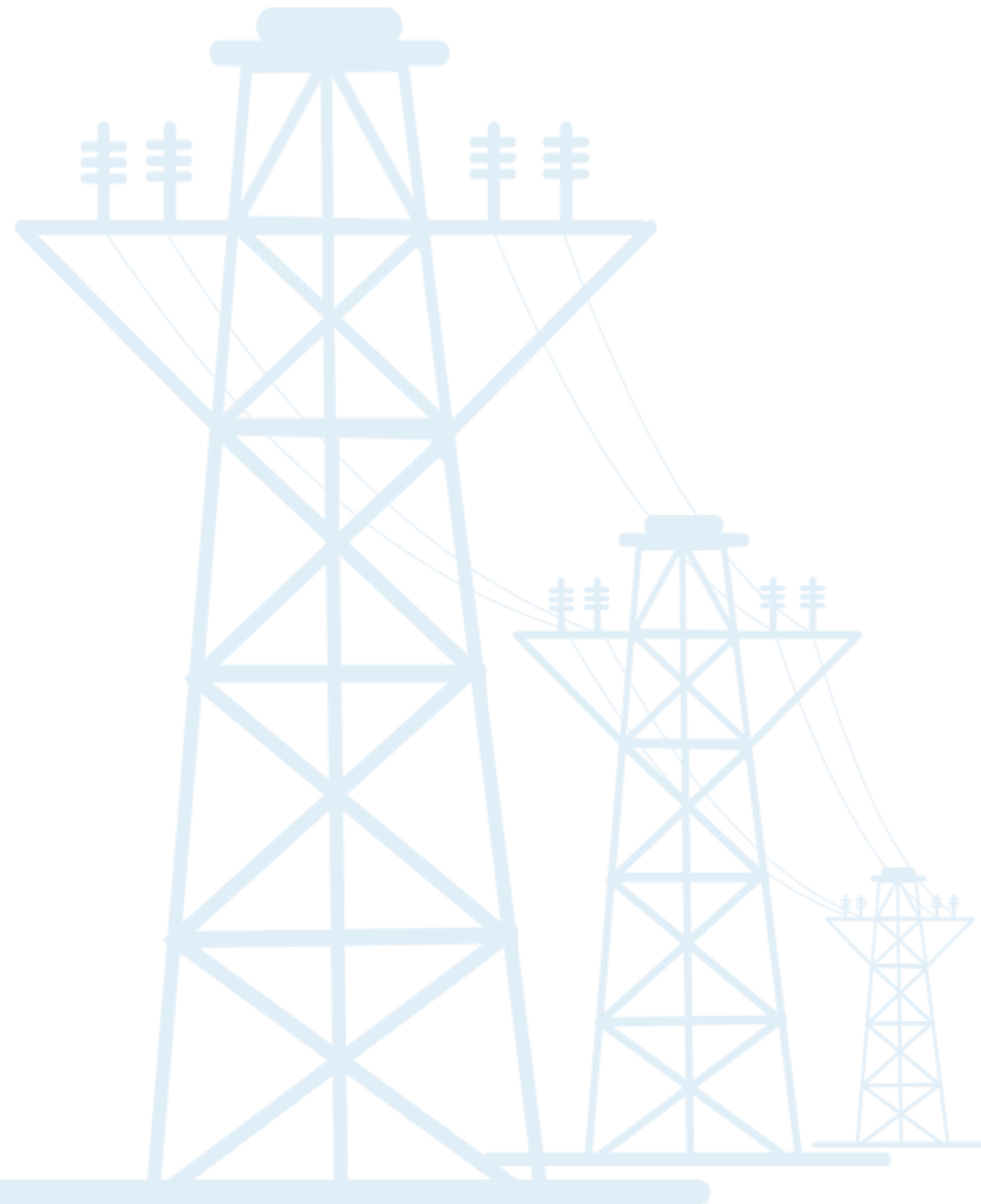


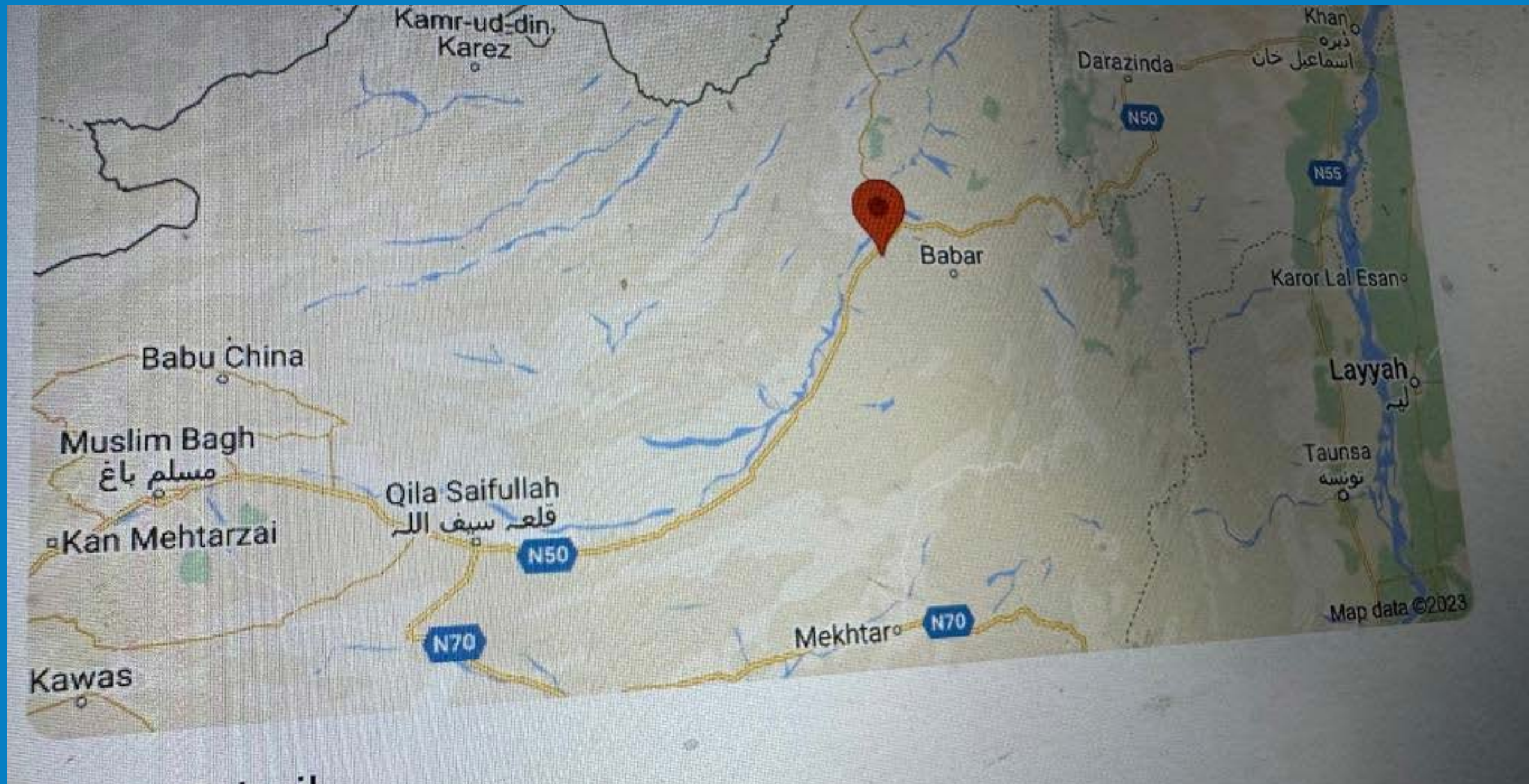
National Transmission and Despatch Company (NTDC)

Experiences in Land Acquisition and Lessons Learnt

**A CASE STUDY: FOUR NEW POWER GRID/
SUBSTATIONS UNDER MFF 2
OF POWER TRANSMISSION ENHANCEMENT
INVESTMENT PROGRAM 2, TRANCHE 2 AND 3**



CASE # 1: NEW 220 KV G/S AT ZHOB, TRANCHE 2 - LOCATION MAP



BACKGROUND INFORMATION AND REASONS FOR DELAY IN LAND ACQUISITION

- Originally, the sub-project had two components: GS and TL. Therefore, a draft LARP of both components was prepared in 2017.
- Section 4 of LAA was issued in 2016.
- The land needed for the GS was owned by the Badanzai tribe. A few members of the tribe claimed ownership of land and went to the Court of Law for resolution.
- The court case and unresolved ownership dispute impeded the land acquisition and cause huge delays in implementation of project that resulted in considerable cost overruns.

New Site



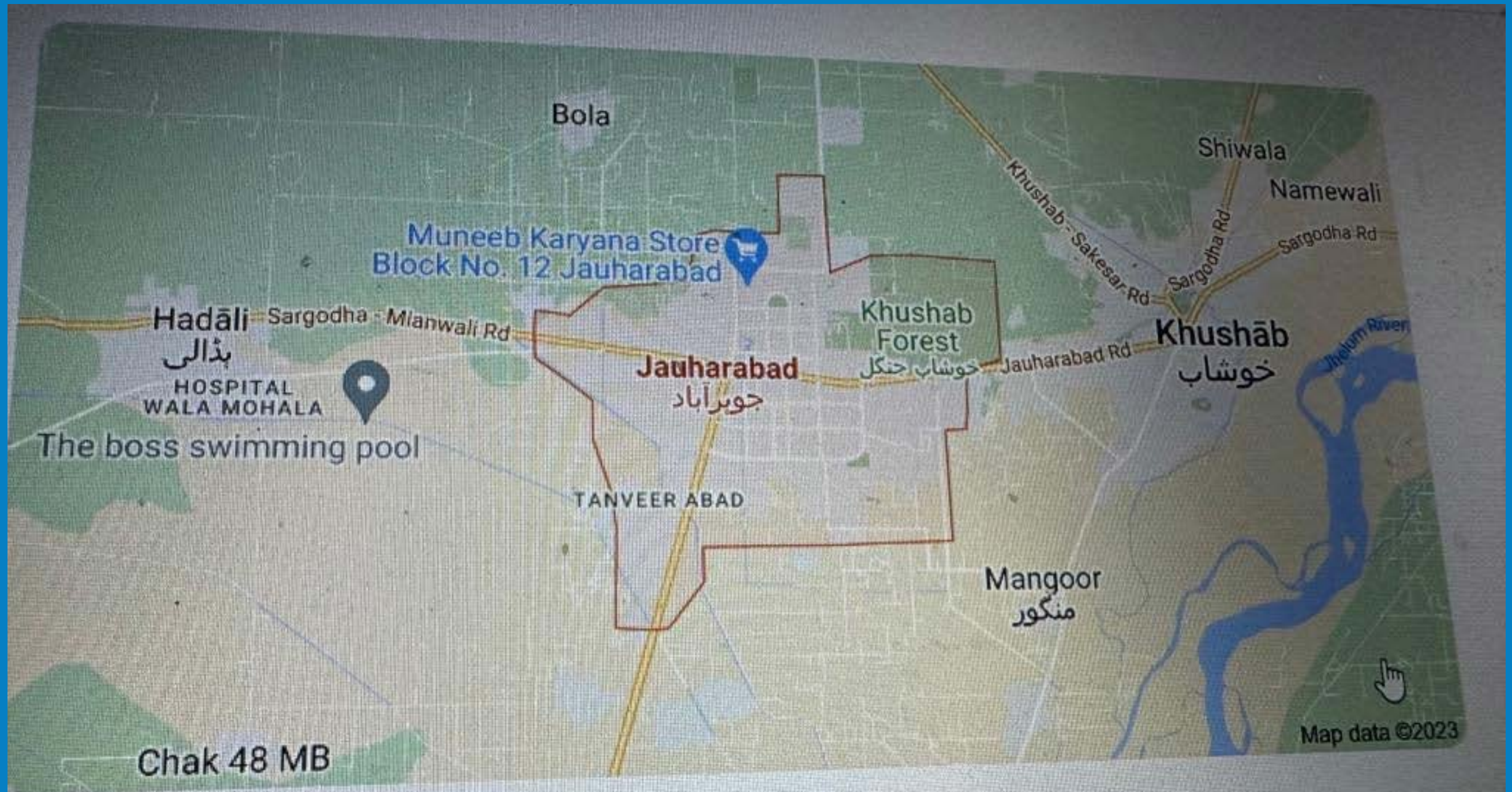
ACTIONS TAKEN BY PMU TO ADDRESS THE ISSUE.

- Due to the unresolved land dispute, NTDC changed the site of G/S. A new site was selected after a proper due diligence to ensure no impediments to LA.
- Due diligence helped in finding alternate land which was barren and owned by one family without any ownership dispute.
- Further due to huge delay in LA and cost overruns, NTDC separated the G/S from TL component and to speed up the LA process negotiated the land compensation rate with the single landowner family.
- Negotiated land price really expedited the LA process.

Lesson Learnt from Zhob G/S

- Conduct upstream social due diligence of the sites for new G/S to avoid land legacy issues.
- Select a site that is without any legacy issues. Land should be barren and owned by only a few owners.
- Fewer owners help in acquiring land expeditiously through private negotiations
- This surely cuts the usual delays in LA, enables timely implementation and avoids cost overruns.

CASE # 2: NEW 220KV G/S AT JAUHARABAD, TRANCHE 3. LOCATION MAP



LAND ACQUISITION IMPACTS

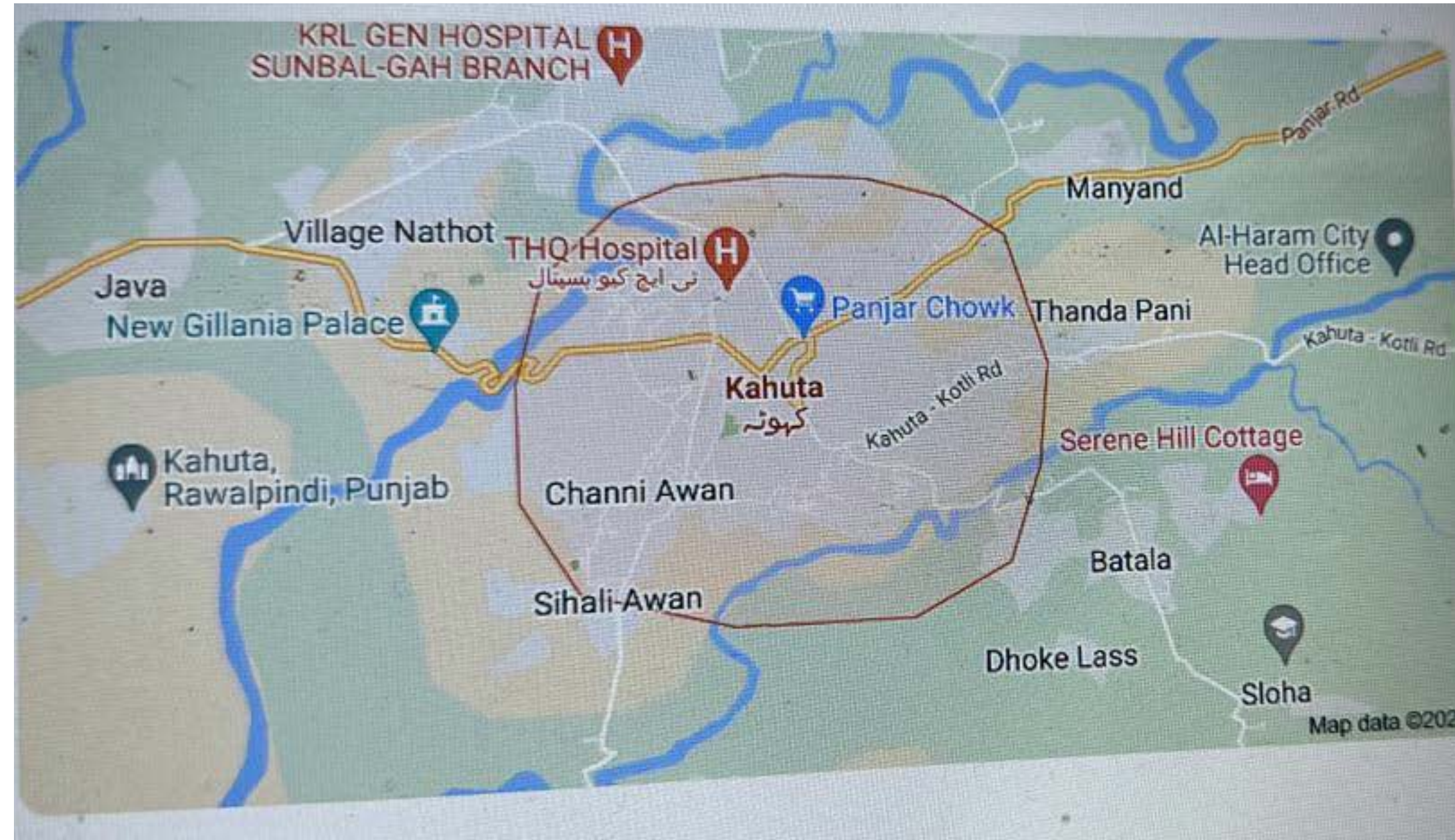
Impacted Asset	Unit	Quantity Affected	Ownership and Present Use	Affected Households (AH)	Displaced Persons	Remarks
Land	Acre	53.38	Private and Barren land	7	38	The land belongs to single clan

- Section 4 of LAA was notified by the end of 2018
- The land acquisition process was completed on 02 Feb. 2021.

LESSONS LEARNT

- A well considered due diligence and thorough field work ensured a trouble-free site for G/S
- Smooth completion of land acquisition process, without any complaint or dispute among landowners.
- Smooth LA helped in timely disbursement of compensation to DPs and timely start of construction work.

CASE # 3: NEW 500KV G/S AT MAIRA, TRANCHE 3 - LOCATION MAP



LAR IMPACTS - 500 KV MAIRA G/S

Impacted Assets	Quantum	AHs	DPs	Remarks
Land (acres)	80	43	301	Private land – non cultivated
Trees (No)	27	11	77	Trees on the non-cultivated land
Building Structure	1	1	7	Residential structure is affected

REASONS FOR DELAY IN LA.

- Delay in project implementation - Land ownership.
- Land record of multiple land parcels missing from the land record.
- LARP could not be updated and implemented due to missing land record.
- Delay in LA causing delay in implementation of project and project cost overruns.

LESSON LEARNT – 500 KV G/S

- Need to work closely with the Revenue staff to acquire trouble-free land
- Close coordination is required between design and safeguard staff at project preparation stage

MINIMIZE THE LAR IMPACTS

- LAR impacts can be minimized if the
- project should shift from Air insulator to Gas insulator
- There are the instances that 132 kV/220 kV G/S can be constructed in 2-3 acres of land
- Question Mark-----? For NTDC colleagues
- Is it possible to switchover from Air Insulator to Gas Insulator?