings with DPs



RESULTS OF INDEPENDENT VALUTATION STUDY (IVS)

Index No.	Affected Land Location / Mouza with Land Classification	DPAC Rates	IVS Final Determined Unit / Per Marla Rate	Land rates enhanced up to (%age)
Affected Land at Mouza Chahan				
1	Total Land	75,000	89,584	19%
Affected Land at Mouza Ranial				
2A	On Road	133,100	1,250,000	839%
2B	Off Road	67,881	325,000	379%
2C	Land at Rear	67,881	200,000	195%
Affected Land at Mouza Morgah				
3A	On Road	2,550,000	2,750,000	8%
3B	Off Road	850,000	1,200,000	41%
Affected Land at Mouza Girja				
4	On Road	170,000	201,250	18%
Affected Land at Mouza Shaikhpur				
5	On Road	130,000	675,000	419%



Approaches to Achieving Safeguards Readiness

- ✓ Independent Valuation Study (IVS) has been conducted during project preparation helps in addressing any anticipated grievances rather than addressing them later during project implementation.
- ✓ The project has already established a Grievance Redress Mechanism (GRM) working efficiently in disseminating information in the project area. Multiple Consultation sessions are conducted to address grievance and mitigate accordingly.