

# **Implementable Corrective Action Plan**

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Project Number: 51036-002  
April 2023

## **Pakistan: Khyber Pakhtunkhwa Cities Improvement Project**

Subproject: Integrated Solid Waste Management System and Landfill Site, Peshawar

Prepared by Project Management Unit KPCIP for Government of Pakistan and the Asian Development Bank.

## **NOTES**

- (i) The fiscal year (FY) of the Government of the Islamic Republic of Pakistan and its agencies ends on 30 June.
- (ii) In this report “\$” refer to US dollars.

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## Integrated Solid Waste Management System and Landfill Site, Peshawar CORRECTIVE ACTION PLAN (CAP)



**Draft (Updated)**

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## **1. List of Abbreviations**

ADB	Asian Development Bank
BOR	Board Of Revenue
CAP	corrective action plan
DP	displaced person
EA	executing agency
EMA	external monitoring agency
GoKP	Government of Khyber Pakhtunkhwa
GRC	grievance redress committee
GRM	grievance redress mechanism
ISWMS	integrated solid waste management system
IVS	independent valuation study
KP	Khyber Pakhtunkhwa
KPCIP	KP Cities Improvement Project
LAA	Land Acquisition Act
LG&RD	Local Government and Rural Development
MRF	material recovery facility
PMU	project management unit
PRF	Project Readiness Facility
SBP	State Bank of Pakistan
SPS	Safeguard Policy Statement
WSSC	water sewerage and sanitation company

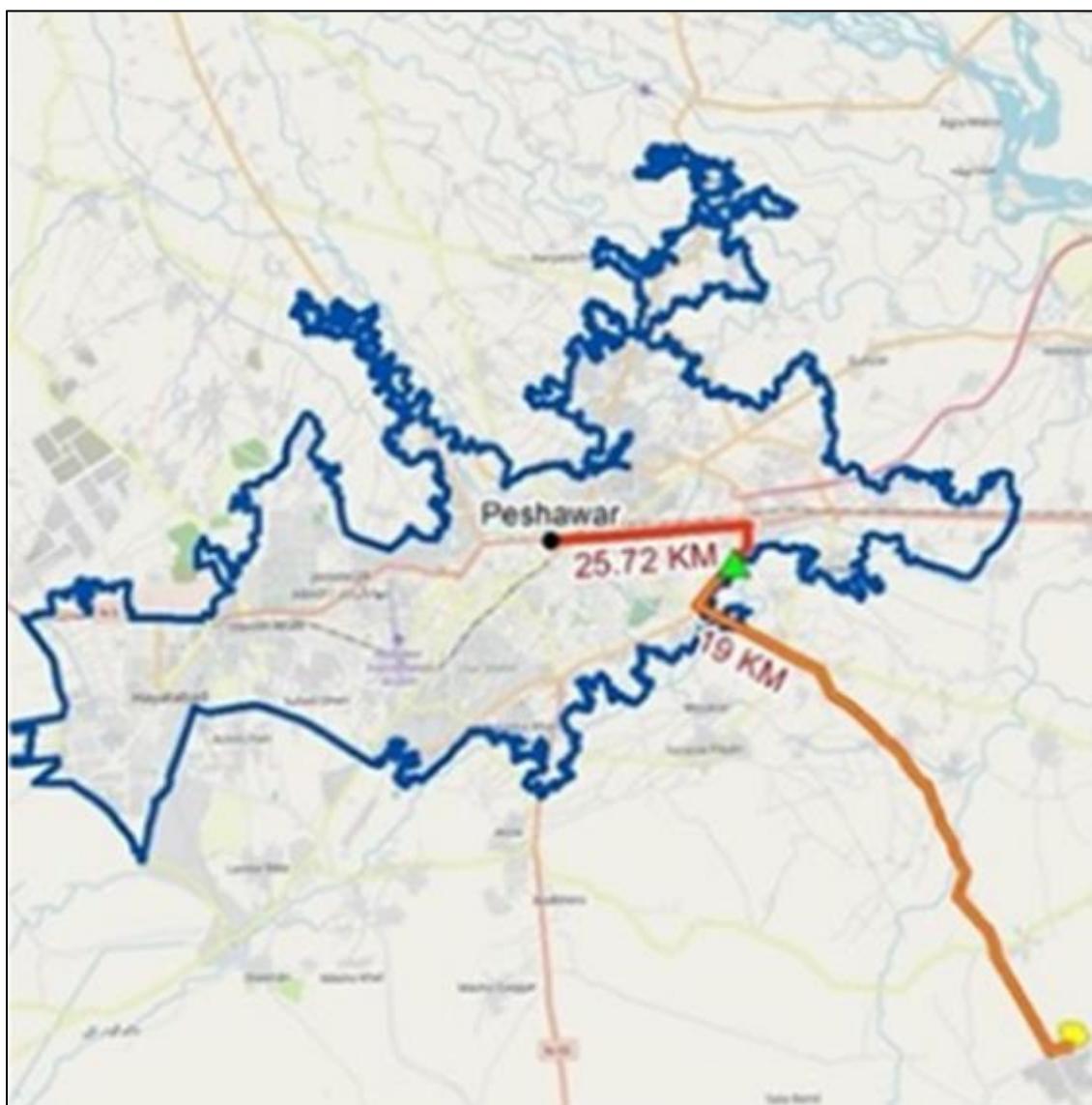
## **2. Background:**

1. The Government of Khyber Pakhtunkhwa (Go-KP) obtained financing from the Asian Development Bank (ADB) through the loan number 6015 and grant number 6016 PAK – Project Readiness Financing (PRF) for Khyber Pakhtunkhwa Cities Improvement Project (KPCIP). The ensuing KPCIP will be financed by ADB and Asian Infrastructure Investment Bank (AIIB). The Project involves construction, rehabilitation and up-gradation of water supply, drainage and sanitation, solid waste management, urban livability, smart cities, traffic management and green fields in five cities of Abbottabad, Kohat, Mardan, Mingora and Peshawar of KP province. The project steering committee has approved a total of 24 subprojects with detailed engineering design finalized already in December 2020. Project implementation for the first batch of subprojects has been started in the 3rd quarter of 2022. For this particular subproject (Peshawar ISWMS), implementation is expected by the 1st quarter of 2023. The Local Government Election and Rural Development Department (LGE&RD) is the project executing agency while respective City Governments as the project implementing agencies.

## **3. Introduction:**

2. Peshawar city currently does not have a proper engineered landfill site for solid waste disposal and this new site is designed and will be constructed as a landfill site. In addition, there is a gap in the solid waste collection and transportation infrastructure system including machinery and equipment. To overcome these gaps, an Integrated Solid Waste Management System (ISWMS) is proposed to ensure proper collection and disposal of the waste in the city as one of the subprojects under KPCIP.
3. The salient features of the proposed Peshawar ISWMS subproject are:
  - Door-to-door collection of all municipal waste from residential, commercial and institutional areas;
  - Mechanical sweepers for major roads;
  - Procurement of waste collection vehicles & machinery
  - Equipment and machinery for collection and transport of waste;
  - Establishment of three (3) transfer stations located on government-owned land
  - Material recovery facility (MRF) within the LFS site;
  - Bio digesters and composting facility within the LFS site;
  - Construction of landfill site.
4. The proposed subproject is located at village Ghari Faiz Ullah near an old Afghan refugee camp (Shamshato), about 19km South of Peshawar Ring Road. Currently the land is in possession of Water Sewerage and Sanitation (WSSC) Peshawar and is being used as an open waste dumping site since taking possession of the land in 2019. Location and the layout of the proposed Peshawar LFS and its current usage is provided in the Figures 1, 2, 3 and 4 below:

**Figure I: Location of the proposed LFS for the Peshawar ISWMS**



**Figure II: Layout of the proposed Peshawar landfill site**



**Figure III: Open waste dumping at the proposed Peshawar LFS**



**Figure IV: Status and Current Usage in the Proposed Peshawar LFS**



#### **4. History and Scope of CAP:**

5. The KPCIP received a request from the local Government KP to include some existing subprojects in the scope of work, some of these subprojects had legacy issues in terms of land acquisition and resettlement activities as the land for this subproject was acquired using the urgency clause of Land Acquisition Act 1894. The proposed subproject of Peshawar Integrated Solid Waste Management System (ISWMS), Peshawar also falls under this category of subprojects with legacy issues.
6. The LG&RD acquired land measuring 792 Kanal (99 acres) in 2017 for a landfill site near village Ghari Faiz Ullha near Shamshato Refugee camp about 19 kilometers from the Ring Road Peshawar. The land was handed over to the Water Sewerage and Sanitation Company (WSSC) in 2018 and since then is being used as an open waste dumping site. The land was acquired by LG&RD as a part of its development plan for the city and not in anticipation of ADB's financing.
7. There are a total of 234 landowners and 20 informal waste collectors (scavengers) whose livelihoods are associated with the landfill site. Payment to the landowners started in May 2020 and so far 149 (65%) landowners have received compensation against their acquired assets. Out of the total compensation amount of PKR 159 million, PKR 120 million (75%) has been disbursed. Payments to 85 landowners of PKR 39 million is pending mainly due to inheritance mutation issues, children under age and absence of bank accounts.
8. The actions and events in the land acquisition & resettlement process for the landfill site Peshawar did not meet the principles of ADB's Safeguard Policy Statement (SPS) 2009 as the land was acquired using section-17/4/6 the urgency clause of the Land Acquisition Act (LAA) 1894 which denies the people right to appeal and record their concerns and under assessment of land and non-land assets contradicting the ADB SPS principle of replacement cost. Therefore, this corrective action plan (CAP) was prepared to bring the subproject in compliance with the ADB SPS requirements to enable the subproject to be considered for ADB financing.
9. The approach for this CAP entails carrying out an independent valuation study (IVS) by a State Bank of Pakistan (SBP) approved valuator to assess the cost of the land and non-land assets as per the ADB's requirement of replacement cost. The differential cost in the valuation of the Board of Revenue (BOR) assessed compensation rates and those determined by the IVS will be paid by the Project Management Unit (PMU) from their internal resources. Fresh consultations were made with the DPs to seek their views about the acquisition and impacts on their conditions and livelihood. Social impact assessment was carried out to check if there are impacts that would also need to be addressed or groups that may need additional assistance.
10. During the fact-finding mission for KPCIP, the KP Government has agreed to undertake independent valuations of the land and property prices were requested by ADB to meet its safeguard policy requirements. The KP Government also requested the Mission to use part of the ADB loan proceeds for the purpose of land acquisition and resettlements (to reimburse compensation payments up to the level these are disbursed to the affected persons (APs).

##### **5. Impact Assessment and Scope of Land Acquisition and Resettlement:**

11. A total of 99 acres of land was acquired by the LG&RD in 2017 using the urgency clause under Section 17/4/6 of the Land Acquisition Act (LAA). The land was handed over to the WSSC in 2018 and is being used by WSSC as an open waste dumping site since taking possession of the land. The land belongs to 234 DPs, most of the land (98%) is barren, undulated storm water catchment area. The remaining 2% land is covered by plantation of timber and fruit trees owned by Mr. Qudrat Shah son of Hikmat Shah. Of the acquired land, 20.8% was taken from one big landowner with a total landholding of 6 20.59 acres. Only 1.5 acres of his acquired land is agricultural land. The rest is barren/unproductive land. The fruit trees consist of 30 orange trees from a portion of an orchard, whereas the total 90 non-fruit/wood trees affected by the project were mostly consist of acacia, which are used as fuel wood owned by Mr. Qudrat Shah son of Hikmat Shah. Moreover, 2 structures are also affected. Both structures are made up of mud and bricks which are being used as accommodation for the farm labor working on the orange orchard of the big landowner Mr. Qudrat Shah son of Hikmat Shah. One of the structures is constructed over an area of 0.125 acres whereas the 2<sup>nd</sup> structure is constructed over an area of 0.0625 acres. Both the structures still exist and being utilized by the laborers of the orange orchard as their accommodation. During the consultation, it was confirmed that the laborers are not only working on the land that has been acquired but also on other parcels of land owned by the same owner in the vicinity. The laborers will move to another accommodation on the remaining land to be provided by the orchard owner. The people living in these structures are neither losing their livelihoods nor shelter. Other than the structures, 1 tube well (used for irrigation) is also affected due to the subproject. The owner will need to install a new tube well to continue irrigating his remaining parcels of land. list of all DPs and the magnitude and types of impacts is attached as **Annex-11**
12. Total number of the vulnerable DPs are 63 out of the total there are 43 DPs (land owners) who are vulnerable (39 DPs fall below the poverty line and have income less than the minimum national wage of PKR 20000/month and 4 are women headed HHs). While, 20 waste collectors also fall below the poverty line and thus declared eligible for the vulnerability allowance. The details of DPs (land owners) are given in
13. **Annex 1** while, the details of scavengers given in **Annex 3**.
14. There is one DP who lost all his productive land i.e. 100% (6.25 acres) has no other source of income and was dependent upon the land for his livelihood. This DP will need to re-establish his livelihood with the compensation provided for land and non-land assets. This DP falls under the category of severely affected and would need additional support from the subproject for re-establishing his livelihood. Another DP has also lost more than 10% of his productive land and thus falls in the category of the sever impact. List of DPs losing 10% or more of their land along with their total land holding size is attached as **Annex 2**.
15. There are also 20 informal waste collectors (scavengers) whose livelihoods are associated with the existing landfill site. These DPs collect recyclable waste from the dumping site and sell these in the market. All these DPs are teenage boys (13 to 18 years of age) who earn approximately PKR 300 to 500 per day. These boys are not the primary wage earners for their households. However, they contribute to their family income by selling the recyclable

materials. List of these DPs is attached as **Annex 3**. Impact-wise details of the DPs are provided in **Table 5-1** below:

**Table 5-1: Impact wise details of DPs**

S.No	Description	Qty/No.	No of DPs
1	Land (acres)	99	234
2	Cropped area	0	(0)
3	Wood trees (Acacia)/shrubs	90	(1)
4	Fruit trees (Orange Orchard)	30	(1)
5	Structures	2	(1)
6	Tube well machinery	1	(1)
7	Allied structure with tube well	1	(1)
8	Severely affected		(2)
9	Vulnerable DPs (landowners)		(43)
10	Vulnerable DPs (Informal waste collectors)		20
	<b>Total</b>		<b>254</b>

## 6. Socio-economic Profile

16. According to socio economic and census survey of DPs households, 50.8% of the members are female while 49.2% are males. Average household's size is 6.7 persons. Regarding the literacy level, 53% of the population is reported literate, but due to unavailability of jobs even semi educated DPs are compelled to seek unskilled jobs like drivers, labor etc. Only 2% of the DPs hold government jobs.
17. In terms of income source and level, the monthly average income of the respondents is Rs. Rs.8000- Rs.600000, while 39 DPs fall below poverty line with the reported income of less than PKR 20000 per month. The subproject area is electrified. Potable drinking water supply is accessible to 38% and 62% the households have access on the sewerage and drainage system. Health and education facilities are available to 65% of the population.
18. **Gender Issues:** Based on the outcomes of detailed consultations, the females pointed out their major concerns relating to the sub-project like i) compensation as per the market value of the lost land, ii) stinky smell will come from the sub-project which will affect the surrounding population, moreover, this project will adversely affect the health of women and children, as women and children spend most of their time in their homes, so children and women can be more affected by foul odors and mosquito-borne diseases. iii) Impact on movement of women and girls during the construction stage, iv) the construction activity may affect accessibility and transportation in case of emergencies.

## 7. Scope and Status of Compensation from the Previous Land Acquisition

19. An amount of PKR 159 million was assessed by the BOR as compensation payment for the acquired land and non-land assets. The LG&RD has deposited the total compensation amount of PKR 159 million in the district treasury for compensating the landowners for their affected land, trees and structures. This amount does not include assistance to severely affected DPs, vulnerable DPs and livelihood support. Disbursement of compensation payments based on the BOR assessment was commenced in 2020. A total of 149 of the 234 landowners have been compensated for their land, trees, tube well and structures. While payment to 85 DPs (male and female) is still pending due to multiple reasons including absence of bank account, meager amount, children under age and litigations. The pending amount will be deposited and retained in the escrow account of LAC and will be released to the DPs by the time the children grow up, court decides the litigation in favor of either party, the DPs of meager amount agree for receiving amount after raise given by the IVS and opening of bank account. However, the CIU social safeguard team will help DPs in opening of bank account or in the resolution of any other impediment. The commencement of civil works will be subject to complete implementation of the CAP verified by the External Monitor. **Table 7-1** below provides the breakdown of the compensation amounts disbursed against each type of impact.

**Table 7-1:- Breakdown of compensation payments to DPs following BOR assessment**

S. No	Type of Impact	Compensation Amount Payable as per BOR Assessment	Total DPs			Payment Status			
						Paid Amount	Unpaid Amount	Paid APs	Unpaid APs
		PKR	M	F	Total	PKR	PKR	(No.)	(No.)
1	Land Compensation	157.808,199	159	75	234	118.958,989	38,849,210	149	85
3	Affected Trees	506880	No. of trees wood trees:	1	1	506880	NIL	1	NIL
			90+30						
4	Structures	1282690	No. of structures	2	2	1282690	NIL	2	NIL
			02						
5	Others (Tube well and Pumping chamber & allied work)	2218000	No of tube well	1	1	2218000	NIL	1	
			01						
	<b>Total</b>								

20. The payment for land based on BOR assessment to the remaining 85 landowners including 29 women is stuck owing to the procedural requirements, meager amount of compensation, inheritance mutation, disagreement to the assessed compensation rates and absentee

landowners. The details of the DPs with pending compensation payments for land loss based on BOR assessment is attached as **Annex 4**.

21. The BOR has given notices to the DPs with pending compensation payments, informing them about the availability of compensation amounts in the district treasury and asking them to collect their compensation amounts. Evidence of notices sent to DPs is attached as **Annex 5**. However, these DPs have not approached the district government for receiving their compensation payment.
22. Both the LAA (1894) and ADB SPS (2009) require that DPs are compensated before displacement, but allow a mechanism for dealing with cases with legal and administrative impediments for disbursing compensation payments to DPs provided that sufficient good-faith efforts are demonstrated in (a) contacting, notifying and assisting DPs, and (b) delivering compensation payments. The guidance note (**Annex 6**) elaborates the efforts required to be made to address the (i) the cases with legal and administrative impediments to payment of compensation to DPs (ii) the requirements under the LAA related to cases with legal and administrative impediments to payment of compensation to DPs and (iii) when can good-faith efforts be considered as sufficient and how to document that good-faith efforts. Related to this, the EA will take appropriate actions to demonstrate that such good-faith efforts have been made toward addressing the legal and administrative impediments as listed below. These efforts will be documented and reported in the CAP implementation report:
  - Disagreement with the compensation rate
  - Absentee landowners (DPs living overseas or in other parts of the country)
  - DPs with pending inheritance mutations
  - DPs who are unable to alienate the acquired asset (Underage/Juvenile DPs):
  - DPs with meager compensation
23. To meet the ADB SPS principles, the compensation for land and non-land assets need to meet the replacement cost principle. For this, the IVS was conducted and additional compensation will be provided for the differential in the BOR assessed rates and the IVS calculation. The CAP was updated based on the findings of the IVS conducted by the independent valuator. Additional assistance and livelihood restoration support will also be provided for the 2 DPs who were severely affected and the 43 vulnerable DPs, as well as the 20 scavengers whose livelihood depend on the current open dumpsite for collecting recyclable materials. Additional compensation and specific assistance to be provided under this CAP is elaborated in Section 9: Eligibility and Entitlements.

## **8. Consultation and Information Disclosure**

24. Total, 09 consultation sessions were held with the DPs of the proposed ISWMS site by the PMU social team and ADB consultants from March 2020 till May 2021. Out of 09 sessions, 03 sessions were conducted by ADB consultants and 06 by PMU social team. A total of 48 men and women participated in these sessions out of which 14 (30%) were women. Due to the cultural constraints 03 (33%) separate consultations were held with women out of total 09 sessions. The list of participants of the consultation sessions is attached as **Annex 7**.
25. Some of the main concerns raised by the participants are given below:
  - The site is not suitable for open dumping of waste material as it is close to population and the entire area is engulfed with very bad odor.

- The incidence of diseases in both men and women and especially children has increased due to open/unmanaged dumping of waste.
  - Due to the movement of heavy trucks, the road surface has been badly affected and community faces commuting problems and noise population due to overloaded heavy traffic.
  - The open dumping has affected the drinking water quality and the water borne diseases are on the rise.
  - Majority of DPs are unhappy with the rate KP Government offered to them, they shared that the Government has only offered 30% less value for the land that they acquired.
26. The participants were informed that once the subproject is approved the waste of the city would be properly managed and the open dumping will stop. In addition to improving the air quality of the area, the subproject will improve the associated facilities (e.g. roads) and also open up livelihood opportunities for the local population through project related jobs and employment. The participants were also informed that as per ADB's SPS requirements the DPs would be compensated according to the current market value of their acquired land. The participants were generally satisfied with the efforts being undertaken by the project and agreed to the establishment of the subproject as long as they are compensated fairly and the concerns regarding the environmental hazards are addressed.
27. The information related to the subproject and its components and possible impacts followed the corrective actions was shared with the participants during the consultation sessions. The PMU team also plans to prepare a subproject information brochure which will be shared with the local communities in both English and Urdu languages. In addition, this CAP once updated and approved will be translated and distributed amongst the DPs and disclosed on EA and ADB websites.
28. Selected pictures of the consultation sessions with the DPs and local community are provided in **Annex 8**.

## **9. Eligibility and Entitlements**

29. Compensation and entitlements have been determined on the basis of SPS 2009. **Table 9-1** provides an entitlement matrix for different types of losses assessed during the census survey, inventory of losses and socio-economic survey. It also covers the provisions for any unanticipated impacts arising during subproject implementation. Compensation and other assistances will be paid to DPs prior to award of the contract for this subproject. In case, the payment is delayed more than a year from the date of valuation, the values will be adjusted annually before payment to DPs.

**Table 9-1: Entitlement Matrix**

S #	Category	Type of Loss	Entitled DP	Compensation Policy
1	Permanent impact on land.	Land acquired permanently for the Landfill site	234 landowners	<ul style="list-style-type: none"> <li>• Top-up cash compensation for the current market rate/replacement cost based on the differential amount from the independent valuation study (IVS) and the BOR calculated rate.</li> </ul>

S #	Category	Type of Loss	Entitled DP	Compensation Policy
2	Loss of Trees	Affected trees	2 owners of trees	<ul style="list-style-type: none"> <li>• Cash compensation for timber trees at current market rate of timber value of species at current volume, plus cost of purchase of seedlings and required inputs to replace trees</li> <li>• Compensation for mature fruit-bearing trees comprised on the market rate of the yearly crop yield multiplied by the number of years required to grow such a tree to the same production level, and for immature trees that are yet to bear fruit compensation based on the gross expense needed to reproduce the tree to the same age when it was cut.</li> </ul> <p>(Top-up cash compensation will be provided based on the differential amount from the IVS and the BOR calculated rate).</p>
3	Structures	Complete loss of structure	2 DPs owning structures and 1 DP owning tube well and allied structure	<ul style="list-style-type: none"> <li>• Cash compensation for affected structure at full replacement costs computed at market rate for materials, labor, transport and other incidental costs, without deduction of depreciation.</li> <li>• Right to salvage materials from lost structure</li> </ul> <p>(Top-up cash compensation will be provided based on the differential amount from the IVS and the BOR calculated rate).</p>
4	Vulnerable Groups	Additional Support	All DPs having income below the poverty line, the elderly, those without legal title to assets, Scavengers, landless, women, children and indigenous people	<ul style="list-style-type: none"> <li>• One-time subsistence allowance to vulnerable DPs as additional support for a period of 03 months based on monthly minimum wage rate Rs. 20,000X3= 60,000/- fixed by Federal Government for 2021-22.</li> <li>• Preference for provision of subproject-based work/employment, if available.</li> <li>• Provision of training, job-placement, additional financial grants and micro-credit for equipment and buildings, as well as organizational/logistical support to establish DP in alternative income generation activity</li> </ul>
5	Severe impact		2 DPs losing 10% or more of their productive land.	<ul style="list-style-type: none"> <li>• Each DP will be paid cash compensation for 3 months equal to national minimum wage i.e. PKR 20,000/month as fixed by the Federal Government for the year 2021-22. The amount for three months will be equal to PKR 20,000 X 3 = 60,000</li> </ul>

S #	Category	Type of Loss	Entitled DP	Compensation Policy
6	Livelihood Restoration	Loss of Livelihood	DPs/ landowners (including non-titled land user) and informal waste collectors	<ul style="list-style-type: none"> <li>All eligible DPs will be provided employment opportunities in the appropriate work opportunities created by construction of access route to LFS. Those who are severely affected, vulnerable and the informal waste collectors (scavengers) will be prioritized. Hiring of DPs will be ensured through inserting a contract clause in the construction contract that will be monitored by PMU/CIU and verified by EMA. The DPs will also preferably get the job opportunity at the project office (if eligible in case the technical skill is required). The status of hiring of DPs and locals will be reported in subproject's monthly/quarterly progress and monitoring of CAP implementation reports.</li> <li>Cash compensation for livelihood restoration will be paid based on officially designated minimum wage rate, i.e. Rs. 20,000 as fixed by the Federal Government for the year 2021-22. The amount for three months will be equal to <math>Rs. 20,000 \times 3 = 60,000</math> fixed by Federal Government for 2021-22.</li> <li>Training in the form of skill development will be provided to DPs (specifically severely affected, vulnerable and informal waste collectors/scavengers). The training will focus on developing specific skill set required for the project MRF and LFS construction and operations. The training contents will be finalized by the service provider during implementation of the CAP. A lump sum amount of PKR 1 million has been included in budget for the skills development program.</li> </ul>
7	Unanticipated Impacts	As and when identified	All DPs facing impact	To be dealt with in accordance with the entitlement matrix and ADB SPS 2009

## 10. Independent Valuation Study (IVS)

30. In order to meet the ADB principle of replacement cost an Independent Valuation Study (IVS) was conducted for the affected land and non-land assets. PMU assigned the task to independent valuer M/s Anderson Consulting (Pvt.) Limited (SBP accredited valuers) who undertook an Independent Valuation Study (IVS) to determine how the replacement cost should be Appraised for the land and non-land assets and also to review the land acquisition and assessment process conducted by the BOR. The IVS being guided by ADB SPS guidance for establishing replacement cost and the approved procedures of the State Bank of Pakistan.

31. SPS guidance for establishing replacement cost consist of the following, i) fair market value, ii) transaction cost, iii) interest accrued, iv) transitional and restoration costs and, v) other applicable payment, if any. Where market conditions are absent or in a formative stage, the borrower and client will consult with the displaced persons and host population to obtain adequate information about recent land transaction, land value by types, land title, land use, cropping pattern and crop production, availability of the land in the project area, regions, and other related information. An IVS was conducted to meet the ADB SPS requirements and this CAP was updated by including the detailed costs and revising the CAP implementation timeline. Once approved by ADB the CAP will be disclosed on EA and ADB websites and distributed to the DPs.
32. The IVS firm was hired on 01 June 2021. Assessment surveys were conducted to determine the replacement cost of land and non-land assets. The IVS for Peshawar landfill site was finalized in the month of December, 2022. However, after detailed review of the IVS report the PMU social safeguard team shared back the IVS report with the firm for rectification and addition of some missing information. The rectified version of the report was shared with the PMU in the month of January, 2023. The PMU social safeguard team constantly kept in touch with the IVS consultant for bridging the gapes in IVS report. The findings of the IVS reveals that the replacement cost was assessed for the valuation of the lost assets, rate assessed by the valuator are on higher side as compared to rates assessed by the Land Acquisition Collector (LAC) all differential costs against the land and non-land assets have been added in the final CAP. The final version of the IVS is attached with this report as

33.

**Annex 11 Entitlements Land and Non Land Assets of DPs**

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Acre)	DPs Affected Land (Marla)	DPs BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPs C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
1	Mr. Sadar Khan	1076	7	0.67	<b>1,298,585.14</b>			-		1,298,585.14	Land
2	Mst. Mania	1076	3	10.33	<b>649,292.56</b>			-		649,292.56	Land
3	Mst. Gull Zahra	1076	3	10.33	<b>649,292.56</b>			-		649,292.56	Land
4	Mr. Muzammil Shah	1076	2	0.19	<b>371,024.33</b>			-		371,024.33	Land
5	Mr. Badshah Gull s/o Mr. Hazrat Shah	1076	2	0.19	<b>371,024.33</b>			-		371,024.33	Land
6	Mr. Badshah Gull s/o Mr. Hazrat Shah	1076	1	0.10	<b>185,512.17</b>			-		185,512.17	Land
7	Mr. Gharib Shah	1076	0	10.05	<b>92,756.09</b>			-		92,756.09	Land
8	Mr. Nabi Gull	1076	0	10.05	<b>92,756.09</b>			-		92,756.09	Land
9	Mr. Waqif Khan	1076	0	10.05	<b>92,756.09</b>			-		92,756.09	Land
10	Mr. Mumkin Shah	1076	0	10.05	<b>92,756.09</b>			-		92,756.09	Land
11	Mr. Qudrat Shah s/o Mr. Hikmat Shah	1071, 1069/1, 1066/1, 1090	55	7.00	<b>10,219,416.33</b>			-		10,219,416.33	Land
12	Mr. Qudrat Shah s/o Hikmat Shah	1072	6	9.37	<b>1,194,280.21</b>			-		1,194,280.21	Land
13	Mr. Muhammad Zahid Shah	1072	1	18.82	<b>358,335.46</b>			-		358,335.46	Land
14	Mr. Muhammad Asmat Shah	1072	1	18.82	<b>358,335.46</b>			-		358,335.46	Land
15	Mr. Mumtaz Iqbal	1087, 1088	2	12.53	<b>484,974.16</b>			-		484,974.16	Land
16	Mr. Muhammad Asmat Shah	1087, 1088	1	19.34	<b>363,196.67</b>			-		363,196.67	Land
17	Mr. Qudrat Shah s/o Hikmat Shah	1087, 1088	6	19.96	<b>1,292,031.42</b>			-		1,292,031.42	Land
18	Mr. Muhammad Zahid Shah	1087, 1088	1	3.22	<b>214,360.30</b>			-		214,360.30	Land
19	Mr. Islam Gull	1087, 1088	0	18.75	<b>173,093.40</b>			-		173,093.40	Land

Sr No	Name of Owner	Khasra No.	DPS Affected Land (Acre)	DPS Affected Land (Marla)	DPS BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPS C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
20	Mr. Nazar Gull	1087, 1088	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
21	Mr. Muhammad Gull	1087, 1088	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
22	Mst. Sania	1087, 1088	0	9.38	<b>86,546.70</b>			-		86,546.70	Land
23	Mst. Subhania	1087, 1088	0	9.38	<b>86,546.70</b>			-		86,546.70	Land
24	Mst. Imtiazia	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
25	Mr. Mukhtiar Ahmed	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
26	Mr. Muhammad Abrar	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
27	Mr. Zahoor Ahmed	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
28	Mr. Amir Sohail	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
29	Mr. Manzoor Ahmed	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
30	Mr. Anees Iqbal	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
31	Mst. Azra	1087, 1088	0	1.17	<b>10,818.27</b>			-		10,818.27	Land
32	Mst. Zakia	1087, 1088	0	1.17	<b>10,818.27</b>			-		10,818.27	Land
33	Mst. Farmeena	1087, 1088	0	7.29	<b>67,260.86</b>			-		67,260.86	Land
34	Mst. Pari	1087, 1088	0	7.29	<b>67,260.86</b>			-		67,260.86	Land
35	Mr. Muhammad Ibrahim	1087, 1088	0	4.17	<b>38,465.20</b>			-		38,465.20	Land
36	Mr. Riaz	1087, 1088	0	4.17	<b>38,465.20</b>			-		38,465.20	Land
37	Mst. Shamshadah	1087, 1088	0	2.08	<b>19,232.53</b>			-		19,232.53	Land
38	Mst. Haji Gulla	1087, 1088	0	2.08	<b>19,232.53</b>			-		19,232.53	Land
39	Mst. Basmeena	1087, 1088	0	2.08	<b>19,232.53</b>			-		19,232.53	Land
40	Mst. Kablay	1087, 1088	0	0.90	<b>8,265.35</b>			-		8,265.35	Land
41	Mr. Sher Zaman	1087, 1088	0	2.56	<b>23,598.20</b>			-		23,598.20	Land

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42	Mr. Shamrooz Khan	1087, 1088	0	2.88	<b>26,592.89</b>			-		26,592.89	Land
43	Mr. Gohar Ali	1087, 1088	0	3.44	<b>31,743.77</b>			-		31,743.77	Land
44	Mr. Shaukat Ali	1087, 1088	0	1.54	<b>14,254.75</b>			-		14,254.75	Land
45	Mr. Haider Ali	1087, 1088	0	4.17	<b>38,451.89</b>			-		38,451.89	Land
46	Mr. Amjad Ali	1087, 1088	0	4.17	<b>38,451.89</b>			-		38,451.89	Land
47	Mr. Sajid Ali	1087, 1088	0	4.17	<b>38,451.89</b>			-		38,451.89	Land
48	Mst. Afroza	1087, 1088	0	1.83	<b>16,890.20</b>			-		16,890.20	Land
49	Mst. Zar Bibi	1087, 1088	0	15.27	<b>140,990.26</b>			-		140,990.26	Land
50	Mst. Subhania	1087, 1088	0	3.65	<b>33,660.37</b>			-		33,660.37	Land
51	Mr. Iftikhar Ali	1087, 1088	0	6.37	<b>58,815.81</b>			-		58,815.81	Land
52	Mr. Hazrat Ali	1087, 1088	0	6.37	<b>58,815.81</b>			-		58,815.81	Land
53	Mst. Zar Bibi	1087, 1088	0	14.74	<b>136,078.96</b>			-		136,078.96	Land
54	Mr. Fida Muhammad	1060	3	15.06	<b>692,886.47</b>			-		692,886.47	Land
55	Mr. Taj Muhammad	1060	1	12.17	<b>296,951.34</b>			-		296,951.34	Land
56	Mr. Jan Muhammad	1060	1	12.17	<b>296,951.34</b>			-		296,951.34	Land
57	Mr. Fareed Khan	1060	1	12.17	<b>296,951.34</b>			-		296,951.34	Land
58	Mr. Zaka Ullah	1060	10	14.44	<b>1,979,675.63</b>			482,950		2,462,625.63	Allied structure with tube well
59	Mst. Maal Khewa	1062	0	9.03	<b>83,373.32</b>			-		83,373.32	Land
60	Mr. Muhammad Zarr	1062	3	17.87	<b>718,863.30</b>			-		718,863.30	Land
61	Mr. Qudrat Shah	1062	8	15.01	<b>1,615,589.68</b>			-		1,615,589.68	Land
62	Mst. Haleema	1062	1	7.09	<b>250,120.00</b>			-		250,120.00	Land
63	Mst. Qudrat Shah	1075, 1089	9	0.00	<b>1,661,696.64</b>			-		1,661,696.64	Land
64	Mr. Muhammad Zahid Shah	1075, 1089	13	10.00	<b>2,492,544.96</b>			-		2,492,544.96	Land

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65	Mr. Muhammad Asmat Shah	1075, 1089	13	10.00	<b>2,492,544.96</b>			-		2,492,544.96	Land
66	Mr. Hakeem Khan	1069/3	1	7.25	<b>251,562.41</b>			-		251,562.41	Land
67	Mr. Syed Rehman	1069/3	1	12.70	<b>301,874.89</b>			-		301,874.89	Land
68	Mr. Mukaram Khan	1069/3	1	12.70	<b>301,874.89</b>			-		301,874.89	Land
69	Mst. Hassan Zadgai	1069/3	0	16.35	<b>150,937.44</b>			-		150,937.44	Land
70	Mr. Qudrat Shah	1063	6	12.25	<b>1,220,885.43</b>			-		1,220,885.43	Land
71	Mr. Muhammad Zahid Shah	1063	9	18.38	<b>1,831,328.18</b>			-		1,831,328.18	Land
72	Mr. Muhammad Asmat Shah	1063	9	18.38	<b>1,831,328.18</b>			-		1,831,328.18	Land
73	Mr. Qazi Shaukat Sultan	1061	2	10.50	<b>466,198.22</b>			-		466,198.22	Land
74	Mr. Zia ur Rehman	1061	0	14.50	<b>133,858.90</b>			-		133,858.90	Land
75	Mst. Rahat Sultan	1061	0	7.25	<b>66,929.45</b>			-		66,929.45	Land
76	Mst. Jameela Sultan	1061	0	7.25	<b>66,929.45</b>			-		66,929.45	Land
77	Mr. Habib ur Rehman	1061	5	19.50	<b>1,103,181.93</b>			-		1,103,181.93	Land
78	Mr. Anwar Shah	1055	20	16.34	<b>3,843,511.70</b>			-		3,843,511.70	Land
79	Mr. Haji Kochay	1055	20	16.34	<b>3,843,511.70</b>			-		3,843,511.70	Land
80	Mr. Sarwar Din	1055	20	16.34	<b>3,843,511.70</b>			-		3,843,511.70	Land
81	Mr. Muhammad Zahid Shah	1055	11	19.99	<b>2,215,492.14</b>			-		2,215,492.14	Land
82	Mr. Muhammad Asmat Shah	1055	11	19.99	<b>2,215,492.14</b>			-		2,215,492.14	Land
83	Mr. Qazi Shaukat Sultan	1069	5	19.34	<b>1,101,739.49</b>			-		1,101,739.49	Land
84	Mr. Zia ur Rehman	1069	1	17.69	<b>347,917.73</b>			-		347,917.73	Land
85	Mr. Rahat Sultan	1069	0	18.84	<b>173,958.86</b>			-		173,958.86	Land

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86	Mst. Jameela Sultan	1069	0	18.84	<b>173,958.86</b>			-		173,958.86	Land
87	Mr. Qazi Habib ur Rehman	1069	14	2.66	<b>2,609,383.02</b>			-		2,609,383.02	Land
88	Mr. Qudrat Shah	1069	1	5.13	<b>231,945.15</b>			-		231,945.15	Land
89	Mr. Nawab Gull	1069	0	14.57	<b>134,528.19</b>			-		134,528.19	Land
90	Mr. Khatab Gull	1069	4	0.90	<b>746,863.40</b>			-		746,863.40	Land
91	Mr. Pur Dill	1069	0	5.03	<b>46,389.03</b>			-		46,389.03	Land
92	Mr. Muhammad Zahid Shah	1058	2	3.00	<b>396,960.86</b>			-		396,960.86	Land
93	Mr. Muhammad Asmat Shah	1058	2	3.00	<b>396,960.86</b>			-		396,960.86	Land
94	Mr. Siddique Allha	1073	2	5.33	<b>418,501.37</b>			-		418,501.37	Land
95	Mr. Qudrat Shah	1073	0	15.11	<b>139,500.45</b>			-		139,500.45	Land
96	Mr. Haleema Gull	1073	4	10.67	<b>837,002.75</b>			-		837,002.75	Land
97	Mr. Muhammad Zahid Shah	1073	3	0.44	<b>558,001.84</b>			-		558,001.84	Land
98	Mr. Muhammad Asmat Shah	1073	3	0.44	<b>558,001.84</b>			-		558,001.84	Land
99	Mr. Qudrat Shah	1091	4	10.00	<b>830,848.32</b>			-		830,848.32	Land
100	Mr. Qudrat Shah	1077	1	10.50	<b>281,565.27</b>	506,880	239,210	799,740	2,218,000	4,045,395.27	Trees, Tube well Machinery, Structure
101	Mr. Muhammad Zahid Shah	1077	2	5.75	<b>422,347.89</b>			-		422,347.89	Land
102	Mr. Muhammad Asmat Shah	1077	2	5.75	<b>422,347.89</b>			-		422,347.89	Land
103	Mr. Qudrat Shah	1079, 1067	32	16.00	<b>6,055,961.08</b>			-		6,055,961.08	Land
104	Mr. Muhammad Zaffar	1078	7	7.00	<b>1,357,052.25</b>			-		1,357,052.25	Land
105	Mr. Muhammad Surair	1078	3	18.50	<b>724,670.45</b>			-		724,670.45	Land

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106	Mr. Muhammad Qadeer	1078	3	18.50	<b>724,670.45</b>			-		724,670.45	Land
107	Mr. Muhammad Baseer	1078	3	18.50	<b>724,670.45</b>			-		724,670.45	Land
108	Mr. Muhammad Aleem	1078	2	18.50	<b>540,093.15</b>			-		540,093.15	Land
109	Mr. Gull Haider	1078	4	16.47	<b>890,608.16</b>			-		890,608.16	Land
110	Mr. Sher Haider	1078	4	16.47	<b>890,608.16</b>			-		890,608.16	Land
111	Mr. Meer Haider	1078	4	16.47	<b>890,608.16</b>			-		890,608.16	Land
112	Mst. Hanifa	1078	2	8.24	<b>445,304.09</b>			-		445,304.09	Land
113	Mst. Khanzadgai	1078	2	8.24	<b>445,304.09</b>			-		445,304.09	Land
114	Mst. Laal Dana	1078	2	15.11	<b>508,724.12</b>			-		508,724.12	Land
115	Mr. Qazi Shaukat Sultan	1057	0	19.14	<b>176,699.51</b>			-		176,699.51	Land
116	Mr. Zia ur Rehman	1057	0	5.47	<b>50,485.58</b>			-		50,485.58	Land
117	Mst. Rahat Sultan	1057	0	2.73	<b>25,242.79</b>			-		25,242.79	Land
118	Mst. Jameela Sultan	1057	0	2.73	<b>25,242.79</b>			-		25,242.79	Land
119	Mr. Qazi Habib ur Rehman	1057	2	4.92	<b>414,702.93</b>			-		414,702.93	Land
120	Mr. Khuda Muhammad	1057	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
121	Mr. Taj Muhammad	1057	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
122	Mr. Fareed Khan	1057	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
123	Mr. Jan Muhammad	1057	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
124	Mr. Shahzad Gull	1066	0	7.37	<b>68,391.00</b>			-		68,391.00	Land
125	Mr. Muqadas Gull	1066	0	7.37	<b>68,391.00</b>			-		68,391.00	Land
126	Mr. Majeed Gull	1066	0	7.37	<b>68,391.13</b>			-		68,391.13	Land
127	Mr. Taza Gull	1066	0	7.37	<b>68,391.13</b>			-		68,391.13	Land

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128	Mr. Baghdadi	1066	0	3.11	<b>28,433.47</b>			-		28,433.47	Land
129	Mr. Ameerzad	1066	0	4.67	<b>43,081.02</b>			-		43,081.02	Land
130	Mr. Ghulam Habib	1066	0	4.67	<b>43,081.02</b>			-		43,081.02	Land
131	Mr. Ghulam Nabi	1066	0	7.78	<b>71,514.50</b>			-		71,514.50	Land
132	Mr. Qudrat Shah	1066	0	6.22	<b>57,297.76</b>			-		57,297.76	Land
133	Mr. Sardar	1069/2	1	1.94	<b>202,568.73</b>			-		202,568.73	Land
134	Mst. Shafia	1069/2	0	2.74	<b>25,321.09</b>			-		25,321.09	Land
135	Mr. Hawaldar Zaman	1069/2	0	3.84	<b>35,442.94</b>			-		35,442.94	Land
136	Mr. Baroz Khan	1069/2	0	3.84	<b>35,442.94</b>			-		35,442.94	Land
137	Mr. Mamraiz Khan	1069/2	0	3.84	<b>35,442.94</b>			-		35,442.94	Land
138	Mr. Sheraz Khan	1069/2	0	3.84	<b>35,442.94</b>			-		35,442.94	Land
139	Mst. Raheela	1069/2	0	1.92	<b>17,737.95</b>			-		17,737.95	Land
140	Saleema Bibi	1069/2	0	1.92	<b>17,737.95</b>			-		17,737.95	Land
141	Mustagfra	1069/2	0	1.37	<b>12,660.55</b>			-		12,660.55	Land
142	Sulab Gull	1069/2	0	6.40	<b>59,082.55</b>			-		59,082.55	Land
143	Mantanza	1069/2	0	3.20	<b>29,541.27</b>			-		29,541.27	Land
144	Sher Abbas	1069/2	0	3.66	<b>33,761.45</b>			-		33,761.45	Land
145	Gull Zahra	1069/2	0	1.83	<b>16,880.73</b>			-		16,880.73	Land
146	Umer ul Nisa	1069/2	0	1.83	<b>16,880.73</b>			-		16,880.73	Land
147	Naseem Bibi	1069/2	0	0.46	<b>4,220.18</b>			-		4,220.18	Land
148	Sardar Muhammad Hayat Barki	1069/2	0	0.58	<b>5,363.16</b>			-		5,363.16	Land
149	Muhammad Arif Barki	1069/2	0	0.58	<b>5,363.15</b>			-		5,363.15	Land
150	Muhammad Abid Barki	1069/2	0	0.58	<b>5,363.15</b>			-		5,363.15	Land

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151	Jameela Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
152	Zahida Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
153	Nazia Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
154	Neelam Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
155	Gabreen Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
156	Doranai	1069/2	0	5.49	<b>50,642.18</b>			-		50,642.18	Land
157	Majid	1069/2	0	0.69	<b>6,330.27</b>			-		6,330.27	Land
158	Qudrat Shah	1074	5	19.00	<b>1,098,566.12</b>			-		1,098,566.12	Land
159	Muhammad Zahid Shah	1074	8	18.50	<b>1,647,849.16</b>			-		1,647,849.16	Land
160	Muhammad Asmat Shah	1074	8	18.50	<b>1,647,849.16</b>			-		1,647,849.16	Land
161	Anwar Shah	1056	8	2.00	<b>1,495,526.97</b>			-		1,495,526.97	Land
162	Haji Kochay	1056	8	2.00	<b>1,495,526.97</b>			-		1,495,526.97	Land
163	Sarwar Din	1056	8	2.00	<b>1,495,526.97</b>			-		1,495,526.97	Land
164	Musharaf	1059	9	3.96	<b>1,698,299.32</b>			-		1,698,299.32	Land
165	Fida Muhammad	1059	1	3.18	<b>213,953.72</b>			-		213,953.72	Land
166	Taj Muhammad	1059	1	3.18	<b>213,953.72</b>			-		213,953.72	Land
167	Fareed Khan	1059	1	3.18	<b>213,953.72</b>			-		213,953.72	Land
168	Jan Muhammad	1059	1	3.18	<b>213,953.72</b>			-		213,953.72	Land
169	Mr. Zaka Ullah	1059	18	5.33	<b>3,372,603.81</b>			-		3,372,603.81	Land
170	Abdul Hanan	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
171	Abdul Manan	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
172	Darwaish	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
173	Khalifa	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
174	Meera Khan	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
175	Maaroofa	1082	0	6.97	<b>64,145.20</b>			-		64,145.20	Land
176	Khadim Shah	1082	0	19.11	<b>176,399.32</b>			-		176,399.32	Land

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177	Sultan Muhammad	1082	1	8.07	<b>259,086.51</b>			-		259,086.51	Land
178	Ghulam Habib	1082	1	8.07	<b>259,086.51</b>			-		259,086.51	Land
179	Noor Muhammad	1082	0	19.11	<b>176,399.33</b>			-		176,399.33	Land
180	Boneera	1082	0	9.55	<b>88,199.67</b>			-		88,199.67	Land
181	Gufrania	1082	0	9.55	<b>88,199.67</b>			-		88,199.67	Land
182	Muhammadia	1082	0	9.55	<b>88,199.67</b>			-		88,199.67	Land
183	Manjari	1082	2	7.17	<b>435,485.84</b>			-		435,485.84	Land
184	Bibi Sofia	1082	0	15.92	<b>146,999.44</b>			-		146,999.44	Land
185	Rahmania	1082	0	15.92	<b>146,999.44</b>			-		146,999.44	Land
186	Khadija	1082	0	15.92	<b>146,999.44</b>			-		146,999.44	Land
187	Yaar Khan	1082	2	19.12	<b>545,735.42</b>			-		545,735.42	Land
188	Qudrat Shah	1082	17	13.50	<b>3,263,387.57</b>					3,263,387.57	Land
189	Meeraj Begum	1051	3	17.17	<b>712,375.25</b>			-		712,375.25	Land
190	Sanma	1051	3	17.17	<b>712,375.25</b>			-		712,375.25	Land
191	Khankheela	1051	0	19.30	<b>178,093.86</b>			-		178,093.86	Land
192	Gull Bahar	1051	1	4.56	<b>226,664.93</b>			-		226,664.93	Land
193	Zia ur Rehman	1051	1	4.56	<b>226,664.93</b>			-		226,664.93	Land
194	Fazal Ur Rehman	1051	1	4.56	<b>226,664.93</b>			-		226,664.93	Land
195	Farzana	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
196	Akeelmad	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
197	Abida	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
198	Naila	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
199	Rokheeda	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
200	Sher Zaman Barki	1051	7	19.85	<b>1,475,696.02</b>			-		1,475,696.02	Land
201	Nishada	1051	3	19.93	<b>737,848.01</b>			-		737,848.01	Land
202	Noor Jahan	1051	0	19.30	<b>178,093.89</b>			-		178,093.89	Land
203	Muhammad Zar	1051	0	19.30	<b>178,093.89</b>			-		178,093.89	Land
204	Aziz Ur Rehman	1051	0	19.30	<b>178,093.89</b>			-		178,093.89	Land
205	Yasir	1051	0	19.30	<b>178,093.89</b>			-		178,093.89	Land
206	Husnain	1051	0	19.30	<b>178,093.56</b>			-		178,093.56	Land
207	Shazia	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
208	Bibi Jannar	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Marla)	DPs Affected Land (Marla)	DPs BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPs C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
209	Azleema	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
210	Naseema	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
211	Aimeni	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
212	Koochi	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
213	Rehmania	1051	4	5.44	<b>788,793.72</b>			-		788,793.72	Land
214	Hassan Bibi	1051	4	5.44	<b>788,793.72</b>			-		788,793.72	Land
215	Lassab Bibi	1051	4	5.44	<b>788,793.72</b>			-		788,793.72	Land
216	Gull Bibi	1051	4	5.44	<b>788,793.72</b>			-		788,793.72	Land
217	Marhabana	1051	1	3.72	<b>218,995.00</b>			-		218,995.00	Land
218	Mehar Jana	1051	1	3.72	<b>218,995.00</b>			-		218,995.00	Land
219	Bazgar	1051	1	3.72	<b>218,995.00</b>			-		218,995.00	Land
220	Sharf din	1051	0	15.78	<b>145,654.89</b>			-		145,654.89	Land
221	Khaprai	1051	0	8.00	<b>73,853.25</b>			-		73,853.25	Land
222	Fida Muhammad	1051	14	4.89	<b>2,629,993.94</b>			-		2,629,993.94	Land
223	Taj Muhammad	1051	4	14.94	<b>876,493.39</b>			-		876,493.39	Land
224	Fareed Khan	1051	4	14.94	<b>876,493.39</b>			-		876,493.39	Land
225	Jan Muhammad	1051	4	14.94	<b>876,493.39</b>			-		876,493.39	Land
226	Mr. Zaka Ullah	1051	28	9.78	<b>5,259,987.38</b>					5,259,987.38	Land
227	Junaid Ahmed Shah	1092	30	18.45	<b>5,709,312.70</b>			-		5,709,312.70	Land
228	Muhammad Ahmed Shah	1092	30	18.45	<b>5,709,312.70</b>			-		5,709,312.70	Land
229	Muhammad Zahid Shah	1092	13	5.05	<b>2,446,848.30</b>			-		2,446,848.30	Land
230	Muhammad Asmat Shah	1092	13	5.05	<b>2,446,848.30</b>			-		2,446,848.30	Land
231	Qudrat Shah	1068	3	5.00	<b>600,057.12</b>			-		600,057.12	Land
232	Haji Qudrat Shah s/o Hikmat Shah	1065	3	10.50	<b>650,831.17</b>			-		650,831.17	Land
233	Muhammad Zahid Shah s/o Qudrat Shah	1065	5	5.75	<b>976,246.78</b>			-		976,246.78	Land
234	Muhammad Asmat Shah s/o Qudrat Shah	1065	5	5.75	<b>976,246.78</b>			-		976,246.78	Land

34. Annex 11. The TORs for the Independent Valuation Specialist are attached as **Annex 9**.

## **11. CAP Budget and Financing**

35. The differential cost in the valuation of the BOR assessed compensation rates and those determined by the third party will be bridged by PMU from the project internal resources. The EA is committed to pay the differential cost as determined by the IVS and approved by ADB. In total Local Government (LG) Department received approval of PKR 3000m (\$19m) block allocation for land acquisition from the project steering committee (SC). Accordingly, cities were requested for submitting PC-1s for the land acquisition. Till date 4 PC1s amounting to PKR 1071m (\$6.75m) have been approved and amount released to the DC office through the LG department. Based on the IVS findings the LG Department as per their commitment will be requesting finance department for release of additional funds to cater for differential cost. It is agreed that LG department will generate its request once (i) ADB approves the IVS; and (ii) the final cost endorsed through Section 5A. The minutes of the meeting between ADB and Secretary Local Government indicating the commitment of the EA to pay the additional compensation to the DPs is attached as **Annex 10**. A formal approval process for the payment being initiated by the PMU and a formal letter by the EA will be issued soon. **Table 11-1** provides the budget for the CAP implementation of this subproject. This table is updated based on the IVS results received from the independent consultant firm/valuator.
36. Differential Cost: The Independent Valuation Study (IVS) worked out the differential of 31.43 % for the 99 acres' land affected in the land fill site. The cost of land determined by LAC for the mentioned areas under the final award has worth PKR 157,808,199 million, whereas the IVS determined replacement cost is PKR 207,411,811 million calculating the differential of PKR 49,603,612 million (31.43%) between the assessment carried out by the LAC and IVS. Similarly, the total cost assessed by the BOR for fruit trees is PKR 0.506,880 million while the IVS assessed cost of fruit trees is PKR 0.540,705 million, thus the differential cost on fruit trees is PKR 33,825 (6.67%), and the total cost assessed by BOR for non-fruit trees is PKR 0.239,210 million, the IVS assessed cost is PKR 2,829,064 million and the differential cost for non-fruit trees is PKR 2,589,854 Million. While, for structures the BOR assessed cost is PKR 1,282,690 million and IVS assessed cost is PKR 2,874,750 million, thus the differential cost on structures is PKR 1,592,060 which is 124.12% above the assessment of LAC.

**Table 11-1: CAP Implementation Budget**

S.No.	Category	Units/ Description	No of DPs	BOR- Rate (Per Acre/Unit)	BOR compensation	IVS Rate (Per Acre/Unit)	IVS Compensation	Differential Cost	Total Compensation
<b>A</b>									
		<b>Land and Non-Land</b>							
A-1	Land Cost (Acres)	99	234	1,547,139.21	157,808,199	1,976,480	207,411,811	49,603,612	207,411,811
A-2	Fruit Trees	30	1	Various	506,880	Various	540,705	33,825	540,705
A-3	Wood Trees	90	1	Various	239,210		2,829,064	2,589,854	2,829,064
A-4	Structure	2	1	Various	799,740	Various	1,837,750	1,038,010	1,837,750
A-5	Tube well machinery	1	1	2,218,000	2,218,000		-		2,218,000
A-6	Allied structure with tube well	1	1	Various	482,950	Various	1,037,000	554,050	1,037,000
<b>Sub Total-A</b>					<b>162,054,979</b>		<b>213,656,330</b>	<b>53,819,351</b>	<b>215,874,330</b>

S.No.	Category	Units/ Description	No of DPs	Unit rate	Compensation				Total Compensation
<b>B</b>	<b>Allowances</b>								
B-1	Severity Allowance (Months)	3	2	20,000	120,000	-	-	-	120,000
B-2	Vulnerability Allowance (Months)	3 <i>(3 Months National minimum wage of PKR 20000/month)</i>	60	20,000	3,600,000	-	-	-	3,600,000
B-3	Livelihood Assistance (Months)	3	10	20,000	600,000	-	-	-	600,000
B-4	Shifting Allowance (Structures)	2	2	10,000	20,000	-	-	-	20,000
<b>Sub Total-B</b>				<b>4,340,000</b>	-	-	-	-	<b>4,340,000</b>

S.No.	Category	Units/ Description	No of DPs	Unit Rate	Cost				Total Cost
<b>C</b>	<b>Trainings</b>								
C-1	Skills Development and Trainings	Lump sum	53	Lump sum	1,000,000	-	-	-	1,000,000
<b>D</b>	<b>External Monitoring Agency</b>								
D-1	External Monitoring			Lump sum	1,000,000	-	-	-	1,000,000
<b>E</b>	<b>Contingencies</b>								
E-1	Contingencies @ 10% of total cost				16,538,498	-	-	-	16,538,498
<b>Grand Total PKR (A+B+C+D+E)</b>				<b>184,933,477</b>	-	<b>213,656,330</b>		-	<b>238,752,828</b>
<b>Grand Total USD @ 1 USD \$= PKR 159/-</b>				<b>1,163,104</b>	-	<b>1,343,751</b>		-	<b>1,501,590</b>

## **12. Institutional Arrangements**

37. The LGE&RD is the project Executing Agency (EA). The Program Management Unit (PMU) is responsible for the day-to-day management of the project (through respective CIUs). The Social safeguard staff of the PMU is responsible to manage the LAR-tasks and activities including handling/resolving of any complaints or grievances of DPs and fulfilling safeguard requirements. A 3 tier grievance redress mechanism (GRM) is in place and a Grievance Redress Committee. (GRC) has been notified on 16 June 2021.. Compensation payment of land and based assets on DC rate has been initiated to the DPs. The Corrective Action Plan will be implemented in a participatory mode having representations of all key stakeholders i.e., the Local government, local elected representatives, PMU, and the displaced persons. The implementable Corrective Action Plan (CAP), compensation payment is expected to commence immediately after the approval of this CAP by ADB anticipated by the last week of February, 2023. After completion of IVS disbursement and LAC determined amount an Internal Monitoring Report/ implementation status report will be submitted by the PMU. Whereas based on the IMR the external monitor will verify the implementation status of the CAP. As per the implementation plan of LFS Peshawar the anticipated date for EMR is April, 2023.
38. An External Monitoring Agent (EMA) will also be engaged for validation of CAP and report its implementation. Roles and responsibilities of each stakeholder is provided in the **Table 12-1** below:

**Table 12-1: Institutional Roles and Responsibilities**

<b>S #</b>	<b>Institution</b>	<b>Roles and Responsibilities</b>
1	PMU	The overall coordination will be provided by Project Management Unit (PMU) at Peshawar (headed by the Project Director) in addition to recruitment of PRF consultant, contract signing and preparation of key reports. The Social and Environment team under the PMU is already in place to manage the LAR-tasks and activities including handling/resolving any complaints or grievances of those displaced by the Project (DPs).
2	CIU	CIU will manage the Project's day-to-day implementation, approval of project design, contract management and technical input of engineering design through WSSC and city government.
3	WSSC	WSSC Peshawar is a public sector company established under section 42 of the companies ordinance 1984 (Act 2017) to assist CIU in the implementation of the project through the management of LFS.
4	Contractor	Contractor is responsible for the construction works under the social and environment conditions.
5	CSC	CSC is responsible for the overall supervision of the projects and ensure that LARP is implemented in a smooth and timely manner in accordance with the provisions of the LARP.
6	District Government	Role of district administration is to provide full support and coordination to all stakeholders and keep law and order related to security measures.

<b>S #</b>	<b>Institution</b>	<b>Roles and Responsibilities</b>
7	Community	Local Community is the affected as well as beneficiary of the sub-project. Community is responsible to resolve social conflicts and to safeguard their rights.
8	ADB	ADB is the donor of the north zone pumping station and has supervisory role.
9	Revenue Department	District Collector/Deputy Commissioner is responsible for the evaluation of the lost assets and disbursement of the compensations to DPs for their lost assets.

### **13. CAP Implementation Schedule and Civil Works**

39. The approval of a final/implementation-ready CAP is a condition for contract award while the commencement of civil works is conditional to the completion of implementation of the CAP (disbursement of compensation and support) as verified in a CAP implementation compliance report. The CAP was updated after the completion of the IVS. CAP implementation is targeted up to the end of March, 2023 and verification by end of April, 2023. This provides ample time for the target contract award by second quarter of 2023. Contract award will be conditional to the full implementation of the CAP as verified in the CAP implementation compliance report by an external monitoring agent (EMA).
40. A time bound action plan with the roles and responsibilities is presented in **Table 13-1** below.

**Table 13-1: Tentative Timeline for LFS Peshawar**

Sr. No	Items	Status	Year – 2022-23												Responsibility	Comments	
			Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
1	<b>Socio economic</b> , gender survey and census of DPs	Done														PMU/PMCSC	
2	Conducting public and institutional <b>Consultations</b>	Continues process														PMCSC/PMU/CIU	
3	<b>Independent Valuation Study (IVS)</b>	submitted to PMU														Independent Valuator	Anderson
4	<b>IVS Approval by ADB</b>	To be submitted														ADB	IVS will be submitted along with CAP
5	<b>CAP revision</b> and updating	Done														PMU	
7	<b>CAP approved by the ADB</b>	TBD														ADB	
8	<b>Disclosure</b> of implementable CAP on EA and ADB websites	TBD														ADB/PMU	
9	<b>Distribution of executive summary</b> of CAP, and notices to DPs for receiving compensation payment	TBD														PMCSC/CIU	
10	<b>Institutional arrangements</b> put in place for CAP implementation	Done														PMU	
11	Arrangement of <b>resettlement Budget</b>	TBD														EA	
12	<b>Disbursement of BOR's</b> determined remaining amount	TBD														LAC	85% disbursement done by the LAC

Sr. No	Items	Status	Year – 2022-23												Responsibility	Comments	
			Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
13	<b>Disbursement of IVS determined differential amount and Resettlement allowances</b>	TBD														CIU/PMCSC	
14	<b>CAP Implementation report (internal monitoring)</b>	TBD														CIU/PMU	QPR and SASSMR
15	<b>Formation of GRC:</b> Complaint from Aggrieved DPs, Investigation and Actions & Monitoring Resolution of Complaint	Done														CIU/PMCSC	PMU will have the role of facilitator
16	<b>External Monitoring and Reporting:</b> Review of CAP Implementation	TBD														EMA	
17	Notice to proceed for Civil works is issued	To be done														PMU	
18	Contractor mobilization/commencement of civil works	To be done														Contractor	
19	<b>Internal monitoring of LARP implementation (MPR, QPR and SASSMR) Social Audit completion report</b>	Continues process														PMU, CIU	All reports will be submitted within its due time frame

## **14. ANNEXES**

### Annex 1: List of Vulnerable DPs

S#	Name	Father's Name
1	Mukhtiar Hussain	Sarfaraz
2	Lal Muhammad	Zafar
3	Haji Muhammad	Sawab Gul
4	Sher Abbas Khan	Gulistan Khan
5	Sheraz Khan	Abdar Khan
6	Hazrat Ali	Zarin Khan
7	Amjad Ali (handicapped)	Hakeem Khan
8	Saddar Khan	Dildar Khan
9	Hazrat Ali	Zarin Khan
10	Iftikhar Ahmad	Zarin Khan
11	Waqif Khan	Q12adar Shah
12	Maskin Shah	Muqadar Shah
13	Mira khan (Late) on behalf of Khadim Shah as brother	Gharib Shah
14	Khalifa	Zarif Khan
15	Muhammad Ibrar	Khaiwa Gul
16	Amir Sohail	Khaiwa Gul
17	Aurangzeb S/O Taza Gul	Taza Gul
18	Inayatullah S/O Shehzad Gull عرف Gulab	Gulab Khan
19	Manzoor Ahmad	Khaiwa Gul
20	Mukhtiar Ahmad	Khaiwa Gul
21	Hazrat Usman on behalf of his father Islam Gul	Islam Gul
22	Nazar Gull	Farid Khan (Late)
23	Sheraz Khan Barki	Arshad Khan
24	Mumtaz Iqbal	Ahmad Gul(Late)
25	Muhammad Ibrahim	Ahmad Gul(Late)
26	Riaz	Ahmad Gul(Late)
27	Fazlu Rehman	Rambail Khan
28	Saeed Shah	Darwash
29	Saeed Shah nephew of mira khan	Darwash
30	Abdul Sattar	Abdul Manan
31	Mumtaz Khan	Sher Bahadar
32	Moin ud Din	Sharf Din (Late)
33	Muhammad Arshad S/O Zahir Gul on behalf of Tawab Gul	Zahir Gul
34	Muhammad Arshad S/O Zahir Gul on behalf of Khitab Gul	Zahir Gul
35	Zahoor Ahmamd	Khaiwa Gul
36	Amir sohail	Khaiwa Gul
37	Yaar Khan	Abdul Hanan (Late)
38	Said wali	Zabta khan
39	Haider Zaman on behalf of his father Sher Zaman (Late)	Sher Zaman (Late)
40	Pari (widow)	Alam khan (late)
41	Farmina (widow)	Mirzaman (Late)
42	Subhania	Farid khan
43	Azra	Alamgir

### Annex 2: List of Severely affected DPs

S.No.	Name	Father Name	Total Land Holding	Affected Land
1	Haji Qudrat Shah	Haji Hikmat Shah	50 Acres	20.59 Acres
2	Zaka Ullah	Ghulam Muhammad	6.25 Acres	6.25 Acres

### Annex 3: List of Informal Waste Collectors / Scavengers

S.#	Name	Father name	Contact #	Age	Status /Nationality	Remarks
1	Hazrat Muhammad	Mors Din	0310-8780383	18	Afghan Refugee	700 per Day /Waste collection since 2006
2	Arif	Abdullah Muhammad	0316-9858414	22	Pakistani	600 Perday/Waste collection since 2007
3	Niaz Wali	Gul Wali	0320-9324972	15	Pakistani	400 per day /Waste collection since 2019
4	Waqas	Ziarat Gul	0332-9481986	28	Pakistani	600 perday/Waste collection since 2020
5	Dost Muhammad	Raza Khan	0301-8855799	52	Afghan Refugee	700 per Day /Waste collection since 2015
6	Hanif Ullah	Mula Akbar	0301-8855799	30	Afghan Refugee	600 Per day /Waste collection since 2021
7	Raaz Muhammad	Saleem	0316-8038380	30	Afghan Refugee	700 per Day /Waste collection since 2018
8	Kamran	Zaar Khan	0343-3986374	25	Afghan Refugee	400 per day /waste collection since 2022
9	Dost Muhammad	AbdullID Raheem Zai	0307-8275631	53	Afghan Refugee	700 per Day /Waste collection since 2018
10	Ziarat Gul	Adam Khan	0316-9761198	56	Pakistani	700 per Day /Waste collection since 2003
11	Gul Bashar	Mustafa	0320-9388544	22	Afghan Refugee	800 per Day /Waste collection since 2020
12	Arif	Dost Muhammad	0307-8275631	32	Afghan Refugee	550 per Day /Waste collection since 2020
13	Yaseen	Yaqoob	0307-8275631	30	Pakistani	350 per Day /Waste collection since 2018
14	Safia ( <b>minor</b> )	Dost Muhammad	Nil	10	Afghan Refugee	Collecting For 5 years
15	Nabeela( <b>minor</b> )	Dost Muhammad	Nil	10	Afghan Refugee	Collecting For 1 Year
16	Tajala ( <b>minor</b> )	Dost Muhammad	Nil	7	Afghan Refugee	Collecting For 3 Years
17	Usman ( <b>minor</b> )	Dost Muhammad	Nil	5	Afghan Refugee	Collecting For 1 Year
18	Adnan( <b>minor</b> )	Imran	Nil	10	Pakistani	Collecting For 5 Years
19	Sadiq( <b>minor</b> )	Imran	Nil	8	Pakistani	Collecting For 5 Years
20	Barkat ( <b>minor</b> )	Ahmad	Nil	15	Pakistani	Collecting For 10 Years

**Annex 4: Details of DPs with pending compensation payments as per BOR assessment**

Sr No	Name of Owner	Khasra No.	DPs BOR Land Compensation	Reason
1.	Mst. Gull Zahra	1076	<b>649,292.56</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
2.	Mr. Badshah Gull s/o Mr. Hazrat Shah	1076	<b>371,024.33</b>	Mutation issue
3.	Mr. Badshah Gull s/o Mr. Hazrat Shah	1076	<b>185,512.17</b>	Mutation issue
4.	Mr. Muhammad Gull	1087, 1088	<b>173,093.40</b>	Court case for correction of name
5.	Mrs. Sania	1087, 1088	<b>86,546.70</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
6.	Mst. Imtiaza	1087, 1088	<b>21,636.55</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
7.	Mr. Mukhtiar Ahmed	1087, 1088	<b>21,636.55</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
8.	Mr. Muhammad Abrar	1087, 1088	<b>21,636.55</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
9.	Mr. Zahoor Ahmed	1087, 1088	<b>21,636.55</b>	Low rate of affected land. The social safeguard team has sensitized the DP and is now convinced to collect amount
10.	Mr. Amir Sohail	1087, 1088	<b>21,636.55</b>	Low rate of affected land. The social safeguard team has sensitized the DP and is now convinced to collect amount
11.	Mr. Manzoor Ahmed	1087, 1088	<b>21,636.55</b>	Low rate of affected land. The social safeguard team has sensitized the DP and is now convinced to collect amount
12.	Mr. Anees Iqbal	1087, 1088	<b>21,636.55</b>	Low rate of affected land. The social safeguard team has sensitized the DP and is now convinced to collect amount
13.	Mst. Azra	1087, 1088	<b>10,818.27</b>	Low rate of affected land. The social safeguard team has sensitized the DP and is now convinced to collect amount
14.	Mst. Zakia	1087, 1088	<b>10,818.27</b>	Low rate of affected land. The social safeguard team has sensitized the DP and is now convinced to collect amount
15.	Mr. Muhammad Ibrahim	1087, 1088	<b>38,465.20</b>	succession certificate needed from the civil court which will cost more than the compensation of affected land
16.	Mst. Kablay	1087, 1088	<b>8,265.35</b>	Mutation is pending
17.	Mr. Sher Zaman	1087, 1088	<b>23,598.20</b>	Mutation is pending
18.	Mr. Shamrooz Khan	1087, 1088	<b>26,592.89</b>	Mutation is pending
19.	Mr. Amjad Ali	1087, 1088	<b>38,451.89</b>	Low rate of affected land. The social safeguard team has sensitized the DP and is now convinced to collect amount
20.	Mr. Sajid Ali	1087, 1088	<b>38,451.89</b>	Low rate of affected land. The social safeguard team has sensitized the DP and is now convinced to collect amount
21.	Mst. Zar Bibi	1087, 1088	<b>140,990.26</b>	Mutation issue
22.	Mst. Zar Bibi	1087, 1088	<b>136,078.96</b>	Mutation issue
23.	Mst. Maal Khewa	1062	<b>83,373.32</b>	Not available at site

Sr No	Name of Owner	Khasra No.	DPs BOR Land Compensation	Reason
24.	Mr. Muhammad Zarr	1062	<b>718,863.30</b>	Not avaibale at site
25.	Mr. Hakeem Khan	1069/3	<b>251,562.41</b>	Mutation issue
26.	Mr. Syed Rehman	1069/3	<b>301,874.89</b>	Mutation issue
27.	Anwar Shah	1055	<b>3,843,511.70</b>	Mutation issue
28.	Haji Kochay	1055	<b>3,843,511.70</b>	Mutation issue
29.	Sarwar Din	1055	<b>3,843,511.70</b>	Mutation issue
30.	Mr. Nawab Gull	1069	<b>134,528.19</b>	Mutation issue
31.	Mr. Khatab Gull	1069	<b>746,863.40</b>	Mutation issue
32.	Mr. Pur Dill	1069	<b>46,389.03</b>	Mutation issue
33.	Mr. Muhammad Surair	1078	<b>724,670.45</b>	As per DP the rate of the affected land is Lower than the market rate
34.	Mr. Muhammad Qadeer	1078	<b>724,670.45</b>	As per DP the rate of the affected land is Lower than the market rate
35.	Mr. Muhammad Baseer	1078	<b>724,670.45</b>	As per DP the rate of the affected land is Lower than the market rate
36.	Mr. Muhammad Aleem	1078	<b>540,093.15</b>	As per DP the rate of the affected land is Lower than the market rate
37.	Mr. Gull Haider	1078	<b>890,608.16</b>	Mutation issue
38.	Mr. Meer Haider	1078	<b>890,608.16</b>	Mutation issue
39.	Mst. Hanifa	1078	<b>445,304.09</b>	Mutation issue
40.	Mst. Khanzadgai	1078	<b>445,304.09</b>	Mutation issue
41.	Mst. Laal Dana	1078	<b>508,724.12</b>	The social safeguard team has sensetized the DP and he is convinced to collect amount
42.	Mr. Shahzad Gull	1066	<b>68,391.00</b>	Not available at site
43.	Mr. Muqadas Gull	1066	<b>68,391.00</b>	Not available at site
44.	Mr. Taza Gull	1066	<b>68,391.13</b>	Not available at site
45.	Mr. Baghdadi	1066	<b>28,433.47</b>	Not available at site
46.	Mr. Ameerzad	1066	<b>43,081.02</b>	Not available at site
47.	Mr. Ghulam Habib	1066	<b>43,081.02</b>	Mutation issue
48.	Mr. Sardar	1069/2	<b>202,568.73</b>	Mutation issue
49.	Mst. Shafia	1069/2	<b>25,321.09</b>	Mutation issue
50.	Mr. Baroz Khan	1069/2	<b>35,442.94</b>	The social safeguard team has sensetized the DP and he is convinced to collect amount
51.	Mr. Mamraiz Khan	1069/2	<b>35,442.94</b>	The social safeguard team has sensetized the DP and he is convinced to collect amount
52.	Mustagfra	1069/2	<b>12,660.55</b>	Mutation issue
53.	Sulab Gull	1069/2	<b>59,082.55</b>	Mutation issue
54.	Mantanfa	1069/2	<b>29,541.27</b>	Mutation issue
55.	Sher Abbas	1069/2	<b>33,761.45</b>	Mutation issue
56.	Gull Zahra	1069/2	<b>16,880.73</b>	Mutation issue

Sr No	Name of Owner	Khasra No.	DPs BOR Land Compensation	Reason
57.	Umer ul Nisa	1069/2	<b>16,880.73</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
58.	Naseem Bibi	1069/2	<b>4,220.18</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
59.	Sardar Muhammad Hayat Barki	1069/2	<b>5,363.16</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
60.	Muhammad Arif Barki	1069/2	<b>5,363.15</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
61.	Muhammad Abid Barki	1069/2	<b>5,363.15</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
62.	Jameela Barki	1069/2	<b>2,690.36</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
63.	Zahida Barki	1069/2	<b>2,690.36</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
64.	Nazia Barki	1069/2	<b>2,690.36</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
65.	Neelam Barki	1069/2	<b>2,690.36</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
66.	Ambreen Barki	1069/2	<b>2,690.36</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
67.	Doranai	1069/2	<b>50,642.18</b>	Mutation issue
68.	Majid	1069/2	<b>6,330.27</b>	Mutation issue
69.	Anwar Shah	1056	<b>1,495,526.97</b>	Mutation issue
70.	Haji Kochay	1056	<b>1,495,526.97</b>	Mutation issue
71.	Sarwar Din	1056	<b>1,495,526.97</b>	Mutation issue
72.	Musharaf	1059	<b>1,698,299.32</b>	Mutation issue
73.	Meera Khan	1082	<b>128,290.42</b>	Mutation issue
74.	Sultan Muhammad	1082	<b>259,086.51</b>	Mutation issue
75.	Ghulam Habib	1082	<b>259,086.51</b>	Mutation issue
76.	Noor Muhammad	1082	<b>176,399.33</b>	Mutation issue
77.	Boneera	1082	<b>88,199.67</b>	Mutation issue
78.	Gufrania	1082	<b>88,199.67</b>	Mutation issue
79.	Muhammadia	1082	<b>88,199.67</b>	Mutation issue
80.	Manjari	1082	<b>435,485.84</b>	Mutation issue
81.	Bibi Sofia	1082	<b>146,999.44</b>	Mutation issue
82.	Rahmania	1082	<b>146,999.44</b>	Mutation issue
83.	Sanma	1051	<b>712,375.25</b>	Mutation issue
84.	Nishada	1051	<b>737,848.01</b>	Mutation issue
85.	Gull Bibi	1051	<b>788,793.72</b>	Mutation issue
86.	Mehar Jana	1051	<b>218,995.00</b>	Mutation issue
87.	Mehar Jana	1051	<b>218,995.00</b>	Mutation issue
88.	Bazgar	1051	<b>218,995.00</b>	Mutation issue

Sr No	Name of Owner	Khasra No.	DPs BOR Land Compensation	Reason
89.	Sharf din	1051	<b>145,654.89</b>	Mutation issue
90.	Khaprai	1051	<b>73,853.25</b>	Mutation issue
91.	Haji Qudrat Shah s/o Hikmat Shah	1065	<b>650,831.17</b>	Mutation issue
92.	Muhammad Zahid Shah s/o Qudrat Shah	1065	<b>976,246.78</b>	The social safeguard team has sensitized the DP and he is convinced to collect amount
93.	Muhammad Asmat Shah s/o Qudrat Shah	1065	<b>976,246.78</b>	Mutation issue

Out of 234 DPs 149 (63.68%) have received compensation including 103 males and 46 females, whereas, the compensation of 85 DPs including 56 males and 29 females still pending. Overall, out of total 75 female DPs of which 46 (61.33%) females DPs are paid whereas out of total 159 males DPs 103 (64.78%) were compensated, while the compensation of the remaining 85 DPs is in process. DPs with pending compensation are included children under age, absence of bank account and refusal due to minimal compensation.

Before start of construction work compensation of land, non-land assets and resettlement allowances will be paid to the DPs. The disbursement will be validated by external monitor. Differential cost determined by the IVS and resettlement amount as determined by the Social Safeguard Team will be paid by the PMU/CIU to the DPs, whereas the amount on BOR determined rate for land and non-land assets will be paid by the LAC.

An escrow account is a separate, dedicated or trust bank account for keeping money that is the property of others. It is relevant in the case of absentee landlords whose property is acquired for a public purpose, or when there is litigation regarding the compensation amount for land acquisition or in case of children under age. This mechanism enables payment of compensation once the legal cases are settled and ownership documents are submitted.<sup>1</sup>

The due amount of children under age will; be paid to the guardian/s of the children after adopting the due process of verification for the guardianship of the children. Otherwise the disbursement will be made to the children after gaining the age of 18 years.

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<sup>1</sup> Source: A Planning and Implementation Good Practice Sourcebook – Draft Working Document, ADB November 2012, para 152.

## **Annex 5: Notices to the DPs with pending compensation payments**

NO: 186/FR Date: 25/3/21  
 از مرفت پیش از این بدهی همچنان متصدی نباشد  
 بروانہ بام، بخود و عهده مسؤولیتی بالرغم مسؤولیتی ایا یا  
 عذر؛ تباری قبضن اوصول عصمانه باخت اجاره  
 سال ١٣٩٥ هجری و اطلاع ملیابی مالکان را.  
 عملکرد مخال بالرقمی یعنی آن بخود بخواریان کو لعینه خبر داده  
 رکھا جائے گے کہ اصول حکومت نہ رجارہ تبدیل زیر طرح وجود  
 و کی طارہ سے قبضن اوصول خوری تبار نہ رکھے۔ اور مالکان  
 کو اینہن وصولی رفع اجاره حسب معاشرہ اصلاح کئے  
 نہ رضم عصمانه بروقت ملکان اداری و اداری بود  
 تا سند جانو۔


25/3/21
الرقم 291
"

**English Translation:**

From the office of Tehsildar Circle Badbair, Tehsil Sadar, District Peshawar.

Notification to Patwari Circle Surhezi Bala, Surhezi Payyan.

Title: Preparation of Acquaintance Roll for compensation in accordance with fiscal year 2020.

It is hereby to inform you that with reference to the subject above.

That each two Patwaris should immediately prepare acquisition of land for compensation

On the basis of existing records. To inform the landowners with prescribes rules of the amount they will received in accordance.

So that the compensation can be paid to the land owners in time

From Tehsildar Circle Budaber Tehsil Saddar.

تاریخ 17-02-2021

## از دفتر تحصیلدار سرکل بڈھ پیر، تحصیل صدر

برابر  
172 /  
332 / TB  
17/2/2021

پروانہ بنام:- گردوارہ سرکل امراء

پتواری طبقہ گھری فیض اللہ

عنوان:- اطلاع یابی بابت وصولی رقم عوضانہ برائے حصول شدہ ارضی WSSP

بذریعہ Award No. 24472/DC/LAC(NTA)906/P- بتاریخ 15-08-2018

قلمی ہے۔ کہ عنوان بالا میں بذریعہ پروانہ ہذا مطلع کیا جاتا ہے۔ کہ مذکورہ بالا ایوارڈ کے مطابق مندرجہ ذیل افراد کے نام رقم عوضانہ جو کہ واجب الادا ہے، تعالیٰ تحصیل صدر کے اکاؤنٹ میں پڑا ہیں۔ قبل ازیں متعدد بار اطلاع یابی ہو چکی ہے لیکن مندرجہ ذیل افراد تعالیٰ مذکورہ رقم وصول کرنے نہیں آئے۔ لہذا آپ کو بذریعہ پروانہ اطلاع دی جاتی ہے کہ مندرجہ ذیل افراد کو اس بابت اطلاع دی جائے کہ وہ دفتر بنا تشریف لائے تاکہ مذکورہ رقم کی ادائیگی کی جائے۔ ضروری تاکید جاؤں۔

سرور دین	24
تواب گل	25
خطاب گل	26
پوردل	27
محمد سریر	28
محمد قدری	29
محمد بصیر	30
محمد علیم	31
گل حیدر	32
شیر حیدر	33
میر حیدر	34
مسماۃ حنفیہ	35

مسماۃ ذکیہ	12	نام	سیریل نمبر
مسماۃ فرینہ	13	بادشاہ گل	1
محمد ابراهیم	14	محر گل	2
مسماۃ کابلے	15	مسماۃ ثانیہ	3
شیر زمان	16	مسماۃ انتیا زہ	4
شرزو خان	17	مختار احمد	5
امجد علی	18	محمد ابرار	6
ساجد علی	19	ظیہور احمد	7
حکیم خان	20	عامر سہیل	8
سید رحمٰن	21	منظور احمد	9
انور شاہ	22	انس اقبال	10
حاجی کوچے	23	مسماۃ عذرا	11

سلطان محمد	67
غلام جبیب	68
نور محمد	69
غفرانیہ	70
محمد یہ	71
بی بی سو فیہ	72
رحمانیہ	73
خدیجہ	74
باروز خان	75
مریز خان	76
مناف گل	77
شہزاد گل	78
مقدس گل	79
مال خیوہ	80
محمد زر	81
ماجد علی	82

خان برکی	۵۱
محمد عارف برکی	52
محمد عابد برکی	53
مساہہ جیلہ برکی	54
مساہہ زاہدہ برکی	55
مساہہ نازیہ برکی	56
مساہہ نیلم برکی	57
مساہہ غیرین برکی	58
مساہہ درانی	59
مساہہ ماجد	60
انور شاہ	61
حاجی کوچے	62
سروردین	63
شرف	64
میراخان	65
مساہہ معروف	66

مساہہ خانزاد گنی	36
مساہہ اصل دامنہ	37
تازہ گل	38
مساہہ بقدادی	39
مساہہ امیر زاد گنی	40
غلام جبیب	41
سرور	42
مساہہ شاقعہ	43
مساہہ مستغزہ	44
صواب گل	45
مساہہ منسٹنہ	46
شیر عباس	47
مساہہ گل زہرہ	48
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مساہہ تسلیم بی بی	50
سردار محمد حیات	51

کلیپ برائے اطلاع:-  
 ۱. جناب اسٹنٹ کشش صدر، پشاور  
 ۲. تحصیلدار بندھو،  
 ۳. تحصیل صدر، پشاور

کلیپ برائے اطلاع:-  
 ۱. جناب اسٹنٹ کشش صدر، پشاور

**English Translation:**

From the office of Tehsildar Circle Badh Bir, Tehsil Sadar

Notice on the name of - Girdawar Circle Urmal

Patwari Circle Garhi Faizullah

Subject: - Notification regarding receiving of compensation of acquired land for WSSP through Award No. 24472/DC/LAC(NTA)906/P dated 15-08-2018

It is hereby to inform you that with reference to the subject above.

That according to the aforesaid award the name of the following persons, the amount of compensation which is due, is still in the account of Tehsil Sadar. Earlier you have been informed several times but even then the following persons have not come to collect their amount.

Therefore, you are hereby notified through this notice to inform the following persons to visit this office to receive their pending amount. This notice may dealt as urgent and serious.

## Annex 6: Guidance Note on dealing with pending compensation payments

GUIDANCE NOTE		10	Handling Compensation Cases with Legal and Administrative Impediments
<b>Policy Requirement</b>	Pay compensation and provide other resettlement entitlements before physical or economic displacement. <sup>2</sup>		
<b>Key Pointers</b>  <i>SPS and legal covenants</i>	<p>1. ADB Safeguard Policy Statement (SPS2009) requires the borrower/client to ensure that no physical displacement or economic displacement will occur until (i) compensation at full replacement cost<sup>3</sup> has been paid to each displaced person (DP) for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan have been provided to DPs; and (iii) a comprehensive income and livelihood rehabilitation program, supported by an adequate budget, is in place to help DPs improve, or at least restore, their incomes and livelihoods. While compensation is required to be paid before displacement, full implementation of the LARP might take longer.<sup>4</sup> To ensure policy compliance, specific provisions are included in the Project/Loan agreements to keep on-hold civil works until compensation payments are fully paid to the DPs.</p> <p>2. Compensation for both land and non-land assets is deemed to have been paid when the amount in cash or cheque has been provided to DPs<sup>5</sup> or deposited into their bank account, or in an escrow account.<sup>6</sup> Depositing the compensation in an escrow account, in lieu of providing cash or cheque to the DP is justified only when sufficient good-faith efforts and all legal requirements for contacting and notifying the DPs have been made.</p> <p>3. Pakistan's Land Acquisition Act (1894) allows the government to take possession of the acquired land once land award has been made as per LAA Section 11, and payment has been made or deposited to the court as per LAA Section 31. Accordingly, the Collector is required to pay the full amount to the DP, unless (a) the DP refuses to receive the amount, (b) there is no competent person to receive the compensation, or (c) if there is a dispute as to the title to receive the compensation. Such cases may be referred to the court and the compensation amount deposited in the court.<sup>7</sup> In case the DPs or their representatives did not come forward to collect their</p>		

<sup>2</sup> See Involuntary Resettlement Safeguards Policy Principle 11, ADB Safeguards Policy Statement (2009), page 17.

<sup>3</sup> SPS defines full replacement cost for land and non-land assets as based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. In case of non-land assets, depreciation of structures and other assets should not be taken into account. See SR 2: Involuntary Resettlement, ADB SPS (2009), para 10.

<sup>4</sup> See SR 2: Involuntary Resettlement, ADB SPS (2009), para 14.

<sup>5</sup> Displaced persons include: (i) persons with formal legal rights to land lost in its entirety or in part; (ii) persons who lost the land they occupy in its entirety or in part who have no formal legal rights to such land, but who have claims to such lands that are recognized or recognizable under national laws; and (iii) persons who lost the land they occupy in its entirety or in part who have neither formal legal rights nor recognized or recognizable claims to such land. The borrower/client is required to provide adequate and appropriate replacement land and structures or cash compensation at full replacement cost for lost land and structures, adequate compensation for partially damaged structures, and relocation assistance, if applicable, prior to their relocation. DPs without legal rights to the affected land should be compensated for the loss of their non-land assets, and for other improvements to the land, at full replacement cost prior to their relocation provided they occupied the land or structure before the cut-off date. See SR 2: Involuntary Resettlement, ADB SPS (2009), para 7-8.

<sup>6</sup> An escrow account is a separate, dedicated or trust bank account for keeping money that is the property of others. It is relevant in the case of absentee landlords whose property is acquired for a public purpose, or when there is litigation regarding the compensation amount for land acquisition. This mechanism enables payment of compensation once the legal cases were settled and ownership documents were submitted. Source: A Planning and Implementation Good Practice Sourcebook – Draft Working Document, ADB November 2012, para 152.

<sup>7</sup> Reference to the court may only be made after the lapse in the period in Section 18 (2) of the LAA.

<i>LAA requirement on compensating before displacement</i>	<p>compensation, the amount may be deposited in the Revenue Department payable to the DPs, after exerting due efforts to contact and encourage them to appear and notifying the DPs in which treasury the deposit has been made.<sup>8</sup> Similarly, the Acquiring Officer is required (as per SO 28), to the extent possible, to make payments to DPs in or near the village to which the DPs belong to, in order to reduce the amount of undisbursed compensation payments.</p>
<i>Cases with legal and administrative impediments</i>	<p>4. Both the LAA (1894) and ADB SPS (2009) require that DPs are compensated before displacement, but allow a mechanism for dealing with cases with legal and administrative impediments to disbursing compensation payments provided that sufficient good-faith efforts are demonstrated in (a) contacting, notifying and assisting DPs, and (b) delivering compensation payments. This guidance note clarifies:</p> <ul style="list-style-type: none"> <li>i. What are cases with legal and administrative impediments to payment of compensation to DPs?</li> <li>ii. What are the requirements under the LAA related to cases with legal and administrative impediments to payment of compensation to DPs?; and,</li> <li>iii. When can good-faith efforts be considered as sufficient and how to document that good-faith efforts have been made?</li> </ul> <p>5. Cases with legal and administrative impediments to payment of compensation include:</p> <ul style="list-style-type: none"> <li>i. DPs who did not accept the award due to objection to the measurement of the land or affected asset, the amount of compensation, the person to whom it is payable, or the apportionment of the compensation among the persons interested;</li> <li>ii. Absentee land owners (DPs living overseas or in other parts of the country), and without an authorized representative to collect compensation;</li> <li>iii. DPs with pending inheritance mutations;</li> <li>iv. DPs unenthusiastic to collect meager compensation amount;</li> <li>v. DPs unable to alienate the acquired asset either being a juvenile with no legally documented guardian or due to other issues.</li> </ul> <p>6. Non-disbursement/non-delivery of compensation due to (a) insufficient funds or delay in approval of funds; or (b) insufficient staff or resources does not justify payment of compensation to DPs after displacement. EAs/IAs have the power and responsibility to ensure that sufficient funds and staffing are available in a timely manner to undertake the required land acquisition. Similarly, non-compensation of affected non-land assets (structures) and improvements owned by DPs who have no formal rights to the affected land is not considered as a valid legal and administrative impediment (see footnote 4).</p>
<i>Cases not valid as legal and administrative impediments</i>	<p>7. DPs facing legal and administrative impediments could only be paid when they overcome those and in such cases, it is uncertain when DPs will actually receive their compensation, causing untoward delay in project execution due to complaints received from the DPs and burden to local communities and project stakeholders. More importantly, these impediments prevent the project from assisting these DPs to enhance, or at least restore, their livelihoods and to improve the standards of living of the displaced poor and other vulnerable groups.</p> <p>8. Although compensation of these DPs is beyond the control of the EA, and are mainly dependent of the actions of the DPs or ruling/decision from a third-party i.e. the court or BOR, good-faith efforts are needed from the EA/IA to (a) contact and notify DPs through their last known address, village heads or kin; (b) inform DPs who to contact or where to proceed to collect their compensation; and (c) possible actions that may help them receive their compensation.</p>

<sup>8</sup> Financial Commissioner Standing Order No. 28 Land Acquisition, para 88 (V), page 29.

<p><i>Why is it important to address cases with legal and administrative impediments?</i></p>	<p>9. It is important that the LAR management team<sup>9</sup> undertakes continued community consultations and outreach in order to locate, assist and guide DPs with legal and administrative impediments. Documentation of the efforts by the LAR management team including multiple visits<sup>10</sup> to villages with pending compensation payments, organizing village meetings, posting of notices in public places, serving notices at last known address of DPs and publishing the names of unpaid DPs in the print media is needed to demonstrate that due efforts were conducted in addressing cases with impediments.</p>
<p><i>Good-faith efforts for cases with legal and administrative impediments</i></p>	<p>10. Some issue-specific measures to confirm DPs understanding about the availability of compensation, payment mechanism, time-lines as well as DPs agreement to the commencement of works (wherever required) while the issue is being resolved can help show and validate the efforts exhausted by the EA to achieve the policy objectives, and enable the decision makers to allow the construction works accordingly. For each issue, documentation requirements and recording of certification statements are discussed below and standard templates for additional documentation are provided against each issue as and wherever required:</p>
<p><i>Need for sustained community outreach</i></p>	<p>i) <b>Land Title Disputes or Litigations amongst the DPs or Court References Against Award</b></p>
<p><i>Cases with title disputes and litigation</i></p>	<p>11. Where the DPs have title disputes before the competent courts of law or have filed references against award, payment of compensation could only be made after the court decrees which may take years. Further, right to appeal against court's decree cannot be forfeited or denied under law which could further delay the payment. In such cases, payment of compensation in a given time frame is impossible and it would be appropriate to deposit compensation in treasury at courts disposal to make sure the DPs are paid as and when court verdict is passed. For these cases, the process provided in the succeeding paras should be followed.</p> <p>12. Immediately after identifying such cases, the EA after seeking court's permission should deposit the compensation in the court for payment to DP as and when court decides their reference or title dispute. The receipt and records for such deposits should be maintained at the EA's project office. Meanwhile, the EA through its LAR staff should liaise with the DPs to inform them about the compensation payment mechanism and compensation deposited in the treasury or the court. The EA's project office should prepare and maintain the following record:</p> <ul style="list-style-type: none"> <li>• Database/listing and field reports on activities done to identify and screen DPs with their legal/administrative issues including nature of dispute and reference court where pending</li> <li>• Field reports on activities done to coordinate with the DPs for early resolution of their issues and with courts for seeking permission/guidance and deposit of compensation in treasury at court's disposal.</li> <li>• copy of the delivery of notices (with signed receipt) to the DPs confirming deposit of amount at court's disposal and clarifying mechanism for payment.</li> </ul>

<sup>9</sup> The LAR management team may include Land Acquisition and Resettlement Staff engaged by the EA i.e. EA's Land Management Staff, Land Acquisition Collector deputed by BOR, Resettlement Specialists and social mobilizers either recruited by the EA or mobilized through Consultants (Safeguards Management or Construction Supervision Consultants) to support the EA in effective LAR management..

<sup>10</sup> Repeated visits in three consecutive months scheduled for each village by the Land Acquisition Collector/Land Acquisition Unit of the EA to deliver compensation to unpaid DPs and identify those with legal and administrative impediments. The repeated visits should be documented showing visit schedule, information disclosure reports, list of persons met and field visit reports duly endorsed by the local community and the village headman confirming number of identified DPs with legal and administrative impediments.

<p>Absentee land owners</p>	<p><b>ii) Absentee Land Owners (DPs Living Overseas or in Other Parts of the Country).</b></p> <p>13. Many rural households migrate to cities for better livelihood opportunities and standard of living. Moreover, hereditary division over time resulted in the segmentation of agricultural land parcels into unproductive units. While some families with land and assets in different parts of the country divide their land based on their places of residence, many do so without legally formalizing such settlements and getting land records updated accordingly. Some family members who have migrated overseas permanently or for livelihood had land in their name or retained their respective share in family-owned land as per land revenue records. All such land owners who own or have share in the land as per record but are not living in the village are termed as absentee land owners.</p> <p>14. Whenever the land is acquired, the absentee land owners<sup>11</sup> are also shown as affected persons to the extent of their share in that land. The compensation to absentee land owners could not be made due to their non-appearance for processing and payment of compensation. LAA requires that notices are delivered against each land parcel either through (a) co-sharers in the acquired land parcel,(b) DPs relatives living in the village, or (c) through the village headman. The legal requirement is to serve notices to DPs at their places of residence either through special messenger or registered post, which can only be met if the whereabouts and residence of the absentee land owners is known. An additional measure that may be considered to notify absentee land owners whose whereabouts are unknown is by publishing their names in print media (National Daily News Paper).<sup>12</sup></p> <p>15. It is vital to collect information about the DP's contact details including the mailing and residential address in order to reach out to and facilitate absentee DPs in receiving payments. The following measures are proposed to contact absentee landowners and maintain record of all efforts made by the EA:</p> <ul style="list-style-type: none"> <li>Identify and record DPs relation in affected village or local contact person, collect information about DP's present place of residence. See template 1 below:</li> </ul> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td colspan="7">Template 1: Record on DPs not living in the project area (other villages/cities in Pakistan or Overseas). Date Prepared: _____</td> </tr> <tr> <td colspan="3">Name of Village_____</td> <td>Tehsil_____</td> <td colspan="3">District_____</td> </tr> <tr> <th>#</th> <th>Name of DP</th> <th>Impact Type</th> <th>Person contacted in village and his cell No.</th> <th>Relationship with DP</th> <th>Current Residence of DPwith contact No.</th> <th>Remarks</th> </tr> <tr> <td>1</td> <td>Add DP name as of impact inventory</td> <td>Add Impact i.e Land Tree Crops Structure etc</td> <td>Add name of person contacted with his cell number and other particular if any</td> <td>Uncle, Brother, neighbor etc</td> <td>Add current address of DP with contact number and city/country of residence.</td> <td>Signature of the Person contacted</td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="3">Information Collected By</td> <td colspan="2">Witnessed by</td> <td colspan="2">Information verified by</td> </tr> <tr> <td colspan="3">Sd _____ : (SM team names)</td> <td colspan="2">Sd. _____ (headman or DPC President/member) (Name of headman/president or member committee)</td> <td colspan="2">Sd _____ : Resettlement Specialist</td> </tr> </table> <ul style="list-style-type: none"> <li>Deliver formal notice to the DP's last known address (recorded in template 1) through registered post with acknowledgement receipt attached. Make sure to keep on file as scanned-copy of the notice and acknowledgement receipt.</li> </ul>	Template 1: Record on DPs not living in the project area (other villages/cities in Pakistan or Overseas). Date Prepared: _____							Name of Village_____			Tehsil_____	District_____			#	Name of DP	Impact Type	Person contacted in village and his cell No.	Relationship with DP	Current Residence of DPwith contact No.	Remarks	1	Add DP name as of impact inventory	Add Impact i.e Land Tree Crops Structure etc	Add name of person contacted with his cell number and other particular if any	Uncle, Brother, neighbor etc	Add current address of DP with contact number and city/country of residence.	Signature of the Person contacted	2							3							4							Information Collected By			Witnessed by		Information verified by		Sd _____ : (SM team names)			Sd. _____ (headman or DPC President/member) (Name of headman/president or member committee)		Sd _____ : Resettlement Specialist	
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<sup>11</sup> Land owners who are recorded in the land holding rights register as owners but they have shifted from the village to other areas in the country or overseas for better income opportunities and living standard.

<sup>12</sup> In NTCHIP tranche-1 and NHDSIP tranche –II projects (i.e M-4 Faisalabad-Gojra Section (ADB Loan 2400) and Sukkur-Jacobabad (N-65) (ADB Loan 2540)) and the National Motorway M-4 Gojra-Shorkot Section Project (ADB Loan 3300), the notices with the names of the DPs who have not come forward to collect compensation were published in the National News Papers (Urdu language) as a last resort effort to approach unpaid DPs for compensation delivery.

<p><i>DPs with pending inheritance mutation</i></p>	<ul style="list-style-type: none"> <li>In case no contact person or relative of the DPs is identified in the village and the local community confirms DPs whereabouts are unknown, a certification statement from any of the resident land owner in the village preferably by the president or member of the Displaced Persons Committee (DPC) and duly witnessed by (a) the village headman and, (b) land revenue patwari should be recorded and maintained. See Template 2 below (to be translated to Urdu).</li> </ul>	
<p><b>Template 2: Statement from Village headman or other notable in village/area when the whereabouts of DP are not known</b></p> <p><b>Particular of DP and acquired land parcel</b>  Name of DP _____(enter DP Name with Parentage)_____Resident of _____(Enter DP Last known address) Land  Plot _____ KhasraNos _____ Located Village _____</p> <p><b>Statement:</b>  I _____(put name here)_____, the president/member of village DPC or local resident land asset/owner, on behalf of the other residents in village solemnly declare that:</p> <ul style="list-style-type: none"> <li>The DP and his family owned acquired land as per land records but for last (-----) they have never been seen in the village.</li> <li>To my information, the DP and his family never lived in village, neither any relative of DP lives in village/area nor any of the village resident know the whereabouts of the DP and his family.</li> <li>I affirm that the EA with assistance of DPC has exerted full efforts to outreach the DPs in village and those living in other areas and clarified that compensation cost for unpaid DPs is deposited in treasury that can be claimed as and when the DPS show-up to claim.</li> <li>This statement is given free of coercion and compulsion which is witnessed by the Village Headman and land revenue Patwari of village -----.</li> </ul> <p><b>The Declarant</b></p> <p>Sign/Thumb Impression  Name _____  Village Headman/Local resident land owner _____  Resident of _____</p> <p><b>Witnessed By</b>  We the Village Headman and land revenue Patwari of village _____(Put village name here), personally know Mr/Mrs _____  President/member of DPC or local resident land owner of village _____, and witness veracity of statement made by him affirming that the DP Named _____(Put name of DP here) himself or any of his family members are not living in village/area since/for -----and their current places of residence are not known to any of the local residents in village.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;"><b>Signed</b> Name: Mr. _____ Village Headman Chak. _____</td> <td style="width: 50%; text-align: center;"><b>Signed</b> Name: Mr. _____ Land Revenue Patwari Chak. _____</td> </tr> </table>	<b>Signed</b> Name: Mr. _____ Village Headman Chak. _____	<b>Signed</b> Name: Mr. _____ Land Revenue Patwari Chak. _____
<b>Signed</b> Name: Mr. _____ Village Headman Chak. _____	<b>Signed</b> Name: Mr. _____ Land Revenue Patwari Chak. _____	

### iii) DPs with Pending Inheritance Mutations

16. Land records are maintained by the local land revenue authorities who are responsible to enter land mutation transactions as and when reported by the landowners and update land records accordingly. In case of inheritance mutations, some heirs of DPs who passed away fail to get inheritance mutations recorded and get land records updated accordingly. Further, on an average land acquisition process is completed almost in two years and during the course of acquisition or after land awards are announced some DPs pass away without receiving their entitled compensation. Although the legal heirs of the deceased DP are eligible for compensation, they could not be paid until the inheritance mutation is recorded and remaining land of deceased DP is transferred in their name.
17. Under the law, heirs of the DP should report and apply to the local land revenue authorities about the demise of the DP and apply for the updating of the land record. Upon receipt of the application, the land revenue authorities undergo a legal process to record the inheritance mutation, update the land record reflecting the names of legal heirs and their respective shares in the land record. When it is done, the compensation can be paid to the legal heirs as per their respective share. This process normally takes three to four months. For cases where inheritance mutations are not timely reported, recording becomes more difficult and can take a longer period to complete.
18. When it is determined that the DP has passed away, the LAR management team should coordinate with the legal heirs of the DP for apprising them the process for compensation payment and assist them in approaching land revenue authorities to get their inheritance mutations recorded. The LAR management team should carry-out the

following activities to facilitate the mutation of inheritance and early payment of compensation to the heirs and document their efforts:

- Identify all living legal heirs of the DP, visit the heirs residing in the village and guide them on the process and facilitate in inheritance mutation process;
- Collect a statement from the legal heirs<sup>13</sup> confirming that their inheritance mutation of land is pending, acknowledging the EA's efforts to assist them, indicating awareness that funds are available for compensation delivery, and concurring that works may commence while their inheritance mutation is being processed.
- Keep copies of the signed statement in the EA project office files. See Template3 below (to be translated to Urdu):

Template 3: Inheritor's Statement When Inheritance Mutation is Pending							
Particulars of DP and acquired land parcel Name of DP _____(enter DP Name with Parentage as of land record), owner of Acquired Land Plot _____ Khasra Nos. _____ Located in Village _____, District _____ Province _____							
Statement by the Inheritor's We the persons listed below as legal heirs of DP----(put name of DP here)----- against acquired land referred above solemnly declare that: <ul style="list-style-type: none"> <li>• The inheritance mutation of above said acquired land is pending;</li> <li>• We understand that compensation can be claimed/paid according to inheritance mutation recorded in land record and we are coordinating with the Land Revenue Authorities in this regard;</li> <li>• _____ (Name of Staff, Office and EA) has clarified that compensation amount already deposited in treasury can be paid to legal heirs as and when the inheritance mutation issues are resolved;</li> <li>• We have no objection to the commencement project works on our plot while our inheritance mutation of land is being processed; and</li> <li>• This statement is given free of coercion and compulsion which is witnessed by Village Headman and APC president.</li> </ul>							
The Declarant  <table> <tr> <td>Sign/Thumb Impression Name _____ Resident of _____</td> <td>Sign/Impression Thumb Name _____ Resident of _____</td> </tr> <tr> <td>Sign/ Thumb Impression Name _____ Resident of _____</td> <td>Sign/ Thumb Impression Name _____ Resident of _____</td> </tr> <tr> <td>Sign/ Thumb Impression Name _____ Resident of _____</td> <td>Sign/ Thumb Impression Name _____ Resident of _____</td> </tr> </table>		Sign/Thumb Impression Name _____ Resident of _____	Sign/Impression Thumb Name _____ Resident of _____	Sign/ Thumb Impression Name _____ Resident of _____			
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Sign/ Thumb Impression Name _____ Resident of _____	Sign/ Thumb Impression Name _____ Resident of _____						
Sign/ Thumb Impression Name _____ Resident of _____	Sign/ Thumb Impression Name _____ Resident of _____						
Witnessed By We the Village Headman and President APC village-----, personally know the above signatories as legal heirs of the DP, and confirm and witness the statement above. Signed  <table> <tr> <td>Name: Mr.----- Village Headman Chak-----</td> <td>Name: Mr.----- President DPC Chak-----</td> </tr> </table>		Name: Mr.----- Village Headman Chak-----	Name: Mr.----- President DPC Chak-----				
Name: Mr.----- Village Headman Chak-----	Name: Mr.----- President DPC Chak-----						

#### iv) DPs Who are Unable to Alienate the Acquired Asset:

19. The DPs who being a minor/juvenile or because of mental disability/lunacy are not capable to alienate the acquired land under law and so could not be compensated directly. The law provides that compensation could be paid through legally-designated guardians or managers who can act and alienate the immovable property on behalf of the minor or the lunatics. In cases where the guardians are not designated by the court, the compensation remains pending until the minor attains the age of majority and claim compensation.

20. It is common that children inherit their parents' immovable properties, but is kept in possession and used by adult male members of the extended family or kinship group as a joint family asset. It is not a common practice to appoint guardians following the Guardians and Wards Act of 1890. Hence, compensation of DPs with minor age is kept

<sup>13</sup> To the extent possible, all legal heirs living within the village should sign the Statement. If some heirs are not available to sign, the LAR management team should prepare a field report indicating who are the heirs who were not able to sign the statement and the circumstances why they were not able to sign i.e. out of the village or country, ill, etc. The LAR management team should also record the names of heirs who are out of the village or country and their last known address and advise the other heirs to relay the information to those who are away.

*DPs unable  
to alienate  
the land*

on-hold until the DP becomes of legal age unless a valid guardian certificate is produced. Although such cases are not many, it is important to guide the adults who provide care to these minors or lunatics to approach the right forum or court for appointing a guardian under law.

21. It is recommended that the LAR management team to carry-out the following activities in dealing with pending guardian's appointment and in documenting its efforts:

- Coordinate with the Living Parent or other grown up members of the household the DP is living with, guide them on the process of appointing a guardian.
- Collect a certification statement from the Living Parent or other grown up member of the household the DP is living with, that i) confirms EA's efforts to notify and guide them and secure funds for compensation payment, ii) states that the appointment of guardian is pending, and iii) concurs to the commencement of civil works on the plot while the guardianship certificate is being processed. Such statement should be witnessed by the village headman and the village DPC chairman or member. See Template 4 below (to be translated to Urdu).

<b>Template 4: Guardian Statement if DP is Juvenile</b>	
Date Prepared: _____	
<b>Particular of DPs and acquired land parcel</b> Name/Names of DPs i) _____(enter DP Name/names of DPs with Parentage), ii) _____ and iii) _____ Resident of _____(Enter DP current address) Own acquired Land Plot _____ Khasra Nos _____ Located Village _____	
<b>Statement by Guardian</b> I _____ (put name here) _____ the (mother/father/brother/sister/uncle (put relation of elder with whom the minor DP/DPs lives) of DP/DPs_i), _____ (put name of DP/DPs here) _____ ii) _____ iii) _____ as natural guardian solemnly declare that: <ul style="list-style-type: none"><li>• The DP/DPs is/are minor who lives with me and as natural guardian of DP/DPs, I am responsible for his/her/their well-being and bringing him/her/them up;</li><li>• _____ (indicate name of staff, unit, and EA) has clarified that compensation amount, already deposited in treasury, can be paid to legal guardian of DP/DPs after production of the valid Guardian Certificate issued by the competent court;</li><li>• A petition for issuance of guardian's certificate is filed/being filed in the competent court and the court's decision is pending;</li><li>• The awarded compensation in name of DP/DPs will be collected upon issuance of guardian's certificate by court; however, as natural guardian I have no objection to commencement of project works; and</li><li>• This statement is given free of coercion and compulsion which is witnessed by Village Headman and DPC president.</li></ul>	
<b>The Declarant</b> Sign/Thumb Impression Name _____ Relationship with DP _____ Resident of _____	
<b>Witnessed By</b> We the Village Headman and President APC village-----, personally know Mr/Mrs _____ and witness veracity of statement made by confirming that the Minor DP/DPs named above lives with him/her in village/city. <u>{Put name of village city here}</u> .	
Signed Name: Mr.----- Village Headman Chak-----	Signed Name: Mr.----- President DPC Chak-----

#### v) DPs with Meager Compensation

22. The compensation amount itself proves driving factor for DPs to submit their claims. In cases where small land holdings are in joint ownership with a number of entitled persons, corresponding compensation amount shares for each DP become very small (\$100 and below). A good number<sup>14</sup> of DPs fall in this category and they never show-up to collect compensation. The situation is further aggravated when such DPs also face other legal or administrative issues like pending inheritance mutations of acquired land or living overseas and other parts in the country.

23. Although the law provides a mechanism that includes payment in cash at the village or compensation payment through money order in case of absentee land owners<sup>15</sup>, such is no longer practiced. The only available mode is payment through

<sup>14</sup> In the National Motorway M-4 Gojra-Shorkot Section Project, almost ± 10% DPs are entitled to a compensation below 100 US \$.

<sup>15</sup> Rule 87, Financial Commissioner's (Board of Revenue) Standing Order No 28 (1909) on land acquisition procedures.

<p><i>DPs with meager compensation</i></p>	<p>voucher debit-able to the treasury which requires the DP to travel repeatedly to the district/tehsil headquarter to receive their compensation, making the transportation cost higher than their compensation.</p> <p>24. It is recommended that the LAR management team to explore other payment modes allowed under the LAA including cash payment or payment through money order if the DP is living out of project area. If such unclaimed compensations are deposited at court's disposal as legal remedy, it will be of no gain because a significant number of the DPs will remain unpaid. Following actions should be taken and recorded to explore specific measures and seek guidance from BOR in this aspect.</p> <ul style="list-style-type: none"> <li>• Define a maximum slab of amount to be termed as meager compensation and get it endorsed by the EA;</li> <li>• Document coordination efforts with BOR including i) official correspondence and ii) meetings with BOR to seek guidance on the issue at the project and EA levels.</li> <li>• Maintain a record of actions taken by the project team for payment to DP or deposit of compensation at court's disposal following guidance from BOR.</li> </ul>
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**Annex 7: List of Participants of Consultations sessions**

<b>Sr.No</b>	<b>Participant Name</b>	<b>Venue</b>
<b>Consultation no 01</b>		
01	Mumtaz khan	Gari Faiz Ulla Peshawar
02	Nowroz Khan	Gari Faiz Ulla Peshawar
03	Haji Mirza	Gari Faiz Ulla Peshawar
04	Ashab Ullah	Gari Faiz Ulla Peshawar
05	Islam Baig	Gari Faiz Ulla Peshawar
06	Adam khan	Gari Faiz Ulla Peshawar
07	Kareem	Gari Faiz Ulla Peshawar
08	Awais	Gari Faiz Ulla Peshawar
09	Nawab Khan	Gari Faiz Ulla Peshawar
<b>Consultation no 2</b>		
10	Millad Khan	Gari Faiz Ulla Peshawar
11	Rahim	Gari Faiz Ulla Peshawar
12	Yousaf	Gari Faiz Ulla Peshawar
13	Akhtar Jan	Gari Faiz Ulla Peshawar
14	Kashmir	Gari Faiz Ulla Peshawar
<b>Consultation no 3</b>		
15	Inayat	Gari Faiz Ulla Peshawar
16	Muhammad Sadiq	Gari Faiz Ulla Peshawar
17	Ghulam Nabi	Gari Faiz Ulla Peshawar
18	Khan Afsar	Gari Faiz Ulla Peshawar

*Participants of Consultations / FGDs conducted by PMU*

<b>S.No</b>	<b>Name</b>	<b>Veneue</b>	<b>Subproject</b>
<b>FGD-1</b>			<b>Peshawar LFS</b>
1	Mr. Mukhtyar Ahmad	Peshawar	
2	Mr. Haji Muhammad	Peshawar	
3	Mr. Shoulat Ali	Peshawar	
4	Mr. Majid Ali	Peshawar	
5	Mr. Haider khan	Peshawar	
<b>FGD -2</b>			
6	Mr. Nabi Gul	Peshawar	
7	Mr. Hazrat Ali	Peshawar	
8	Mr. Muzamil Shah	Peshawar	
9	Mr. Shah zaman	Peshawar	
10	Mr. Khalifa	Peshawar	
11	Mr. Amir Sohail	Peshawar	
<b>FGD -3</b>			

12	Mr. Inayat Ilah	Peshawar	
13	Mr. Manzoor Ahmad	Peshawar	
14	Mr. Mumtaz	Peshawar	
15	Mr. Raiz	Peshawar	
16	Mr. M.Yasir	Peshawar	
<b>FGD - 4</b>			
17	Ms. Dil Afroza	Peshawar	
18	Ms. Bus Bibi	Peshawar	
19	Ms. Farzana	Peshawar	
20	Ms. Subhania	Peshawar	
21	Ms. Khadija	Peshawar	
<b>FGD 5</b>			
22	Ms. Neelam	Peshawar	
23	Ms. Sanam	Peshawar	
24	Ms. Aneesa	Peshawar	
25	Ms. Shazia	Peshawar	
26	Ms. Bibi Noor Jana	Peshawar	
<b>FGD - 6</b>			
27	Ms. Zahida	Peshawar	
28	Ms. Saleema	Peshawar	
29	Ms. Jamila	Peshawar	
30	Ms. Rehmania	Peshawar	

**Annex 8: Selected pictures of the consultation session with DPs**



### Annex 9: TORs Independent Valuation Specialist

S.No	Activities	Detailed Tasks
1.	Describe The Valuation Approach Methodology	<ul style="list-style-type: none"> <li>To appraise replacement cost in accordance with the ADB SPS 2009</li> </ul>
2.	Meet Relevant Stakeholders	<ul style="list-style-type: none"> <li>Detailed meetings accompanied with attendance sheet and minutes of meeting</li> <li>Proposed list of participants to be met <ul style="list-style-type: none"> <li>DPs,</li> <li>LAC staff,</li> <li>Project-land staff,</li> <li>DC staff,</li> <li>Revenue officials,</li> <li>Prospective buyers</li> <li>Local people</li> </ul> </li> </ul>
3.	Obtain Copies Of Previous Land Awards	<ul style="list-style-type: none"> <li>Further information to be obtained <ul style="list-style-type: none"> <li>Valuation tables</li> <li>LA-7 forms and mutations information in the proposed area</li> <li>Giving consideration to factors responsible for supply and demand.</li> </ul> </li> </ul>
4.	Get information on recent land transactions	<ul style="list-style-type: none"> <li>Land use, cropping patterns, crop production (per acre, per term, per year for different crops)</li> <li>Irrigation patterns</li> <li>Availability of land in the project area and region</li> <li>Factors prospective buyers consider while buying land in the region</li> </ul>
5.	Undertake a physical survey to make a general assessment of the location of the land parcel	<ul style="list-style-type: none"> <li>Value of similar properties in the vicinity</li> <li>Accessibility, sources of cultivation and nearby amenities</li> <li>Any improvements, made to the land parcel</li> <li>General supply and demand environment in the locality</li> <li>Prospective buyers in the locality.</li> </ul>
6.	Review the awarded rates by the DPAC and that of prevailing rates of sales records in the proposed area	<ul style="list-style-type: none"> <li>Taking into account</li> <li>Accessibility to the land,</li> <li>Location of the land; fertility / productivity; availability of amenities</li> <li>Any other pertinent factor that may affect land values</li> <li>Verify the average farm yield / productivity rates from different sources i.e. LAC office, local farmers, and the Department of Agriculture;</li> </ul>
7.	Appraise the fair market value of the sampled properties	<ul style="list-style-type: none"> <li>Based on the actual prices at which a lost asset can be sold and acquired in today's markets as opposed to registered prices in land records)</li> <li>Relevant transaction costs and other elements of RC in accordance with the ADB SPS 2009</li> </ul>
8.	Prepare a valuation report	Report should include:

	<ul style="list-style-type: none"> <li>• Property address (village name, parcel identification)</li> <li>• General description of the property</li> <li>• Site (area)</li> <li>• Registered owners</li> <li>• Location and attributes (on/off road, surrounding development, source of water, etc.)</li> <li>• Land category</li> <li>• Present and past cultivation</li> <li>• Public services (amenities/utilities nearby)</li> <li>• Date of inspection</li> <li>• Details of any structure on the land</li> <li>• Details of any trees on the land</li> <li>• DPAC valuation</li> <li>• Estimated market price by real estate agents in the open market</li> <li>• Valuation at replacement cost by the ITV</li> </ul> <p>Difference between DPAC valuation and that of the ITV in absolute figures and percent</p>
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## **Annex 10: Written Commitment of EA to pay additional compensation**

**Meeting between the Local Government, Elections & Rural Development Department (LGE&RD)  
Khyber Pakhtunkhwa, ADB and KPCIP (PRF) - PMU Staff**

### **MINUTES**

**Venue:** Asian Development Bank (PRM Office, Islamabad<sup>16)</sup>

**Date:** 27<sup>th</sup> May 2021

#### **Agenda of the Meeting:**

To discuss: (i) Khyber Pakhtunkhwa Cities Improvement Project (KPCIP) ensuing loan; (ii) KPCIP Project Management Unit (PMU) staff extension; (iii) KPCIP ensuing loan advance procurement activities (iv) KPCIP ensuing loan safeguards requirements and targets; (v) hiring of supervision consultants for KPCIP infrastructure component; and (vi) Institutional Reforms and Capacity Building (IRCB) variation order.

#### **Introduction:**

1. Officials of Government of Khyber Pakhtunkhwa from LGE&RDD along with KPCIP-PRF-PMU team visited ADB PRM office on 27 May 21 and met with Urban Unit team to discuss the upcoming KPCIP ensuing loan processing timelines and required preparedness before ADB board approval. During the meeting advance procurement activities and hiring of PMU/CIU staff, way forward for hiring of supervision consultants for the ensuing loan infrastructure schemes and other matters including IRCB consultant's variation order, extension of the existing KPCIP-PRF PMU.

#### **2. Meeting Proceedings and Agreed Actions:**

Agenda wise discussion and agreed actions are summarized in table below:

<b>Sr.</b>	<b>Activity /Agreed Action</b>	<b>Discussions</b>	<b>Agreed Action</b>
1.	KPCIP ensuing loan	<p>Secretary LGE&amp;RDD requested ADB to Fast track KPCIP ensuing loan processing and highlighted the urgency groundbreaking of civil works due to the growing political pressure. He also informed ADB of the department's full commitment of adhering to ADB's project readiness requirements and compliance before the Board date i.e., 9 September 2021.</p> <p>ADB team acknowledged LGE&amp;RDD and PMU's commitment and emphasized that to push the project approval both at the Government and ADB HQ level it is</p>	PMU-KPCIP in consultation with ADB to prepare KPCIP ensuing loan processing activities plan by 7 June 2021.

<sup>16</sup> **Participants:** Mian Shakeel Secretary LGE&RDD, Inayat Ullah Wasim Special Secretary LGE&RDD, Mian Shaukat Shafi Unit Head (Urban, Water and Emergency Assistance), Umar Ali Shah (Senior Project Officer (Urban), Vasif Shinwari Project Director KPCIP-PRF-PMU; and Tahira Yasmin (Consultant)

Sr.	Activity /Agreed Action	Discussions	Agreed Action
		important that an action plan for project processing activities is developed which is followed by the Department on biweekly basis. This will help keep activities on track and	
2.	KPCIP (PRF)-PMU staff extension	<p>Considering the ongoing KPCIP-PRF activities, Secretary LGE&amp;RDD highlighted the needs of KPCIP PMU staff and requested extension of their services (beyond 30 June 21) for 12 months.</p> <p>ADB apprised the participants that KPCIP-PRF remaining activities including management of the consulting firms hired under PRF will be the responsibility of the upcoming KPCIP ensuing loan PMU. In this regard provision of dedicated project development team has been made which will be expected to perform the role of the existing KPCIP (PRF) PMU. It is therefore requested that LGE&amp;RDD through KPCIP-PRF PMU should initiate the hiring process of the critical staff of the ensuing loan PMU who would be made responsible for further hiring of the PMU staff including the project development team. It was clarified that there would be no bar on the selection of the existing KPCIP-PRF-PMU team in the ensuing loan PMU. Anyone meeting the qualification requirements will be encouraged to apply and compete on merit.</p> <p>Considering the time required in hiring and mobilization of the ensuing loan project development team under the PMU, and for the sake of continuity of KPCIP-PRF ongoing intervention, ADB agreed to approve the extension of limited KPCIP-PRF-PMU team for 6 months. Secretary LG was requested to initiate the Variation order and extension of required staff of KPCIP (PRF)-PMU and get it submitted to ADB for approval on timely manner.</p>	<ul style="list-style-type: none"> <li>• KPCIP (PRF)-PMU to submit variation order and extension of required staff for 6 months to Secretary LGE&amp;RDD for review and approval and onward submission to ADB.</li> <li>• Secretary LGE&amp;RDD to form committee for hiring and selection of PMU/CIU critical staff.</li> <li>• Advertisement of PMU/CIU phase 1 hiring after PDWP approval of KPCIP PC1.</li> </ul>
3.	KPCIP ensuing loan advance procurement activities	ADB informed that following advance procurement actions have	<ul style="list-style-type: none"> <li>• Secretary LGE&amp;RDD to notify procurement committee responsible for</li> </ul>

Sr.	Activity /Agreed Action	Discussions	Agreed Action
		<p>been agreed with PMU for the ensuing loan:</p> <ul style="list-style-type: none"> <li>• \$470 million civil works (Parks, water supply, sanitation, STPs) and solid waste manage equipment.</li> <li>• \$2-3m institutional procurements for PMU/CIU establishment</li> <li>• \$20m supervision consultants; and</li> <li>• Hiring of PMU/CIU incremental staff and individual consultants</li> </ul> <p>Secretary LGE&amp;RDD was requested to notify the procurement committee (with reps from WSSCs) to be responsible for the operational and institutional procurement for respective cities. PMU was also requested to share the advance procurement activities work plan for follow up.</p>	<p>the operational and institutional procurement.</p> <ul style="list-style-type: none"> <li>• PMU to share the advance procurement activities work plan for follow up.</li> </ul>
4.	KPCIP ensuing loan safeguards requirements and targets;	<p>Secretary LGE&amp;RDD appraised ADB on department's full commitment on complying with ADB SPS 2009 requirements. He requested ADB to guide PMU and help them prepare a time bound action plan for undertaking land acquisition activities which will be followed-up by the department on weekly basis.</p> <p>ADB informed that before management review meeting (MRM) set for 13 July 21, it is important that implementable LARPs have been approved which requires following documentation:</p> <ul style="list-style-type: none"> <li>• Updated social safeguard due diligence report for entire investment projects under KPCIP.</li> <li>• Detail Design (Profile, scope, Location Map with coordinates)</li> <li>• Section 5A-including (Socioeconomic Survey and Social Impact Assessments to be carried out).</li> <li>• IVS Report detailing findings of DMA, VLA including (i) fair market value, (ii) transactions costs, (iii) interest accrued, (iv) transition and restoration costs and other applicable payments.</li> </ul>	<p>Time bound action plan for land acquisition activities is attached as Appendix 2A and 2B.</p>

Sr.	Activity /Agreed Action	Discussions	Agreed Action
		A time bound action plan for land acquisition activities was discussed and attached to the minutes as <b>Appendix 2</b> .	
5.	Hiring of supervision consultants for KPCIP infrastructure component;	<p>Hiring of supervision consultants was discussed at length. Secretary LGE&amp;RDD and the KPCIP-PRF-PMU team shared pros and cons of supervision consultant selection through both open merit and direct contracting. The KP Government reps emphasized on continuing with the EPCM consultant i.e. Minco-CEC (JV) as supervision consultant mainly because of following facts:</p> <ul style="list-style-type: none"> <li>• Ongoing COVID-19 pandemic which may result in lack of competition.</li> <li>• Time of hiring i.e. 9-12months of hiring following open competition process (QCBS) Vs direct contracting which may be concluded with 3-4 months;</li> <li>• Delays in construction due to engineering design complications which is likely to occur in case if supervision consultants are different from original designers.</li> <li>• Provisions of direct contracting with the Minco-CEC (JV) in their current executed contract agreement, which may be considered based on their performance (which is fully supported by the KPCIP-PRF-PMU 'the Client'; and</li> <li>• Cost Savings.</li> </ul> <p>Considering recent experience across portfolio in Pakistan, ADB shared its concern over direct hiring. However, based on justification provided by the KP Government reps agreed to the proposal and asked Secretary Government to move the case to ADB for considerations.</p>	<ul style="list-style-type: none"> <li>• Direct Contract and its justification to be made part of revised PC1;</li> <li>• LGE&amp;RDD to submit its request for direct contracting along with all the documents required for Single Source Selection (SSS)-Submission 1 to ADB for considerations.</li> </ul>
6.	Institutional Reforms and Capacity Building (IRCB) variation order (VO);	Project Director, PMU-KPCIP (PRF) informed that the IRCB consultants have struggled to mobilize their core staff due to ongoing pandemic. In addition, few key staff who initially had confirmed their availability due	<ul style="list-style-type: none"> <li>• PMU to submit IRCB Team leader replacement request with all required documents to ADB for approval by 7 June 202.</li> </ul>

Sr.	Activity /Agreed Action	Discussions	Agreed Action
		<p>to travel restrictions have now shared their non-availability for the assignment. This has badly affected the performance of the IRCB consultants and there is a likelihood of certain delays in their expected outputs. To resolve the human resources crisis, IRCB consultants have submitted a variation order for PMU/ADB considerations.</p> <p>During the meeting with ADB it was agreed that the PMU should move ahead with IRCB VO in two steps. In Step 1, the Team Leader position replacement should be submitted to ADB for approval. The Team Leader after joining should be given some time to further streamline IRCB work plan, ascertain current team capacity and the replacement CVs and based on his feedback, PMU should proceed with Step 2 and submit remaining Expert's replacement request to ADB for approval.</p>	<ul style="list-style-type: none"> <li>• PMU to submit IRCB final VO by 21 June 2021.</li> </ul>

**Meeting with Secretary Local Government and Special Secretary KP**

**27- May -2021**

**Attendance Sheet**

S #	Name (CAP LETTERS)	Designation	Origination	Contact No / Email	Signature
1	TAHIRA YASMIN	Consultant	L-G, G&RD	03009030107 Yasmin.tahirinaf@gmail.com	
2	Imayatullah Wasim	Special Secretary			
3	INAYATULLAH WASIM	Secretary	L-G&RD		Wasim
4	NASIF SHINWARI	PD-KPPIP	L-G&RD	0303-9630706 pdkpip@gnail.com	
5	Umais Ali Shah	Senior Project Officer	ADB	umais@adb.org	Umais Ali Shah
6	Mian Shaukat Shafi				Mian-S Shafi
7	Mian Shakeel	Secretary	LGB RD		<u>Sami</u>
8					

**Annex 11 Entitlements Land and Non Land Assets of DPs**

Sr No	Name of Owner	Khasra No.	DPS Affected Land (Marla)	DPS Affected Land (Marla)	DPS BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPS C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
1	Mr. Sadar Khan	1076	7	0.67	<b>1,298,585.14</b>			-		1,298,585.14	Land
2	Mst. Mania	1076	3	10.33	<b>649,292.56</b>			-		649,292.56	Land
3	Mst. Gull Zahra	1076	3	10.33	<b>649,292.56</b>			-		649,292.56	Land
4	Mr. Muzammil Shah	1076	2	0.19	<b>371,024.33</b>			-		371,024.33	Land
5	Mr. Badshah Gull s/o Mr. Hazrat Shah	1076	2	0.19	<b>371,024.33</b>			-		371,024.33	Land
6	Mr. Badshah Gull s/o Mr. Hazrat Shah	1076	1	0.10	<b>185,512.17</b>			-		185,512.17	Land
7	Mr. Gharib Shah	1076	0	10.05	<b>92,756.09</b>			-		92,756.09	Land
8	Mr. Nabi Gull	1076	0	10.05	<b>92,756.09</b>			-		92,756.09	Land
9	Mr. Waqif Khan	1076	0	10.05	<b>92,756.09</b>			-		92,756.09	Land
10	Mr. Mumkin Shah	1076	0	10.05	<b>92,756.09</b>			-		92,756.09	Land
11	Mr. Qudrat Shah s/o Mr. Hikmat Shah	1071, 1069/1, 1066/1, 1090	55	7.00	<b>10,219,416.33</b>			-		10,219,416.33	Land
12	Mr. Qudrat Shah s/o Hikmat Shah	1072	6	9.37	<b>1,194,280.21</b>			-		1,194,280.21	Land
13	Mr. Muhammad Zahid Shah	1072	1	18.82	<b>358,335.46</b>			-		358,335.46	Land
14	Mr. Muhammad Asmat Shah	1072	1	18.82	<b>358,335.46</b>			-		358,335.46	Land
15	Mr. Mumtaz Iqbal	1087, 1088	2	12.53	<b>484,974.16</b>			-		484,974.16	Land
16	Mr. Muhammad Asmat Shah	1087, 1088	1	19.34	<b>363,196.67</b>			-		363,196.67	Land
17	Mr. Qudrat Shah s/o Hikmat Shah	1087, 1088	6	19.96	<b>1,292,031.42</b>			-		1,292,031.42	Land
18	Mr. Muhammad Zahid Shah	1087, 1088	1	3.22	<b>214,360.30</b>			-		214,360.30	Land
19	Mr. Islam Gull	1087, 1088	0	18.75	<b>173,093.40</b>			-		173,093.40	Land

Sr No	Name of Owner	Khasra No.	DPS Affected Land (Marla)	DPS Affected Land (Marla)	DPS BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPS C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
20	Mr. Nazar Gull	1087, 1088	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
21	Mr. Muhammad Gull	1087, 1088	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
22	Mst. Sania	1087, 1088	0	9.38	<b>86,546.70</b>			-		86,546.70	Land
23	Mst. Subhania	1087, 1088	0	9.38	<b>86,546.70</b>			-		86,546.70	Land
24	Mst. Imtiazia	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
25	Mr. Mukhtiar Ahmed	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
26	Mr. Muhammad Abrar	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
27	Mr. Zahoor Ahmed	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
28	Mr. Amir Sohail	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
29	Mr. Manzoor Ahmed	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
30	Mr. Anees Iqbal	1087, 1088	0	2.34	<b>21,636.55</b>			-		21,636.55	Land
31	Mst. Azra	1087, 1088	0	1.17	<b>10,818.27</b>			-		10,818.27	Land
32	Mst. Zakia	1087, 1088	0	1.17	<b>10,818.27</b>			-		10,818.27	Land
33	Mst. Farmeena	1087, 1088	0	7.29	<b>67,260.86</b>			-		67,260.86	Land
34	Mst. Pari	1087, 1088	0	7.29	<b>67,260.86</b>			-		67,260.86	Land
35	Mr. Muhammad Ibrahim	1087, 1088	0	4.17	<b>38,465.20</b>			-		38,465.20	Land
36	Mr. Riaz	1087, 1088	0	4.17	<b>38,465.20</b>			-		38,465.20	Land
37	Mst. Shamshadah	1087, 1088	0	2.08	<b>19,232.53</b>			-		19,232.53	Land
38	Mst. Haji Gulla	1087, 1088	0	2.08	<b>19,232.53</b>			-		19,232.53	Land
39	Mst. Basmeena	1087, 1088	0	2.08	<b>19,232.53</b>			-		19,232.53	Land
40	Mst. Kablay	1087, 1088	0	0.90	<b>8,265.35</b>			-		8,265.35	Land
41	Mr. Sher Zaman	1087, 1088	0	2.56	<b>23,598.20</b>			-		23,598.20	Land

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Acre)	DPs Affected Land (Marla)	DPs BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPs C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
42	Mr. Shamrooz Khan	1087, 1088	0	2.88	<b>26,592.89</b>			-		26,592.89	Land
43	Mr. Gohar Ali	1087, 1088	0	3.44	<b>31,743.77</b>			-		31,743.77	Land
44	Mr. Shaukat Ali	1087, 1088	0	1.54	<b>14,254.75</b>			-		14,254.75	Land
45	Mr. Haider Ali	1087, 1088	0	4.17	<b>38,451.89</b>			-		38,451.89	Land
46	Mr. Amjad Ali	1087, 1088	0	4.17	<b>38,451.89</b>			-		38,451.89	Land
47	Mr. Sajid Ali	1087, 1088	0	4.17	<b>38,451.89</b>			-		38,451.89	Land
48	Mst. Afroza	1087, 1088	0	1.83	<b>16,890.20</b>			-		16,890.20	Land
49	Mst. Zar Bibi	1087, 1088	0	15.27	<b>140,990.26</b>			-		140,990.26	Land
50	Mst. Subhania	1087, 1088	0	3.65	<b>33,660.37</b>			-		33,660.37	Land
51	Mr. Iftikhar Ali	1087, 1088	0	6.37	<b>58,815.81</b>			-		58,815.81	Land
52	Mr. Hazrat Ali	1087, 1088	0	6.37	<b>58,815.81</b>			-		58,815.81	Land
53	Mst. Zar Bibi	1087, 1088	0	14.74	<b>136,078.96</b>			-		136,078.96	Land
54	Mr. Fida Muhammad	1060	3	15.06	<b>692,886.47</b>			-		692,886.47	Land
55	Mr. Taj Muhammad	1060	1	12.17	<b>296,951.34</b>			-		296,951.34	Land
56	Mr. Jan Muhammad	1060	1	12.17	<b>296,951.34</b>			-		296,951.34	Land
57	Mr. Fareed Khan	1060	1	12.17	<b>296,951.34</b>			-		296,951.34	Land
58	Mr. Zaka Ullah	1060	10	14.44	<b>1,979,675.63</b>			482,950		2,462,625.63	Allied structure with tube well
59	Mst. Maal Khewa	1062	0	9.03	<b>83,373.32</b>			-		83,373.32	Land
60	Mr. Muhammad Zarr	1062	3	17.87	<b>718,863.30</b>			-		718,863.30	Land
61	Mr. Qudrat Shah	1062	8	15.01	<b>1,615,589.68</b>			-		1,615,589.68	Land
62	Mst. Haleema	1062	1	7.09	<b>250,120.00</b>			-		250,120.00	Land
63	Mst. Qudrat Shah	1075, 1089	9	0.00	<b>1,661,696.64</b>			-		1,661,696.64	Land
64	Mr. Muhammad Zahid Shah	1075, 1089	13	10.00	<b>2,492,544.96</b>			-		2,492,544.96	Land

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Marla)	DPS Affected Land (Marla)	DPS BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPS C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
65	Mr. Muhammad Asmat Shah	1075, 1089	13	10.00	<b>2,492,544.96</b>			-		2,492,544.96	Land
66	Mr. Hakeem Khan	1069/3	1	7.25	<b>251,562.41</b>			-		251,562.41	Land
67	Mr. Syed Rehman	1069/3	1	12.70	<b>301,874.89</b>			-		301,874.89	Land
68	Mr. Mukaram Khan	1069/3	1	12.70	<b>301,874.89</b>			-		301,874.89	Land
69	Mst. Hassan Zadgai	1069/3	0	16.35	<b>150,937.44</b>			-		150,937.44	Land
70	Mr. Qudrat Shah	1063	6	12.25	<b>1,220,885.43</b>			-		1,220,885.43	Land
71	Mr. Muhammad Zahid Shah	1063	9	18.38	<b>1,831,328.18</b>			-		1,831,328.18	Land
72	Mr. Muhammad Asmat Shah	1063	9	18.38	<b>1,831,328.18</b>			-		1,831,328.18	Land
73	Mr. Qazi Shaukat Sultan	1061	2	10.50	<b>466,198.22</b>			-		466,198.22	Land
74	Mr. Zia ur Rehman	1061	0	14.50	<b>133,858.90</b>			-		133,858.90	Land
75	Mst. Rahat Sultan	1061	0	7.25	<b>66,929.45</b>			-		66,929.45	Land
76	Mst. Jameela Sultan	1061	0	7.25	<b>66,929.45</b>			-		66,929.45	Land
77	Mr. Habib ur Rehman	1061	5	19.50	<b>1,103,181.93</b>			-		1,103,181.93	Land
78	Mr. Anwar Shah	1055	20	16.34	<b>3,843,511.70</b>			-		3,843,511.70	Land
79	Mr. Haji Kochay	1055	20	16.34	<b>3,843,511.70</b>			-		3,843,511.70	Land
80	Mr. Sarwar Din	1055	20	16.34	<b>3,843,511.70</b>			-		3,843,511.70	Land
81	Mr. Muhammad Zahid Shah	1055	11	19.99	<b>2,215,492.14</b>			-		2,215,492.14	Land
82	Mr. Muhammad Asmat Shah	1055	11	19.99	<b>2,215,492.14</b>			-		2,215,492.14	Land
83	Mr. Qazi Shaukat Sultan	1069	5	19.34	<b>1,101,739.49</b>			-		1,101,739.49	Land
84	Mr. Zia ur Rehman	1069	1	17.69	<b>347,917.73</b>			-		347,917.73	Land
85	Mr. Rahat Sultan	1069	0	18.84	<b>173,958.86</b>			-		173,958.86	Land

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Marla)	DPs Affected Land (Marla)	DPs BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPs C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
86	Mst. Jameela Sultan	1069	0	18.84	<b>173,958.86</b>			-		173,958.86	Land
87	Mr. Qazi Habib ur Rehman	1069	14	2.66	<b>2,609,383.02</b>			-		2,609,383.02	Land
88	Mr. Qudrat Shah	1069	1	5.13	<b>231,945.15</b>			-		231,945.15	Land
89	Mr. Nawab Gull	1069	0	14.57	<b>134,528.19</b>			-		134,528.19	Land
90	Mr. Khatab Gull	1069	4	0.90	<b>746,863.40</b>			-		746,863.40	Land
91	Mr. Pur Dill	1069	0	5.03	<b>46,389.03</b>			-		46,389.03	Land
92	Mr. Muhammad Zahid Shah	1058	2	3.00	<b>396,960.86</b>			-		396,960.86	Land
93	Mr. Muhammad Asmat Shah	1058	2	3.00	<b>396,960.86</b>			-		396,960.86	Land
94	Mr. Siddique Allha	1073	2	5.33	<b>418,501.37</b>			-		418,501.37	Land
95	Mr. Qudrat Shah	1073	0	15.11	<b>139,500.45</b>			-		139,500.45	Land
96	Mr. Haleema Gull	1073	4	10.67	<b>837,002.75</b>			-		837,002.75	Land
97	Mr. Muhammad Zahid Shah	1073	3	0.44	<b>558,001.84</b>			-		558,001.84	Land
98	Mr. Muhammad Asmat Shah	1073	3	0.44	<b>558,001.84</b>			-		558,001.84	Land
99	Mr. Qudrat Shah	1091	4	10.00	<b>830,848.32</b>			-		830,848.32	Land
100	Mr. Qudrat Shah	1077	1	10.50	<b>281,565.27</b>	506,880	239,210	799,740	2,218,000	4,045,395.27	Trees, Tube well Machinery, Structure
101	Mr. Muhammad Zahid Shah	1077	2	5.75	<b>422,347.89</b>			-		422,347.89	Land
102	Mr. Muhammad Asmat Shah	1077	2	5.75	<b>422,347.89</b>			-		422,347.89	Land
103	Mr. Qudrat Shah	1079, 1067	32	16.00	<b>6,055,961.08</b>			-		6,055,961.08	Land
104	Mr. Muhammad Zaffar	1078	7	7.00	<b>1,357,052.25</b>			-		1,357,052.25	Land
105	Mr. Muhammad Surair	1078	3	18.50	<b>724,670.45</b>			-		724,670.45	Land

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Acre)	DPs Affected Land (Marla)	DPs BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPs C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non Land Compensation	Remarks
106	Mr. Muhammad Qadeer	1078	3	18.50	<b>724,670.45</b>			-		724,670.45	Land
107	Mr. Muhammad Baseer	1078	3	18.50	<b>724,670.45</b>			-		724,670.45	Land
108	Mr. Muhammad Aleem	1078	2	18.50	<b>540,093.15</b>			-		540,093.15	Land
109	Mr. Gull Haider	1078	4	16.47	<b>890,608.16</b>			-		890,608.16	Land
110	Mr. Sher Haider	1078	4	16.47	<b>890,608.16</b>			-		890,608.16	Land
111	Mr. Meer Haider	1078	4	16.47	<b>890,608.16</b>			-		890,608.16	Land
112	Mst. Hanifa	1078	2	8.24	<b>445,304.09</b>			-		445,304.09	Land
113	Mst. Khanzadgai	1078	2	8.24	<b>445,304.09</b>			-		445,304.09	Land
114	Mst. Laal Dana	1078	2	15.11	<b>508,724.12</b>			-		508,724.12	Land
115	Mr. Qazi Shaukat Sultan	1057	0	19.14	<b>176,699.51</b>			-		176,699.51	Land
116	Mr. Zia ur Rehman	1057	0	5.47	<b>50,485.58</b>			-		50,485.58	Land
117	Mst. Rahat Sultan	1057	0	2.73	<b>25,242.79</b>			-		25,242.79	Land
118	Mst. Jameela Sultan	1057	0	2.73	<b>25,242.79</b>			-		25,242.79	Land
119	Mr. Qazi Habib ur Rehman	1057	2	4.92	<b>414,702.93</b>			-		414,702.93	Land
120	Mr. Khuda Muhammad	1057	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
121	Mr. Taj Muhammad	1057	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
122	Mr. Fareed Khan	1057	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
123	Mr. Jan Muhammad	1057	0	18.75	<b>173,093.40</b>			-		173,093.40	Land
124	Mr. Shahzad Gull	1066	0	7.37	<b>68,391.00</b>			-		68,391.00	Land
125	Mr. Muqadas Gull	1066	0	7.37	<b>68,391.00</b>			-		68,391.00	Land
126	Mr. Majeed Gull	1066	0	7.37	<b>68,391.13</b>			-		68,391.13	Land
127	Mr. Taza Gull	1066	0	7.37	<b>68,391.13</b>			-		68,391.13	Land

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Acre)	DPs Affected Land (Marla)	DPs BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPs C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
128	Mr. Baghdadi	1066	0	3.11	<b>28,433.47</b>			-		28,433.47	Land
129	Mr. Ameerzad	1066	0	4.67	<b>43,081.02</b>			-		43,081.02	Land
130	Mr. Ghulam Habib	1066	0	4.67	<b>43,081.02</b>			-		43,081.02	Land
131	Mr. Ghulam Nabi	1066	0	7.78	<b>71,514.50</b>			-		71,514.50	Land
132	Mr. Qudrat Shah	1066	0	6.22	<b>57,297.76</b>			-		57,297.76	Land
133	Mr. Sardar	1069/2	1	1.94	<b>202,568.73</b>			-		202,568.73	Land
134	Mst. Shafia	1069/2	0	2.74	<b>25,321.09</b>			-		25,321.09	Land
135	Mr. Hawaldar Zaman	1069/2	0	3.84	<b>35,442.94</b>			-		35,442.94	Land
136	Mr. Baroz Khan	1069/2	0	3.84	<b>35,442.94</b>			-		35,442.94	Land
137	Mr. Mamraiz Khan	1069/2	0	3.84	<b>35,442.94</b>			-		35,442.94	Land
138	Mr. Sheraz Khan	1069/2	0	3.84	<b>35,442.94</b>			-		35,442.94	Land
139	Mst. Raheela	1069/2	0	1.92	<b>17,737.95</b>			-		17,737.95	Land
140	Saleema Bibi	1069/2	0	1.92	<b>17,737.95</b>			-		17,737.95	Land
141	Mustagfra	1069/2	0	1.37	<b>12,660.55</b>			-		12,660.55	Land
142	Sulab Gull	1069/2	0	6.40	<b>59,082.55</b>			-		59,082.55	Land
143	Mantanza	1069/2	0	3.20	<b>29,541.27</b>			-		29,541.27	Land
144	Sher Abbas	1069/2	0	3.66	<b>33,761.45</b>			-		33,761.45	Land
145	Gull Zahra	1069/2	0	1.83	<b>16,880.73</b>			-		16,880.73	Land
146	Umer ul Nisa	1069/2	0	1.83	<b>16,880.73</b>			-		16,880.73	Land
147	Naseem Bibi	1069/2	0	0.46	<b>4,220.18</b>			-		4,220.18	Land
148	Sardar Muhammad Hayat Barki	1069/2	0	0.58	<b>5,363.16</b>			-		5,363.16	Land
149	Muhammad Arif Barki	1069/2	0	0.58	<b>5,363.15</b>			-		5,363.15	Land
150	Muhammad Abid Barki	1069/2	0	0.58	<b>5,363.15</b>			-		5,363.15	Land

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Acre)	DPs Affected Land (Marla)	DPs BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPs C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
151	Jameela Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
152	Zahida Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
153	Nazia Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
154	Neelam Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
155	Gabreen Barki	1069/2	0	0.29	<b>2,690.36</b>			-		2,690.36	Land
156	Doranai	1069/2	0	5.49	<b>50,642.18</b>			-		50,642.18	Land
157	Majid	1069/2	0	0.69	<b>6,330.27</b>			-		6,330.27	Land
158	Qudrat Shah	1074	5	19.00	<b>1,098,566.12</b>			-		1,098,566.12	Land
159	Muhammad Zahid Shah	1074	8	18.50	<b>1,647,849.16</b>			-		1,647,849.16	Land
160	Muhammad Asmat Shah	1074	8	18.50	<b>1,647,849.16</b>			-		1,647,849.16	Land
161	Anwar Shah	1056	8	2.00	<b>1,495,526.97</b>			-		1,495,526.97	Land
162	Haji Kochay	1056	8	2.00	<b>1,495,526.97</b>			-		1,495,526.97	Land
163	Sarwar Din	1056	8	2.00	<b>1,495,526.97</b>			-		1,495,526.97	Land
164	Musharaf	1059	9	3.96	<b>1,698,299.32</b>			-		1,698,299.32	Land
165	Fida Muhammad	1059	1	3.18	<b>213,953.72</b>			-		213,953.72	Land
166	Taj Muhammad	1059	1	3.18	<b>213,953.72</b>			-		213,953.72	Land
167	Fareed Khan	1059	1	3.18	<b>213,953.72</b>			-		213,953.72	Land
168	Jan Muhammad	1059	1	3.18	<b>213,953.72</b>			-		213,953.72	Land
169	Mr. Zaka Ullah	1059	18	5.33	<b>3,372,603.81</b>			-		3,372,603.81	Land
170	Abdul Hanan	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
171	Abdul Manan	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
172	Darwaish	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
173	Khalifa	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
174	Meera Khan	1082	0	13.90	<b>128,290.42</b>			-		128,290.42	Land
175	Maaroofa	1082	0	6.97	<b>64,145.20</b>			-		64,145.20	Land
176	Khadim Shah	1082	0	19.11	<b>176,399.32</b>			-		176,399.32	Land

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Marla)	DPS Affected Land (Marla)	DPS BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPS C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
177	Sultan Muhammad	1082	1	8.07	<b>259,086.51</b>			-		259,086.51	Land
178	Ghulam Habib	1082	1	8.07	<b>259,086.51</b>			-		259,086.51	Land
179	Noor Muhammad	1082	0	19.11	<b>176,399.33</b>			-		176,399.33	Land
180	Boneera	1082	0	9.55	<b>88,199.67</b>			-		88,199.67	Land
181	Gufrania	1082	0	9.55	<b>88,199.67</b>			-		88,199.67	Land
182	Muhammadia	1082	0	9.55	<b>88,199.67</b>			-		88,199.67	Land
183	Manjari	1082	2	7.17	<b>435,485.84</b>			-		435,485.84	Land
184	Bibi Sofia	1082	0	15.92	<b>146,999.44</b>			-		146,999.44	Land
185	Rahmania	1082	0	15.92	<b>146,999.44</b>			-		146,999.44	Land
186	Khadija	1082	0	15.92	<b>146,999.44</b>			-		146,999.44	Land
187	Yaar Khan	1082	2	19.12	<b>545,735.42</b>			-		545,735.42	Land
188	Qudrat Shah	1082	17	13.50	<b>3,263,387.57</b>					3,263,387.57	Land
189	Meeraj Begum	1051	3	17.17	<b>712,375.25</b>			-		712,375.25	Land
190	Sanma	1051	3	17.17	<b>712,375.25</b>			-		712,375.25	Land
191	Khankheela	1051	0	19.30	<b>178,093.86</b>			-		178,093.86	Land
192	Gull Bahar	1051	1	4.56	<b>226,664.93</b>			-		226,664.93	Land
193	Zia ur Rehman	1051	1	4.56	<b>226,664.93</b>			-		226,664.93	Land
194	Fazal Ur Rehman	1051	1	4.56	<b>226,664.93</b>			-		226,664.93	Land
195	Farzana	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
196	Akeelmad	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
197	Abida	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
198	Naila	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
199	Rokheeda	1051	0	12.28	<b>113,332.48</b>			-		113,332.48	Land
200	Sher Zaman Barki	1051	7	19.85	<b>1,475,696.02</b>			-		1,475,696.02	Land
201	Nishada	1051	3	19.93	<b>737,848.01</b>			-		737,848.01	Land
202	Noor Jahan	1051	0	19.30	<b>178,093.89</b>			-		178,093.89	Land
203	Muhammad Zar	1051	0	19.30	<b>178,093.89</b>			-		178,093.89	Land
204	Aziz Ur Rehman	1051	0	19.30	<b>178,093.89</b>			-		178,093.89	Land
205	Yasir	1051	0	19.30	<b>178,093.89</b>			-		178,093.89	Land
206	Husnain	1051	0	19.30	<b>178,093.56</b>			-		178,093.56	Land
207	Shazia	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
208	Bibi Jannar	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land

Sr No	Name of Owner	Khasra No.	DPs Affected Land (Marla)	DPs Affected Land (Marla)	DPs BOR Land Compensation	Fruit Trees Compensation	Non Fruit Trees Compensation	DPs C&W Structures Compensation	DP Tube well Machinery Compensation	Total Land & Non-Land Compensation	Remarks
209	Azleema	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
210	Naseema	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
211	Aimeni	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
212	Koochi	1051	0	9.64	<b>89,046.93</b>			-		89,046.93	Land
213	Rehmania	1051	4	5.44	<b>788,793.72</b>			-		788,793.72	Land
214	Hassan Bibi	1051	4	5.44	<b>788,793.72</b>			-		788,793.72	Land
215	Lassab Bibi	1051	4	5.44	<b>788,793.72</b>			-		788,793.72	Land
216	Gull Bibi	1051	4	5.44	<b>788,793.72</b>			-		788,793.72	Land
217	Marhabana	1051	1	3.72	<b>218,995.00</b>			-		218,995.00	Land
218	Mehar Jana	1051	1	3.72	<b>218,995.00</b>			-		218,995.00	Land
219	Bazgar	1051	1	3.72	<b>218,995.00</b>			-		218,995.00	Land
220	Sharf din	1051	0	15.78	<b>145,654.89</b>			-		145,654.89	Land
221	Khaprai	1051	0	8.00	<b>73,853.25</b>			-		73,853.25	Land
222	Fida Muhammad	1051	14	4.89	<b>2,629,993.94</b>			-		2,629,993.94	Land
223	Taj Muhammad	1051	4	14.94	<b>876,493.39</b>			-		876,493.39	Land
224	Fareed Khan	1051	4	14.94	<b>876,493.39</b>			-		876,493.39	Land
225	Jan Muhammad	1051	4	14.94	<b>876,493.39</b>			-		876,493.39	Land
226	Mr. Zaka Ullah	1051	28	9.78	<b>5,259,987.38</b>					5,259,987.38	Land
227	Junaid Ahmed Shah	1092	30	18.45	<b>5,709,312.70</b>			-		5,709,312.70	Land
228	Muhammad Ahmed Shah	1092	30	18.45	<b>5,709,312.70</b>			-		5,709,312.70	Land
229	Muhammad Zahid Shah	1092	13	5.05	<b>2,446,848.30</b>			-		2,446,848.30	Land
230	Muhammad Asmat Shah	1092	13	5.05	<b>2,446,848.30</b>			-		2,446,848.30	Land
231	Qudrat Shah	1068	3	5.00	<b>600,057.12</b>			-		600,057.12	Land
232	Haji Qudrat Shah s/o Hikmat Shah	1065	3	10.50	<b>650,831.17</b>			-		650,831.17	Land
233	Muhammad Zahid Shah s/o Qudrat Shah	1065	5	5.75	<b>976,246.78</b>			-		976,246.78	Land
234	Muhammad Asmat Shah s/o Qudrat Shah	1065	5	5.75	<b>976,246.78</b>			-		976,246.78	Land

## **Annex 11: Independent Valuation Study**

# **INDEPENDENT VALUATION STUDY REPORT**

## **ON LANDFILL PROJECT**

**AT MOUZA GHARI FAIZULLAH, TEHSIL & DISTRICT PESHAWAR.**



Updated Submission Date: **26 November, 2022**

## **REPORT**

**ANDERSON**  
**CONSULTING (PVT) LTD**

Professional Valuers & Surveyors, Stocks Inspectors, Engineers & Architects, and  
Consultants

[www.andersonpk.com](http://www.andersonpk.com)

**Regional Office:** Office No. 11, 3<sup>rd</sup> Floor, Rehman Arcade, Airline Housing Society, Khayaban e Jinnah, **Lahore.**

Phone No. 042-35191119. email: [andersonconsulting.lhr@gmail.com](mailto:andersonconsulting.lhr@gmail.com)

**Principal Office:** Suite 103, 1<sup>st</sup> Floor, 43-C, Khayaban-e-Bukhari, D.H.A., Phase VI, **Karachi.**

Phone No. 021-35845292. email: [andersonconsultingk@gmail.com](mailto:andersonconsultingk@gmail.com)

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**SECTION I**

**EXECUTIVE SUMMARY**

**1.0: Executive Summary:****1.1 Client and client's instructions:**

At request of the **Khyber Pakhtunkhwa Cities Improvement Project (KPCIP), Afzal Apartments, Jamrud Road, Phase 3 Chowk, Hayatabad, Peshawar**, following sub-consulting certain parts, tasks and obligations under the below mentioned Main Client Contract, we confirm having commenced our valuation study proceedings of the land and non-land assets, and currently in process of completing our assignment. It is been performed in lieu of guidelines set out in the laid down 'Terms of References' and utilizes the International Valuation Standards Framework.

This Inception Report represents our findings for the time, dates and places of attendance only, and is **ISSUED WITHOUT PREJUDICE** and any liabilities for the consideration and / or privilege of the parties concerned and their legal advisors only. Circulation of this report is also limited to the intended users.

**1.2: Project Title:****1.3: Source of Funding:**

Asian Development Bank.

**1.4: Nature of Project:**

Landfill Site.

**1.5: Definition of the market value, including distinctions between market value and the value(s) being assessed under the instructions:****Basis of value:**

The fundamental component of any valuation is the basis (or definition) of value that the valuer uses. The basis of value that is adopted depends on the purpose of the valuation.

**Market Value:**

Market value is an estimate of the exchange price between a willing buyer and a willing seller. Its primary application is, therefore, the estimation of exchange prices in open markets. For land rights that are traded for economic advantage, such as agricultural, commercial and industrial land use rights, it is often possible to value them by capitalizing an estimate of future economic return. For land rights that are traded for socioeconomic reasons, such as residential land use rights, it is possible to value them by comparing transaction prices. For land rights that are rarely, if ever, traded, but recognized as having economic potential or a value in use, the cost of replacing them would be taken as a proxy for market value.

**Distinctions:**

This particular study will focus on estimating the market value of state-owned land using conventional valuation approaches, whereby, range of rates reflecting current replacement cost of affected land and non-land assets will need to be measured, while also considering the calculation of compensation made to the 'Displaced Persons'.

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**1.6: Applied Methodology for Appraisal of Land:**

While taking into consideration the shape of land, its topography, the surrounding area and its frontal features, we have used the "**Standard Current Market Value Method**" to determine the fair market value of land.

**1.7: Surveyed and Apprised by:**

Muhammad Shoaib  
(Senior Valuation Consultant / Executive Director)

Zohaib Tariq  
(Surveyor and Market Analyst)

Uzair Aftab  
(Surveyor and Market Analyst)

Muhammad Mohsin Ali  
(Surveyor and Market Analyst)

Samia Iqbal  
(Office Executive / Data Collection Manager and Report Writer)

**Furthermore**, we hereby report and certify that in our opinion and to the best of our professional knowledge and belief the appropriate best value estimates of **Current Replacement Value** of the subject affected land of subject project, which have been professionally worked out and determined on the precise basis of provided Scope of Work and methodology given, are as follows:-

**(A) Current Replacement Value of Affected Land: Rs. 207,411,811/-**

**(B) Current Replacement Cost of Non-Land Assets: Rs. 6,244,519/-**

**(A+B) Total Replacement Cost of Affected Land: Rs. 213,656,330/-**

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**Disclaimer and Liability:-**

We have not legally checked to property documents, legal status and other legal aspects of subject property since it is out of our scope of services. We are not responsible of any discrepancy regarding location, legal aspects, occupancy and encumbrance etc.

The subject valuation report is issued without prejudice, obligation or any legal binding on us. This report is comprised of 59 pages including Photographs pages.

For Anderson Consulting (Pvt.) Ltd.

Updated Date: 28 Feb., 2023

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## **SECTION II**

**TERM OF REFERENCE  
OBJECTIVE OF STUDY  
SPS 2009 REQUIREMENTS FOR REPLACEMENT COST  
for Independent Third-Party Valuator (ITV)**

## **2.0: Term of Reference Objective of Study SPS 2009 Requirements for Replacement Cost:**

### **2.1 Project Background:**

- The Asian Development Bank (ADB) is supporting the Provincial Government of Khyber Pakhtunkhwa (GoKP) to carry out the Project Readiness Financing (PRF) for the ensuing Khyber Pakhtunkhwa Cities Improvement Project (KPCIP) under ADB Project No 51036-003. Prioritized subprojects focus on water supply, sanitation and solid waste management. Detailed designs for all three mentioned sectors have been completed.

The implementation of some subjects proposed under KPCIP involves land acquisition and resettlement. There are total 07 sites / subprojects that require the undertaking of an independent valuation study to be conducted by state bank accredited firm 04 subprojects out of the total 07 are subject to land acquisition under the GoKP's Land Acquisition Act of 1894. Land for the remaining 03 subprojects have already been acquired, 02 sites are acquired using the Urgency Clause Section 17/4/6, and 01 site has been acquired through normal process of the Land Acquisition Act of 1894. Section 4 has been notified for all 04 subprojects under fresh land acquisition. Section 5 has been notified for 02 subprojects while Section 5 for the remaining 02 will be notified in two weeks' time. The table below shows the details that includes; total area, number of Affected Persons (APs), and Land Acquisition Status etc.

- ADB's SPS 2009 requires that the rate of compensation for acquired land, structures and other lost assets are calculated at full Replacement Cost (RC), which is based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued; (iv) transitional and restoration costs; and (v) other applicable payments, if any. Where market conditions are absent or in a formative stage, the borrower/client is required to consult displaced persons and host populations to obtain adequate information about recent land transactions, land value by types, land titles, land use, cropping patterns & crop production, availability of land in the project area and region and other related information. Qualified and experienced experts/firm accredited by the state bank of Pakistan is required to undertake the valuation of acquired/lost assets. In applying the method of valuation, depreciation of structures and assets should not be considered

Similarly, Section 23 of the Pakistan's Land Acquisition Act (1894) as amended, prescribes the matters to be considered in determining compensation. These include (i) market-value of the land on the date of publication of Section 4, sub-section taking into account transfer of land similarly situated and in similar use, and potential-value of the land to be acquired subject to certain conditions; (ii) the damage sustained by the person interested to any standing crops or trees which may be on the land; (iii) the damage (if any) sustained by the person interested for severing such land from his other land; (iv) the damage (if any) sustained by the person interested to his other property, movable or immovable, in any other manner, or his earnings; (v) reasonable expenses (if any) incidental to being compelled to change his residence or place of business; and (vi) the damage resulting from diminution of the profits of the land between the time of the publication of the declaration under Section 6 and the time of the Collector's taking possession of the land. In addition to the market-value of the land, a 15% premium is added in consideration to the involuntary resettlement acquisition.

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- The LAA 1894 requires that the main criterion for fair compensation is the price which a buyer would pay to a seller for the property if they voluntarily entered into the transaction. In determining the value of the land acquired by the Government and the price which a willing purchaser would give to the willing seller, past sales as indicated in the registered sales records should not be the only basis for assessment. The value of the land with all its potentialities may also be determined by referring to local property dealers or other persons who are likely to know the price that the property (land and other assets) in question is likely to fetch in the open market. More specific guidance on the application of Section 23 of the LAA can be found in various court rulings on compensation payment cases.
- KPCIP subprojects are required to compensate and assist displaced people to restore their livelihoods following the provisions in the Land Acquisition and Resettlement Framework (LARF) for KPCIP which is under process. Accordingly, detailed measurement survey (DMS) and valuation of lost assets (VLA) including land, structures, crops, trees and livelihood are required to be carried out in collaboration with qualified appraisers of the BOR, SBP accredited valuers, certified companies, individuals and non-governmental organizations (NGOs) certified in valuation. A third-party external monitoring agency will be engaged to observe and verify or undertake the DMS and VLA process.

As stated above the difference between BOR and Replacement cost RC will need to be worked out through a valuation study by qualified and experienced experts. In cases where compensation has been already awarded, the BOR, under the prevailing LAA practice, is not authorized to accept or reject any additional amount of compensation (over and above the BOR price). However, the implementing agency (IA) and executing agency EA will ensure and materialize a strategy for the replacement cost

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**2.2 Objectives and Scope of Work:****2.2.1 Scope of Services**

- Independent Valuation Study (IVS)' based on the information on Land and Non-Land Assets for the Affected Lands / Sites at Abbottabad, Kohat and Mingora.
- The services of a valuation firm/expert approved by the Pakistan Bank's Association to serve as an independent valuation consultant (IVC) are needed to undertake an independent valuation study of a representative sample of assets to be acquired under KPCIP. The valuation study aims (i) to ascertain the current replacement cost, as specified in ADB SPS 2009, of all land and non-land assets lost due to land acquisition under KPCIP and (ii) to establish whether the valuation of affected assets by the Deputy Commissioner (DC) / Land Acquisition Collector (LAC) meets the elements of RC, while considering the calculation of compensation as specified in Section 23 of the LAA.
- The objective of the independent land valuation study is to independently appraise the value of land and other affected assets under the KPCIP based on international appraisal standards using a sample of 10% or at least 8 plots of affected land per subproject, covering various land types and locations. If the DC rates do not fall within the identified range of rates reflecting replacement cost, the IVC will determine (i) the reasons for the difference in the rates and (ii) the exact balance between RC and DC rates for land, structures, crops, trees and income losses, in order to enable IA and EA to fill the gap.
- The independent valuation study will apply the methodology for the determination of replacement cost as referred under ADB SPS 2009 and the field assessments will cover the following:
  - i. Review of land records and conducting of field survey
  - ii. Current valuation of location/property
  - iii. Consideration of value of similar properties in the vicinity and in the immediate neighborhood, ideally type of land mentioned in the award.
  - iv. Consideration of distance from the population/nearest town/village
  - v. Consideration of market rates of structures (business & residential) without deduction of depreciation
  - vi. Current rates for crops cultivated on the affected land
  - vii. Rates for fruit trees considering the investment cost & fruit bearing age; the rate of wood / timber in case of non-fruit trees
  - viii. Consideration of business/income losses & livelihood restoration assistance
  - ix. consultation with DPs/APs
- The IVC firm will undertake the following tasks:
  - i. Select a sample of 10% or at least 8 plots of the affected land per subproject, ensuring that the sample includes all categories of land (i.e. agricultural, residential, etc.) and location (off-road / adjacent to the road), etc. from the list of land parcels to be acquired.
  - ii. Describe the valuation approach methodology to be used to appraise replacement cost in accordance with the ADB SPS 2009;

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- iii. Meet relevant stakeholders including DPs, LAC staff, project-land staff, DC staff, revenue officials, prospective buyers and the local people.
- iv. Obtain copies of previous land awards, valuation tables, mutations information in the affected villages.)
- v. Collect information on recent land transactions, land use, cropping patterns, crop production (per area identified in the locally per term, per year for different crops), irrigation patterns, availability of land in the project area and region, and factors prospective buyers consider while buying land in the region.
- vi. Undertake a physical survey to make a general assessment of the location of the land parcel (on/off road), value of similar properties in the vicinity, accessibility, sources of cultivation (canals, tube well etc.), nearby amenities (like schools, hospital, etc.), any improvements (structures, trees, crops, irrigation canals and other land development measures) made to the land parcel, general supply and demand environment in the locality, and prospective buyers in the locality.
- vii. Review the awarded rates by the DC/LAC and that of prevailing rates of sales records (mutations) in the sampled villages, union councils taking into account the accessibility to the land, location of the land; fertility/productivity; availability of amenities; and any other pertinent factor that may affect land values; verify the average farm yield/productivity rates from different sources i.e. LAC office, local farmers, and the Department of Agriculture;
- viii. Appraise the fair market value of the sampled properties (based on the actual prices at which a lost asset can be sold and acquired in today's markets as opposed to registered prices in land records), as well as relevant transaction costs and other elements of RC in accordance with the ADB SPS 2009.
- ix. Prepare a valuation report for each sampled land parcel which includes the following information:
  - Property address (village name, area identification)
  - General description of the property (area) registered owners
  - Location and attributes (on/off road, surrounding development, source of water, etc.)
  - Land category
  - Present and past cultivation
  - Public services (amenities/utilities nearby)
  - Date of inspection
  - Details of any structure on the land
  - Details of any trees on the land
  - DC Valuation
  - Estimated market price by real estate agents in the open market (The property dealers / real estate agents guess the value of land based on their acumen and experience)
  - Valuation at replacement cost by the IVC
  - Difference between DC valuation and that of the IVC in absolute figures and percent.

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**2.2.2 Output Requirements:**

- The assignment is for 1.5 PM. The outputs of the independent valuation study include an inception report, a draft valuation report, followed by the final valuation report (incorporating comments of stakeholders on the draft report) for the assigned subprojects under KPCIP.
- Inception Report. Within 05 days from signing the contract, the IVC will submit an inception report that will include (a) the proposed final valuation methodology, (b) Presentation of a sample report structure (table of contents or similar), (c) method of engagement with key stakeholders and outcomes of any initial discussions, (d) Resolution of remaining implementation issues, and (e) detailed work schedule.
- Draft Valuation Report for the assigned subproject(s). Within 02 weeks from the review and acceptance of the inception report by ADB and the Local Government, Elections & Rural Development Department of KP (LGE&RDD). The draft valuation report should summarize and present the findings of the study.
- Final Valuation Report for the assigned subproject(s). Within 01 weeks after review of the draft valuation report by ADB and LGE&RDD. The final valuation report should address all the comments / observations, if any, on the submitted draft valuation report and provide final findings along with the RC identified by the study.

**2.2.3 Consultant Qualifications:**

- The valuation firm or expert should be a registered valuer with the Pakistan Bankers' Association with at least 5 years' experience in doing valuation work for agricultural, residential and commercial land and buildings (Panel 1) in both urban and rural areas. The valuation firm or expert should be familiar with the application of Section 23 of the LAA in determining fair market value.

The valuation firm or expert should thoroughly familiarize themselves with the concept of replacement cost, in accordance with para 10, Appendix 2 of the ADB SPS 2009.

IVS ON LANDFILL PROJECT, PESHAWAR

**SECTION III**

**VALUATION STUDY AND METHODOLOGY**

### **3.0 Valuation Study and Methodology:**

#### **Sub-Section A: Introduction of Project:**

##### **3.1: Name of Project :**

Landfill Site at Peshawar.

##### **3.2: Land and Locality Description:**

The under-valuation study project is an open piece of land located at mouza Ghari Faizullah, opposite Shamshatoo Camp, Baghbanan Road, 22 km Jamil Chowk Ring Road on namely Hayatabad Road, Tehsil and District Peshawar. The southern side of the Hayatabad Road near to the subject affected land is developed / populated, however, the north side of the Hayatabad Road is not in any use and lying open. The opposite side of the subject affected land across the road the Afghan refugees are settled in temporary shelters / houses.

The affected land is located at an unnamed road on 250 meters from Shamshato Interchange toward the north. The surrounding area of the subject affected land is not in any use and the land by kind is mostly "Barani" and Barren.

##### **3.3.: Assessment of Location:**

The nature / kind of subject affected land is "Barani" and Barren, however, the area near the subject land is also residential but it is away from the site. The necessities of life including commercial and residential are not available in the immediate surrounding of subject land. The prices of lands in the surrounding are much lower than the developed residential area namely Shamshatoo due to the non-availability of proper drinking water and sewerage system and other necessities of life are not available.

##### **3.4: Accessibility:**

The subject affected land has access through the unnamed road which is linked with Shamshato Interchange. The land is located at west of the unmaned road.

We have provided the Views of Location of the Project Site / Affected Land from Google Map and View of Location of the Project Site / Affected Land from Google Satellite.

**Fig. 3.4.1: View of Location of the Project Site / Affected Land from Google Satellite :**

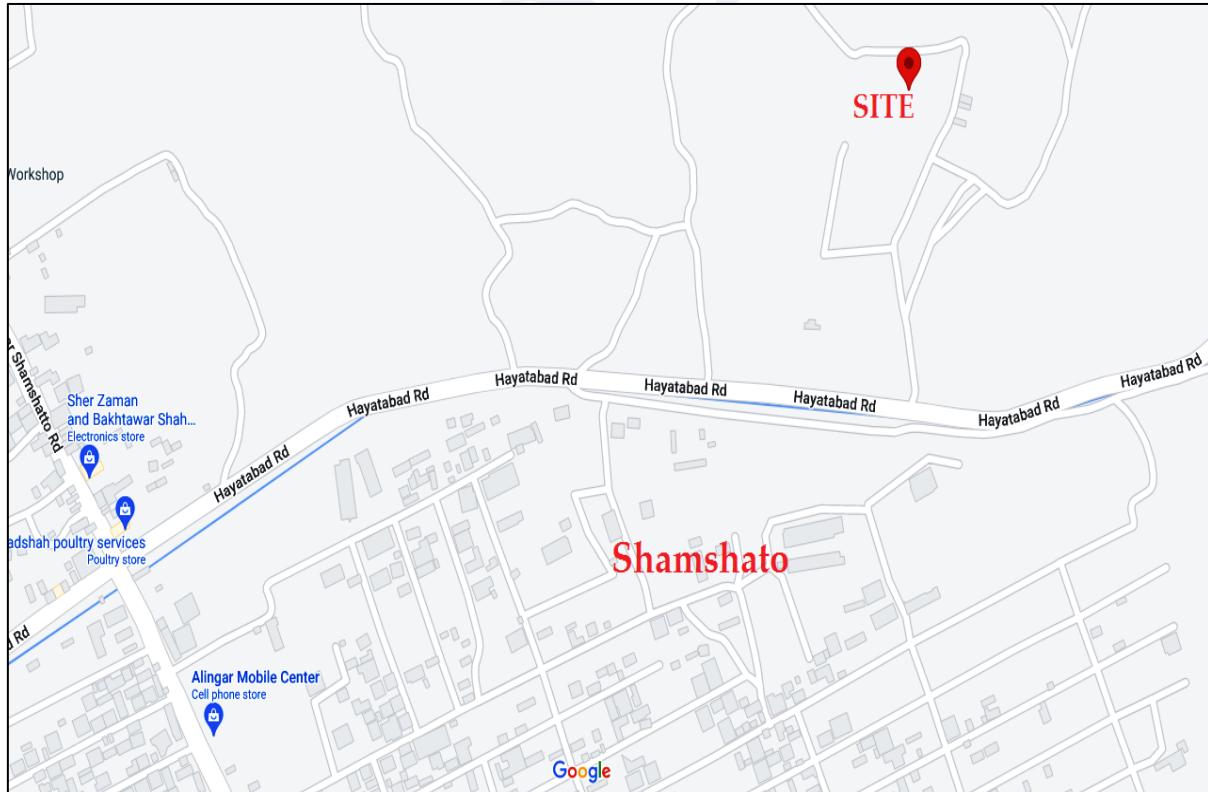


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**Fig. 3.4.2: Below-up View of Location of the Project Site / Affected Land from Google Satellite:**



**Fig. 3.4.3: View of Location of the Project Site / Affected Land from Google Map:**



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**3.5: Present Status of the Project Land:**

The subject affected land is currently being used Municipal Solid Waste Dumping Site.

**3.6: Land Type and Usage:**

The immediate area of subject land is “Barani” and Barren, it has declared by the Board of Revenue. However, the land is also mostly Barani in nature.

**3.7: Surrounding Area:**

The surrounding area is not in any use, hence the opposite of the subject land the Afghan refugees are settled in temporary shelters / houses. Also, the Shamshato residential area is located near the subject land toward south but away with the distance.

**Bounded as under:**

**On North:** Barren Land.

**On East:** Unnamed Road.

**On West:** Open Land.

**On South:** Open Land.

**3.8: Consideration of availability of sources of water & other amenities:**

There is no water supply system or source of water, not even any other facilities that are important for life.

**3.9: Consideration of distance from the population / nearest town/village:**

The subject affected land has distance of 250 meters from the populated area / town namely Shamshato.

**3.10: Trees & Plantation on the Land:**

There are no valuable trees and crops on subject land, however, some trees are as seen on page no. 37 & 38 in this IVS Report at Section VIII (Photographic Evidence of Subject Affected Land) are not under ownership of affected persons, these tree grown by Irrigation Department on edge of the unnamed road.

Two small buildings are constructed thereon. Detail of said buildings with covered area and specification is mentioned in next in report.

**SECTION IV**

**MEETING WITH RELEVANT STAKEHOLDERS  
AND  
REVIEW OF LAND RECORDS DURING FIELD SURVEY**

## IVS ON LANDFILL PROJECT, PESHAWAR

**4.0: Meeting with Relevant Stakeholders and Review of Land Records During Field Survey:****4.1 Meeting with the Stakeholders and Affected Peoples:**

We met and consulted with the relevant stakeholders with regard to this valuation study including the Land Acquisition Staff, Project Land Staff, DC Office Staff and Revenue Officials.

According to the provided revenue particulars detail of affected land Owners, there are 234 affected persons.

In terms of consulting and meeting with affected people, the only 3 - 4 persons of the total affected persons have attended the meeting. Although, we and officials of relevant department i.e TMO and BOR were informed about the said meeting but the persons have not reached the meeting.

According to sources, the reason for not attending the meetings is that the land compensation being given to them is very low and they do not want to take it. However, they are demanding that the Government provide the jobs at the proposed Landfill / Waste Dumping Project instead of paying compensation. If someone agrees to sell the land, they demand the unrealistic price for the land, which is much higher than the actual price, even demanding prices are not according to the market. We asked for the basis of the demanding land prices but could not provide any written evidence other than verbal reference.

**4.1.1: Photographic Evidence of meeting and consultation with the affected persons:**

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**Sub-Section B: Review of Land Records and Conduct of Field Survey:**

We have met with the relevant stakeholders with regard to this valuation study including the Land Acquisition Staff, Project Land Staff, DC Office Staff and Revenue Officials.

The following documents have been reviewed and obtained and same are described below:

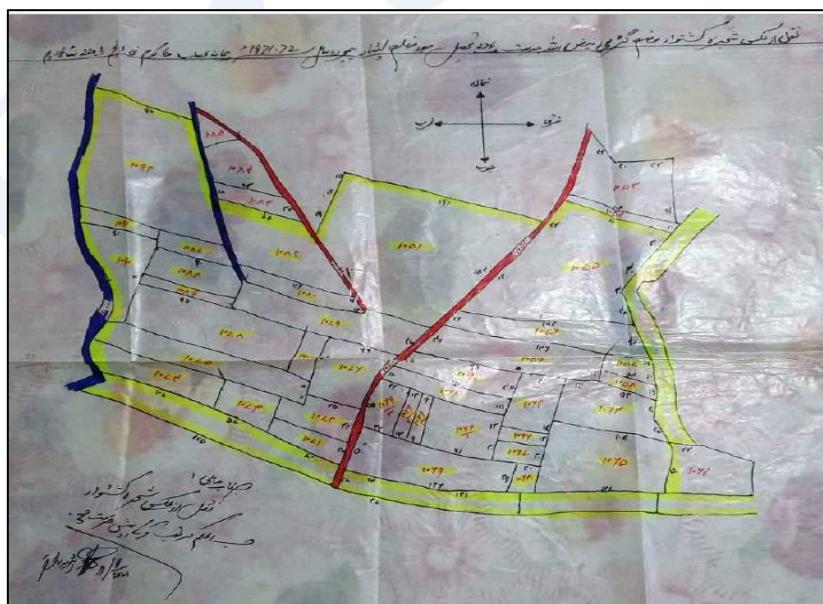
- 4.1. Cadastral Map (Aks Shajra)
- 4.2. Letter of Deputy Commissioner Peshawar regarding acquisition of land for Establishment / Development of landfill site for municipal solid waste at mouza Ghari Faizullah Peshawar (approval of the estimated cost) Vide No. 842 / DC / LAC / (NTA) 906 / P dated 18-05-2018.
- 4.3. Letter of Deputy Commissioner / District Collector District Peshawar. Notification under section – IV of land acquisition act, 1894, Vide No. 14448 / DC / LAC / (NTA) 91 dated 17-04-2018.
- 4.4 Building Assessment by Communication & Works Department, Khyber Pakhtunkhwa Peshawar, Vide No. 1625 / 1-WB dated 18-05-2018.
- 4.5. Valuation Table of Board of Revenue of year 2021-22.

**4.1. Aks Shajra.**

It is a detailed map of a village or specific area (mouza) with cadastral information which is used for the legal administrative purposes of land. Unique graph is prepared on it and Identification Numbers (Murabaha Number, Qila Number, Khasra Numbers and Tatima Numbers) are mentioned on it to identify the specific land.

In this regard, we have collected the Aks Shajra / Cadastral Map of specific 792 kanals affected land and conducted the field survey accordingly. The Aks Shajra / Cadastral Map of subject complete 792 kanals affected land is provided at below Fig.:

**Fig 4.1.1: Aks Shajra / Cadastral Map of complete 792 kanals affected land:**



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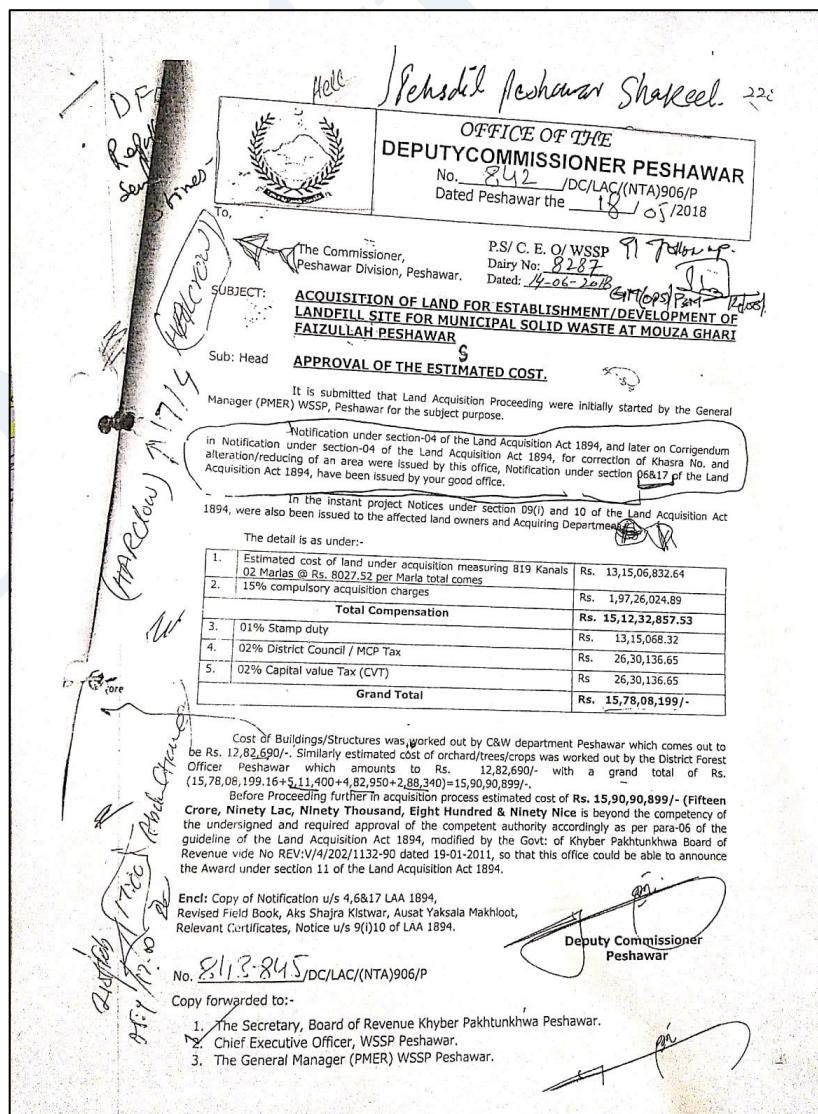
**4.2: Letter of Deputy Commissioner Peshawar regarding acquisition of land for Establishment / Development of landfill site for municipal solid waste at mouza Ghari Faizullah Peshawar (approval of the estimated cost) Vide No. 842 / DC / LAC / (NTA) 906 / P dated 18-05-2018.**

The proceeding of the subject land acquisition including the total area of affected land and cost of land including the Government Taxes etc has been provided in the subject document. We have provided the detail in below given schedule:

**Table 4.2.1: Approval of the Estimated Cost (as per previous / updated Land Award) by Deputy Commissioner :**

1	Estimated Cost of land under acquisition measuring 819 kanals and 2 marlas @8027.52 per marla total comes	Rs. 131,506,832.64
2	15% compulsory acquisition charges	Rs. 19,726,024.89
	<b>Total Compensation</b>	<b>Rs. 151,232,857.53</b>
3	1% Stamp Duty	Rs. 1,315,068.32
4	2% District Council / MCP tax	Rs. 2,630,136.65
5	2% Capital Value Tax (CVT)	Rs. 2,630,136.65
	<b>Grand Total</b>	<b>Rs. 157,808,199</b>

**4.2.1.1: Fig. of above subject letter**



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**4.3: Letter of Deputy Commissioner / District Collector District Peshawar. Notification under section – IV of land acquisition act, 1894, Vide No. 14448 / DC / LAC / (NTA) 91 dated 17-04-2018.**

The proceeding of the subject land acquisition, that the land specified below is likely required to be taken by the Town Municipal Administration (TMA) Town-1 through Water and Sanitation Services Peshawar (WSSP) for the public purpose namely "Establishment / development of Landfill Site for Municipal Solid Waste Peshawar". It is hereby notified that the land described in the locality is likely to be required for the above purpose.

This notification is made under the provision of Section-IV of the land Acquisition Act, 1894, to all whom it may concerned.

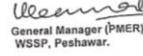
The subject letter is provided below:

**4.3.1: Fig. of above subject letter**

<b>OFFICE OF THE COMMISSIONER PESHAWAR, DIVISION PESHAWAR</b> <b>NOTIFICATION U/S-06 OF THE LAND ACQUISITION ACT 1894</b> <span style="float: right;">DC</span> No. 2.17/AR						
Dated Peshawar the 18 / 05 /2018 Whereas it appears to the Commissioner Peshawar Division Peshawar that land specified in the Notification U/S-04 of the Land Acquisition Act 1894 issued by the Deputy Commissioner Peshawar vide No. 14448-58/DC/LAC(NTA)906/P dated 17/04/2018, is required to be taken by the Government at the public purpose namely "Establishment / Development of Sanitary Landfill Site for Municipal Solid Waste Peshawar". It is hereby notified that the land in the locality described below is likely to be acquired for the above purpose. This declaration is made under the provisions of section-6 of land acquisition act 1894 to all whom it may concern and under provisions of section-7 of the said Act (Deputy Commissioner /District Collector) Peshawar hereby directed to take order for the Acquisition of the said land. Site plan of the proposed Land Acquisition may be inspected in the office of the Commissioner Peshawar and office of the District Collector/Deputy Commissioner Peshawar.						
<b>SPECIFICATION</b>						
S. No.	District	Tehsil	Locality	Khasra No.	Area	
					Kanal	Marla
1	Peshawar	Mouza Ghari Faizullah		1051	113	19
2				1055	86	9
3				1056	24	6
4				1057	7	10
5				1058	4	6
6				1059	32	2
7				1060	19	6
8				1061	9	19
9				1062	14	9
10				1063	26	9
11				1064	19	3
12				1065	22	1
13				1066	2	16
14				1066/1	17	17
15				1067	4	16
16				1068	3	5
17				1069	30	3
18				1069/1	2	10
19				1069/2	3	12
20				1069/3	5	9
21				1071	10	10
22				1072	10	7
23				1073	13	12
24				1074	23	16
25				1075	30	2
26				1076	21	2
27				1077	6	2
28						
29						
30						
31						
32						
33						
34						
35						
36						
				Total Area (kanal/Marla)		
				819 2		

⑥

  
Town Officer (I&S)  
TMA Town-1, Peshawar

  
General Manager (PMER)  
WSSP, Peshawar.

  
Deputy Commissioner /  
District Collector Peshawar.

  
Deputy Commissioner / District  
Collector Peshawar.

Endst. No 14449-58/DC/LAC(NTA)906/P Dated: 17/04/2018

Copy forwarded for information and necessary action to the:

- 1- Senior Member, Board of Revenue, Khyber Pakhtunkhwa, Peshawar.
- 2- Secretary LGE & RRD, Khyber Pakhtunkhwa, Peshawar.
- 3- Commissioner Peshawar Division, Peshawar.
- 4- Chief Executive Officer, WSSP, Peshawar.
- 5- Director General, Provincial Housing Authority, Khyber Pakhtunkhwa, Peshawar.
- 6- General Manager (Operations), WSSP, Peshawar.
- 7- Town Municipal Officer (I&S), TMA, Town-1, Peshawar.
- 8- Town Municipal Officer, TMA, Town-1, Peshawar
- 9- Manger, Government Printing Press, Khyber Pakhtunkhwa, Peshawar.
- 10- Revenue, Tehsildar, Peshawar.
- 11- Office Copy.
- 12- TMA - Town-1, Peshawar.

**IVS ON LANDFILL PROJECT, PESHAWAR**

After that letter, the the Office of the Deputy Commissioner / District Collector Peshawar, has issued another letter vide Letter No. 3493 DC/LAC/(NTA), dated 25/02/2020 **about the De-Notification** u/s 48 of the Land Acquisition Act 1894.

Whereas, land was notified under Section -04 of the Land Acquisition Act 1894 for public purpose i.e "Establishment / Development of Landfill Site for Municipal Solid Waste Peshawar" issued vide Notification No. 14448-58/DC/LAC(NTA)906/9 dated 17/04/2018 as per specification below:

District	Tehsil	Locality	Khasra No.	Total Area		Area to be Acquired	
				K	M	K	M
Peshawar	Peshawar	Mouza Ghari Faizullah	1064	19	3	0	0
			1065	22	1	14	2

Whereas, the land in question is not required for the purpose due to the site not suitable for the construction of a Establishment / Development of Landfill Site for Municipal Solid Waste Peshawar and to be proposed to be withdrawn from the acquisition process.

Now, therefore, I as Deputy Commissioner / Land Acquisition Collector Peshawar in exercise of the power under section 48 of the Land Acquisition Act 1894 hereby as request by Water and Sanitation Services Peshawar vide office letter No. 01/CEO/WSSP/44546-56 dated 31/12/2019.

After updating the area as per above table, now the total area of affected land is 792 kanals.

The above mentioned detail, its De-Notification Letter has provided at next page.

4.3.2: Fig. of De-Notification Letter

No 3493 DISTRICT PESHAWAR KHYBER PAKHTUNKHWA DC/LAC/(NTA) dated 25/02/2020

DE-NOTIFICATION U/S 48 OF THE LAND ACQUISITION ACT 1894

Whereas, land was notified under Section-04 of the Land Acquisition Act 1894 for public purpose i.e. "Establishment / Development of Landfill Site for Municipal Solid Waste Peshawar" issued vide Notification No. 14448-58/DC/LAC(NTA)906/9 dated 17/04/2018 as per specification below.

District	Tehsil	Locality	Khasra No.	Total Area		Area to be Acquired	
				K	M	K	M
Peshawar	Peshawar	Mouza Ghari Faizullah	1064	19	3	0	0
			1065	22	1	14	2

Whereas, the land in question is not required for the purpose due to the site is not suitable for the construction of a Establishment / Development of Landfill Site for Municipal Solid Waste Peshawar and to be proposed to be withdrawn from the acquisition process.

Now, therefore, I as Deputy Commissioner/Land Acquisition Collector Peshawar in exercise of the powers under section 48 of the Land Acquisition Act 1894, hereby pleased to withdraw from acquisition of land at Mouza Ghari Faizullah Peshawar as requested by Water and Sanitation Services Peshawar vide office letter No 01/CEO/WSSP/44546-dated 31/12/2019

*[Signatures]*

Chief Executive Officer,  
Water and Sanitation Services,  
Peshawar.

Deputy Commissioner/  
Land Acquisition Collector,  
Peshawar.

Endst No. 3494-3504/DC/LAC/(NTA)906/9 Dated 25/02/2020

Copy forwarded for information and necessary action to the:

- Senior Member, Board of Revenue, Khyber Pakhtunkhwa, Peshawar.
- Secretary LGE & RDD, Khyber Pakhtunkhwa, Peshawar.
- Commissioner Peshawar Division, Peshawar.
- Chief Executive Officer, WSSP, Peshawar.
- Director General, Provincial Housing Authority, Khyber Pakhtunkhwa, Peshawar.
- General Manager (Operations), WSSP Peshawar.
- Town Municipal Officer (I & S), TMA, Town-1, Peshawar.
- Town Municipal Officer, MA, Town-1, Peshawar.
- Manager, Government Printing Press, Khyber Pakhtunkhwa, Peshawar.
- Revenue Tehsildar, Peshawar.
- Office Copy.

*[Handwritten signatures and notes]*

No: 142/NFC  
Dated: 02/03/2020

Deputy Commissioner/  
Land Acquisition Collector

IVS ON LANDFILL PROJECT, PESHAWAR

**4.4: Building Assessment by Communication & Works Department, Khyber Pakhtunkhwa Peshawar, Vide No. 1625 / 1-WB dated 18-05-2018.**

**Building 1: Two Nos. Houses:**

**Specification:**

Wall:-	Adobe masonry.
Roof:-	Battened roof.
Flooring:-	Mud flooring
Joinery:-	Steel
Electrification:-	Available
Water Supply:-	Not available
Covered Area:	1,027 sft.
Boundary Wall:-	156 rft

**Cost of Structure / Building:**      **Rs. 288,340/-**

**Building 2: Tubewell Rooms:**

**Specification:**

Wall:-	BB Walls in Cement Mortar
Roof:-	Brick Tile / T. iron Girder
Flooring:-	Mud Flooring
Joinery:-	Steel
Electrification:-	Available
Water Supply:-	Available
Water Tank:-	Available
Covered Area:-	837Sft.
Boundary Wall:-	200 rft

**Cost of Structure / Building:**      **Rs. 482,950/-**

**Building 3: Hujra (Guests Room):**

**Specification:**

Wall:-	BB Wall with mud mortar.
Roof:-	Battened roof.
Flooring:-	Mud flooring
Joinery:-	Steel
Electrification:-	Available
Water Supply:-	Not available
Covered Area:	826 sft.
Boundary Wall:-	292 rft

**Cost of Structure / Building:**      **Rs. 511,400/-**

**Total cost of building assessed by Communication & Works Department,  
Khyber Pakhtunkhwa Peshawar:-      Rs. 1,282,690/-**

IVS ON LANDFILL PROJECT, PESHAWAR

In subject document, the assessment of buildings have been provided. The letter is provided below:

**4.4.1: Fig. of above subject assessment:-**

0311-4211768 / 0333-9110017 Faral Nabi  
  
 COMMUNICATION & WORKS DEPARTMENT  
 KHYBER PAKHTUNKHWA PESHAWAR.  
 No. 1625 / 1-w-1 Dated Peshawar the 18/5/2018

**"BUILDING STRUCTURE ASSESSMENT"**

Evaluation of Building for Solid wastes disposal, owned by water and sanitation services Peshawar situated at Ghari Faiz Ullah Shamshato Camp (Khassrah No. Two No. Houses) in District Peshawar.

**SPECIFICATION:-**

Wall: -	Adobe Masonry.
Roof: -	Battened roof.
Flooring: -	Mud flooring.
Joinery: -	Steel.
Electrification: -	Available.
Water Supply: -	Not Available.

**1. COST OF BUILDING**

Covered Area (as per ..)	= 1027 sft
1027 x 220	= Rs. 225940/-
Tube Well	= Not Available.
Solar Panels	= Not Available.
= 156Rft@Rs. 400/-	= Rs. 62400/-
	Rs. 288340/-

Cost of Building = Rs.288340/- is reasonable

*[Signature]*

0311-4211768 / 0333-9110017 Faral Nabi  
 COMMUNICATION & WORKS DEPARTMENT  
 KHYBER PAKHTUNKHWA PESHAWAR.  
 No. 1625 / 1-w-1 Dated Peshawar the 18/5/2018

**"BUILDING STRUCTURE ASSESSMENT"**

Evaluation of Building for Solid wastes disposal, owned by water and sanitation services Peshawar situated at Ghari Faiz Ullah Shamshato Camp (Khassrah No. 1055) in District Peshawar.

**SPECIFICATION:-**

Wall: -	BB Walls in Cement Mortar.
Roof: -	Brick tile / T. Iron Girder.
Flooring: -	Mud flooring.
Joinery: -	Steel.
Electrification: -	Available.
Water Supply: -	Available.

**1. COST OF BUILDING**

Covered Area (as per ..)	= 837 sft
837 x 350	= Rs. 292950/-
Ground Water Tank	= Rs. 30000/-
Tube Well	= Available.
Solar Panels (size 4'-10"x2'-2")	= Available 10 Nos.

**2. BOUNDARY WALL**

= 200Rft@Rs. 800/-	= Rs. 160000/-
	Rs. 482950/-

Cost of Building = Rs.482950/- is reasonable

*[Signature]*

5-3 8 2-0

0311-4211768 / 0333-9110017 Faral Nabi  
 COMMUNICATION & WORKS DEPARTMENT  
 KHYBER PAKHTUNKHWA PESHAWAR.  
 No. 1625 / 1-w-1 Dated Peshawar the 18/5/2018

**"BUILDING STRUCTURE ASSESSMENT"**

Evaluation of Building for Solid wastes disposal, owned by water and sanitation services Peshawar situated at Ghari Faiz Ullah Shamshato Camp (Khassrah No. Hujira) in District Peshawar.

**SPECIFICATION:-**

Wall: -	BB Walls in Mud Mortar.
Roof: -	Battened roof.
Flooring: -	Mud flooring.
Joinery: -	Steel.
Electrification: -	Available.
Water Supply: -	Not Available.

**1. COST OF BUILDING**

Covered Area (as per ..)	= 826 sft
826 x 300	= Rs. 247800/-
Ground Water Tank	= Rs. 30000/-
Tube Well Chamber	= Constructed by PHE Deptt.
Tube Well	= Available.
Solar Panels size (4'-10"x2'-2")	= Available 61 Nos.

**2. BOUNDARY WALL**

= 292Rft@Rs. 800/-	= Rs. 233600/-
	Rs. 511400/-

Cost of Building = Rs.511400/- is reasonable

*[Signature]*

5-3 8 2-0

IVS ON LANDFILL PROJECT, PESHAWAR

**4.5: Valuation Table of Board of Revenue of Year 2021:**

The purpose of review and consideration of the above documents is to have knowledge about the land price in the surrounding area of the subject land, so that all parameters can be considered while determining the value of subject land. It is worth mentioning that the value of affected land cannot be placed less than the Valuation Tables, which depicts the basic minimum threshold at which a transaction can take place.

Instead of DC Rate of the subject land mouza, we have obtained the current DC Rates / Valuation Table from the Deputy Commissioner, Kohat for year 2020-2021. The rate of land is specifically mentioned of Mouza / Village Muhammad Zai with category.

As per above the rate of subject affected land with kind of land which is specifically mentioned in provided valuation table / DC Rate is Rs. 8,335/- per marla for specific land as Banjar Qadeem / Barren Land.

The subject document is given below in Fig:

**Fig. 4.5.1: Valuation Table of Board of Revenue of Year 2021:**

Sl.No	Hud bast No.	Name of Area/Muza	Commercial	Measure (B) (Valuation Table)				Remarks (Rate applicable in case of transfer of land by Government or Banjar Jadedd & Banjar Qadeem/G hair Mumkin)
				Abadi (Residential)	Shah Nahn & Nal Chahi	Barani	Banjar Jadedd & Banjar Qadeem/G hair Mumkin	
1	111	City Circular Rd Banjara Bazaar	2168542	1510234	Nil	Nil	Nil	Nil
2	111	City Circular Rd Aqila Gari	2042170	1449223	Nil	Nil	Nil	Nil
3	111	City Circular Rd Sard Chahy Gate	2093031	1471927	Nil	Nil	Nil	Nil
4	111	City Circular Road Sorkh Gate	2042170	1449223	Nil	Nil	Nil	Nil
5	111	City Circular Road Kohat Gate	2169543	1518234	Nil	Nil	Nil	Nil
6	111	City Circular Rd Gay Gari & Yohar	2118250	1499529	Nil	Nil	Nil	Nil
7	111	City Circular Road Lahore Gate	2169543	1518234	Nil	Nil	Nil	Nil
8	111	Nawanshahr Bazaar	3050594	1498529	Nil	Nil	Nil	Nil
9	111	Khushali Para Bazaar	2042700	1485223	Nil	Nil	Nil	Nil
10	111	Dobighri Bazaar	2093077	1471627	Nil	Nil	Nil	Nil
11	111	Aqirian Road	2022375	1474627	Nil	Nil	Nil	Nil
12	111	Qisa Khwani Bazaar	4475540	1484923	Nil	Nil	Nil	Nil
13	111	Mingora Bazaar	4475540	1484923	Nil	Nil	Nil	Nil
14	111	Bearataynayzhan	4500781	1471627	Nil	Nil	Nil	Nil
15	111	Pigal Mundi bazar	4522623	1450729	Nil	Nil	Nil	Nil
16	111	Choti Vadar	4588661	1449223	Nil	Nil	Nil	Nil
17	111	Aswad Road	4588661	1449223	Nil	Nil	Nil	Nil
18	111	Andar Sheir Bazaar	00811051	1471623	Nil	Nil	Nil	Nil
19	111	Asfari Road	5067385	1449223	Nil	Nil	Nil	Nil
20	111	New Corressa Road	61371883	1405629	Nil	Nil	Nil	Nil
21	111	Kelat Road	2603037	1470627	Nil	Nil	Nil	Nil
22	111	Bora Mori Road	2642700	1449223	Nil	Nil	Nil	Nil
23	111	Kutbi Mori Road	4476540	1449223	Nil	Nil	Nil	Nil
24	111	Shaboor Bazaar	4476540	1449223	Nil	Nil	Nil	Nil
25	111	Musa Jamar	4476540	1449223	Nil	Nil	Nil	Nil
26	111	Bazar-e-Chaurkotan	4476540	1449223	Nil	Nil	Nil	Nil
27	111	Vakhtan Road	3798652	1461325	Nil	Nil	Nil	Nil
28	111	Sikar Bazaar	6180509	1471679	Nil	Nil	Nil	Nil
29	111	Mall Road	03685509	1473579	Nil	Nil	Nil	Nil
30	111	Sherhat mandi Road	63885509	1473579	Nil	Nil	Nil	Nil
31	111	Tiba Sultan Road	03685509	1473579	Nil	Nil	Nil	Nil
32	111	Khalid Hussain Road	63015509	1473579	Nil	Nil	Nil	Nil
33	111	Arish Road	63015509	1473579	Nil	Nil	Nil	Nil
34	111	Artillery Road	03615509	1473579	Nil	Nil	Nil	Nil
35	111	Shanti Road	5715700	1227983	Nil	Nil	Nil	Nil
36	111	Khyber Road	5715700	1428295	Nil	Nil	Nil	Nil
37	111	Husqana Road	5715700	1428295	Nil	Nil	Nil	Nil
38	111	Khuld Road	5715700	1428295	Nil	Nil	Nil	Nil
39	111	Raja Sharwood Road	5715700	1428295	Nil	Nil	Nil	Nil
40	111	Club Road	5715700	1428295	Nil	Nil	Nil	Nil
41	111	Choti Lal Kari	3572313	1227983	Nil	Nil	Nil	Nil
42	111	Borhi Lal Kari	3572313	1227983	Nil	Nil	Nil	Nil
43	111	Yousaf Road	4100100	1429425	Nil	Nil	Nil	Nil
44	111	Borha Road Stadium Road	4100100	1227983	Nil	Nil	Nil	Nil
45	111	Fut Road	5207100	1428295	Nil	Nil	Nil	Nil
46	111	Babar Road	5207100	1227983	Nil	Nil	Nil	Nil
47	111	Talif Road	5207100	1227983	Nil	Nil	Nil	Nil
48	111	Turki Road	5207100	1428295	Nil	Nil	Nil	Nil
49	111	Bawali Bagori Gate Road	3621426	1171265	Nil	Nil	Nil	Nil
50	111	Sheba Bazar Road/Railway Road	0251547	1227983	Nil	Nil	Nil	Nil
51	111	Cheena Road	4049861	1227983	Nil	Nil	Nil	Nil
52	111	Khyber Bazar Road	5202180	1317291	Nil	Nil	Nil	Nil
53	111	Sohkana Chowk	1473579	1227983	Nil	Nil	Nil	Nil
54	111	Talif Palt Road	3572313	1227983	Nil	Nil	Nil	Nil
55	111	Aaria Bazar	3572313	1227983	Nil	Nil	Nil	Nil
56	111	University Town	6251947	1196575	Nil	Nil	Nil	Nil
57	111	Rehman Baba Colony Shukla Jai	2000490	1005248	Nil	Nil	Nil	Nil
58	111	Habibabad Town Shop/Duty Free	3192756	1450310	Nil	Nil	Nil	Nil
59	1	Qila Shah Bari	28132	31313	14654	11722	B792	
59	2	Baba Mahomedan	28132	31313	14654	11722	B792	
59	3	Abu Al-Mashid	28132	31313	14654	11722	B792	

Sl.No	Hud bast No.	Name of Area/Muza	Commercial	Land				T (Measure A)
				Agriculture				
338	274	Gorhi Faizullah	24510	20053	13927	11142	8357	

**SECTION V**

**PREAMBLE TO VALUATION,  
METHODOLOGY & PROCEDURES FOR APPRAISAL OF LAND**

## **5.0: Preamble to Valuation, Methodology & Procedures for Appraisal of Land:**

### **5.1: Preamble to Valuation:**

Valuation may be treated as an art of judgment and forecast based on data which can be obtained and organized scientifically. There are however, certain well established principles and procedures on which the science of valuation of real estates rests. Valuation may be defined as the basic process by which the estimated price of a specific real property at a specified time and place and assuming a specific use or purpose can be worked out by considering the prevailing economic factors.

### **5.2: Definition & Characteristic of Land:**

Land, a gift of nature, is an immovable property which by nature is indestructible and it is also referred to as real estate or real property or realty. The law has recognized land as the type of property which the owner enjoys himself and it passes to its heirs for successive generations. It is by its very nature is heterogeneous because it varies in respect of location, shape, fertility etc. Its character, location, extent and climatic conditions will determine the pace of economic development, manner of living, nature of agriculture, type of industries, design of structures etc.

### **5.3: General Approach of Valuation Practice in Pakistan:**

The valuation practice in Pakistan of properties is based on the market trends and tone of sale / purchase. In general, as part of an internationally standardized process, the value of land can be estimated correctly from but two basis: first, and most important, the fair market value of similar adjacent land; second, the value based on the reasonably anticipated earnings to be derived from the land, which is applicable under certain conditions. The income and business factor are considered in context of income generating from the property, such as its rental income or its commercial income according to its use. Experience shows that land prices reflect considerably the general location of the land and its proximity to markets, major streets, parks, schools, churches, transportation lines, business, and industrial districts etc.

### **5.4: Existing Approach & Rationale for Evaluating the Affected Land:**

We have selected the sample of 100 percent of affected land ascribed for the subject project. The total area of affected land 792 Kanals for construction of Landfill Project has been assessed and in setting a fair price level at the dates of valuation, we have taken consideration of the matured transactions and the tone & trend of land sale / purchase in the area in recent past & present. In addition, the future value of the affected land has also been considered in view of the proportion of rising land prices in the past years.

We have conducted physical survey of the entire land to make a general assessment of location of the land parcel (leveled and mountain land), value of similar properties in the vicinity, accessibility, nearby amenities (like commercial activities, residential societies, industries etc.) including structures, trees, and other land development measures made to the land parcel, general supply and demand environment in the locality, and prospective buyers.

**IVS ON LANDFILL PROJECT, PESHAWAR**

We have contacted knowledgeable persons and owners of properties in surrounding of the subject affected land and discussed the rate of properties. Reputable real estate agents and property brokers in the vicinity were also consulted and the rates of affected lands discussed at length.

### **5.5: Consideration of Value of Similar Properties in vicinity and immediate neighborhood of the subject land.**

According to the gathered information, there is no comparable transaction in the vicinity. However, some considerable and comparable (by kind) lands have been sold in past in the vicinity.

We have obtained the documented proof of above mentioned land transactions and have incorporated, as mentioned below:

Nonetheless, we have managed to lay hands on the following matured land transactions for smaller chunks of land of year 2020 only in the vicinity and neighborhood of the subject affected land area.

The table clearly indicate the dates of transactions, transacted land areas, the transacted amounts, locations (mouzas) and rate per marla transacted on:-

***Table 5.5.1: Summary of Land Transactions:***

IVS Index No.	Type of Document	Date of Transaction	Location (Mouza)	Area of Sold Land	Sold Price (Rs.)	Rate Per kanal (Rs.)
5.5.1.1	Register Mutation / Intiqal	30-06-20	Ghari Faizullah Peshawar	7.009 kanals	912,000	130,118
5.5.1.2	Register Mutation / Intiqal	06-02-20	Ghari Faizullah Peshawar	4.05 kanals	614,000	151,605
5.5.1.3	Register Mutation / Intiqal	23-06-20	Ghari Faizullah Peshawar	6 kanals	910,000	151,667
5.5.1.4	Register Mutation / Intiqal	23-06-20	Ghari Faizullah Peshawar	27.9 kanals	5,640,000	202,151
5.5.1.5	Register Mutation / Intiqal	23-06-20	Ghari Faizullah Peshawar	3.6 kanals	1,185,000	329,167
5.5.1.6	Register Mutation / Intiqal	06-02-20	Ghari Faizullah Peshawar	2 kanals	728,000	364,000

IVS ON LANDFILL PROJECT, PESHAWAR

**Fig. 5.5.1.1: Documented Evidence 1:**

The documented evidence of the above selected land transactions are provided below for reference:

Serial No.	Date	Description	Amount	Signature
1	1/1/2020	Land Purchase	573	
2	1/1/2020	Land Purchase	3746	
3	1/1/2020	Land Purchase	7041	
4	1/1/2020	Land Purchase	10230	
5	1/1/2020	Land Purchase	2626	
6	1/1/2020	Land Purchase	2627	
7	1/1/2020	Land Purchase	3753	
8	1/1/2020	Land Purchase	2808	
9	1/1/2020	Land Purchase	1779	
10	1/1/2020	Land Purchase	2066	
11	1/1/2020	Land Purchase	1600	
12	1/1/2020	Land Purchase	472	
13	1/1/2020	Land Purchase	1600	
14	30/6/2020	Total Amount	912000/-	

**Fig. 5.5.1.2: Documented Evidence 2:**

Serial No.	Date	Description	Amount	Signature
1	1/1/2020	Land Purchase	587	
2	1/1/2020	Land Purchase	3812	
3	1/1/2020	Land Purchase	7041	
4	1/1/2020	Land Purchase	10230	
5	1/1/2020	Land Purchase	2626	
6	1/1/2020	Land Purchase	2627	
7	1/1/2020	Land Purchase	3753	
8	1/1/2020	Land Purchase	2808	
9	1/1/2020	Land Purchase	1779	
10	1/1/2020	Land Purchase	2066	
11	1/1/2020	Land Purchase	1600	
12	1/1/2020	Land Purchase	472	
13	1/1/2020	Land Purchase	1600	
14	31/1/2020	Total Amount	614000/-	

## IVS ON LANDFILL PROJECT, PESHAWAR

**Fig. 5.5.1.3: Documented Evidence 3:**

**Fig. 5.5.1.4: Documented Evidence 4:**

## IVS ON LANDFILL PROJECT, PESHAWAR

**Fig. 5.5.1.5: Documented Evidence 5:**

**Fig. 5.5.1.6: Documented Evidence 6:**

IVS ON LANDFILL PROJECT, PESHAWAR

## **5.7: Methodology Applied & Procedures for Appraisal of Land:**

### **5.7.1: Baseline Parameters and Assumptions considered for the applied methodology:**

We have conducted the thorough market study, and found out the trend & tone of sale/purchase in the area. We have contacted to various owners of residential properties and lands in the area and have consulted with the knowledgeable persons in the area about the specific subject affected lands.

The Assessment by Deputy Commissioner Peshawar is based on one year average of the preceding year, however, for the IVS study and to achieve the replacement cost we have based our assessment on the market trends, assessment of recent land transactions in the area, future real estate trends and all the transitional costs.

The difference between the Replacement Cost Methodology and Assessment by DC Peshawar Methodology is that we, as independent valuer, have determined the Replacement Cost of affected land on the following basis:

- Physical survey conducted of lands in the affected land area of project.
- Physical survey conducted of lands in the vicinity and immediate neighborhood of the affected land of project.
- Gathered information and available evidence of the transacted lands in the adjacent the affected area and its vicinity.
- Calculated the average value of transacted lands.
- Standard transaction cost added.

## **5.8: Discussions on various sources for determination of Land Values:**

### **5.8.1: Land Rates as per Open Market Survey:**

We have conducted an exhaustive investigation & market survey of land area and gathered sufficient information and land data.

Mostly owners of neighboring properties (open lands) are not well aware about the actual rate of land. However, some knowledgeable people have shared the estimated unit rate of subject affected land, and they stated average rate Rs. 400,000/- per kanal.

### **5.8.2: Consideration of Value of Similar Properties in vicinity and immediate neighborhood of the subject land on basis of Estimated Market Prices by Real Estate Agents:**

There is no any reliable even proper real estate agents in the area, however, we found the brokers in guidance of the local residents and shopkeepers, therefore we met them and discussed the unit rate per kanal of subject affected land.

According to the brokers, they shared the estimated verbal unit rate of subject land.

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**5.8.3: Rates derived on basis of recent Matured Land Transactions / Sales Analysis:**

As customary in our part of the region, over 90% parties to a contract in a property transaction are cautious of not mentioning the actual amount of transaction in the Contract, amid their attempt to save on the taxes, and prefer incorporating the minimum rate of land which is usually somewhere near the DC Rate / Government Valuation Table.

As per mentioned above there is no transaction done immediate neighborhood the subject affected land, however, we have collected record of several matured land transaction of developed area nearby which is provided at Table and we considered the two matured transactions i.e minimum and maximum.

The detailed schedule and documented evidence is already provided at below Table reference.

**Table 5.8.3.1: Selected Considerable Land Transactions:**

IVS Index No.	Type of Document	Date of Transaction	Location (Mouza)	Area of Sold Land (Marlas)	Sold Price (Rs.)	Rate Per Kanal (Rs.)
5.8.3.1.1	Register Mutation / Intiqal	30-06-20	Ghari Faizullah Peshawar	7.009 kanals	912,000	130,118
5.8.3.1.2	Register Mutation / Intiqal	06-02-20	Ghari Faizullah Peshawar	4.05 kanals	614,000	151,605
5.8.3.1.3	Register Mutation / Intiqal	23-06-20	Ghari Faizullah Peshawar	6 kanals	910,000	151,667
5.8.3.1.4	Register Mutation / Intiqal	23-06-20	Ghari Faizullah Peshawar	27.9 kanals	5,640,000	202,151
5.8.3.1.5	Register Mutation / Intiqal	23-06-20	Ghari Faizullah Peshawar	3.6 kanals	1,185,000	329,167
5.8.3.1.6	Register Mutation / Intiqal	06-02-20	Ghari Faizullah Peshawar	2 kanals	728,000	364,000

Inorder to get the average rate of one kanal from the above quoted rates of land, we have extracted the difference of the maximum (higher) rate and minimum (less) rate, as appended in the below **Mathematical Schedule Table**.

**Table 5.8.3.2: Mathematical Schedule of Average Rate of Market as per the Matured Land Transaction:**

IVS Index No.	Remarks	Rate per kanal (Rs.)	Difference divided on 2 (Rs.)	Decreased / Increased Amount (Rs.)	Determined Rate / Unit (Kanal) (Rs.)
5.8.3.2.1	Maximum Transaction Rate:	364,000	116,941	247,059	247,059
5.8.3.2.2	Minimum Transaction Rate:	130,118	116,941	247,059	
<b>Difference</b>		<b>233,882</b>	<b>Average rate per Kanal</b>		<b>247,059</b>

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#### **5.8.4: DC Rates / Rates as per Government Valuation Table for the Affected Land:-**

The purpose of reviewing and considering the subject document is to have knowledge about the land price in the surrounding area, so that, all parameters can be considered while determining the value of affected land. It may be recognized that, DC Rates are fixed at the outset by Deputy Commissioner, and indicates the minimum threshold for transacting any land in the particular area. Simply putting, when a deal is struck, the affected land cannot be sold less than the DC Rate.

We have examined the DC Rates / Government Valuation Table of lands for year 2022 pertaining to the subject land area and summarized the given rates in the Table below.

**Table 5.8.4.1: Declared Land Status and DC Rate / Rate as per Government Valuation Table:**

IVS Index No.	Serial Number / Reference Number of Valuation Table / DC Rate List	Declared Status / Kind of Area or Land	Rate Per Marla (Rs.)	Rate per Kanal (Rs.)
5.8.4.1.1	At Serial No. 338 of List of Government Valuation Table	Barani	11,142/-	222,840/-

It is evident from the above, that as per the DC Rate / Government Valuation Table the rate of barani land is Rs. 222,840/- per kanal.

#### **5.8.5: Summary of Rates From Different Sources:**

We have summarized the 'Average Rates' calculated from all the aforementioned sources and established the below Schedule:

**Table 5.8.5.1: Table of Summarized Rates from the different sources:**

IVS Index No.	Description of Sources	Land Rate per marla (Rs.)	Land Rate per kanal (Rs.)
5.8.5.1.1	Land rate as per Open Market Survey:	20,000	400,000
5.8.5.1.2	Land Rate as per Current Market as Real Estate Agents / Broker Rates:	20,000	400,000
5.8.5.1.3	Average Land Rate as per Recent Matured Land Transactions:	12,353	247,059
5.8.5.1.4	Land Rate as per DC Rates / Government Valuation Table	11,142	222,840

However, we have selected the most reliable sources for determining the value of the land, which are as follows, because of the documentary evidence available and provided in the report.

1. Matured Land Transactions with evidence:      **Rs. 247,059/- per kanal**  
*/ or*  
**Rs. 12,353/- per marla**

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**Table 5.8.6.1: Table of Final Assessed Valuation of subject affected land:**

IVS Index No.	Total Area of Affected Land (Kanals)	Total Area of Affected Land (Marlas)	Final Determined Unit Rate per Kanal (Rs.)	Final Determined Unit Rate per Marla (Rs.)	Total Assessed Value of Affected Land (Rs.)
5.8.6.1.1	792	15,840	247,059	12,353	195,671,520

**5.9: Consideration of all transaction costs:**

In practice, transactions for land replacement also carry an additional legal and standard charge, which have been duly considered while computing the value of land. All transactions costs towards transferring the land including documentation, Government Schedule Charges and Taxes etc. That may be levied / applicable in case of sale and purchase of similar land in the vicinity of the area has been worked out to 6%.

Split up of the cost is as follows:-

- 1% Stamp Duty
- 2% District Council / MCP Tax.
- 2% Capital Value Tax (CVT).
- 1% other Expanse towards commission etc.

**5.10: Schedule of Final Replacement Cost of subject affected Land:**
**Table 5.10.1: Determination of Final Replacement Cost of subject affected land:**

IVS Index No.	Description	Replacement Cost of Land (Rs.)
5.10.1.1	<b>Total Assessed Value of subject affected Land:</b>	<b>195,671,520</b>
5.10.1.2	<b>Land transactional cost:</b>	
5.10.1.3	1% Stamp Duty	1,956,715
5.10.1.4	2% District Council / MCP Tax	3,913,430
5.10.1.5	2% Capital Value Tax (CVT)	3,913,430
5.10.1.6	1% other expanse towards commission etc.	1,956,715
	<b>Total cost of land transaction</b>	<b>11,740,291</b>
5.10.1.7	<b>Total Replacement Cost of subject 792 kanals affected Land</b>	<b>207,411,811</b>

**Total Replacement Cost of subject affected land: Rs. 207,411,811/-**

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**SECTION VI**

**NON-LAND ASSETS**

Draft 1

**IVS ON LANDFILL PROJECT, PESHAWAR**

**6.0: Determination the Replacement Cost of Non-Land Assets  
(Structure / Building and Trees):**

**6.1. Structure / Building:**

Only two buildings are constructed on the affected land, one is a two-room building and the other is a tube well room. Apart from this, there is no other building.

We have conducted a thorough survey of structures / buildings have taken physical measurements to account for their covered areas / parameters. We have noted the type of construction, its level of maintenance, and current construction status of existing buildings.

For valuation purpose, we have probed into the local construction market and verified the current rates of building material of like kind structures. The evolved rates have been applied to the covered areas to determined the Replacement Cost.

The three different structures / buildings are constructed on the affected land. Its description and specification is mentioned in below Table:

**6.1: Table of Description and Specifications of Structure / Buildings with location:**

IVS Index No.	Location (by Khasra No.)	Building Description and Specifications of Construction	Covered Area (sft.)	Assessed Rate per sft. (including labour, construction material, transportation etc.) (Rs.)	Replacement Cost (Rs.)
<b>6.1.1</b>	<b>Structure / Building 1:</b>				
6.1.1.1	1077	<b>Two Rooms</b> <b>Walls:</b> Bricks set in mud mortar <b>Floor:</b> Mud flooring <b>Roof:</b> Wooden batten <b>Electrification:</b> Yes. <b>Water Supply:</b> No.	1,027	750	770,250
6.1.1.2	1077	<b>Boundary wall</b>	156 Rft	1,000	156,000
<b>6.1.2</b>	<b>Structure / Building 2:</b>				
6.1.2.1	1055	<b>Tubewell Rooms</b> <b>Walls:</b> Bricks set in sand cement mortar. <b>Floor:</b> Mud Flooring <b>Roof:</b> Brick tiles with T.Iron laid over MS Girders. <b>Electrification:</b> Yes. <b>Water Supply:</b> Yes. <b>Water Tank</b>	837	1,000	837,000
6.1.2.2	1055	<b>Boundary wall</b>	200 Rft	1,000	200,000
<b>6.1.3</b>	<b>Structure / Building 3:</b>				
6.1.3.1	1077	<b>Hujira (Guest Rooms)</b> <b>Walls:</b> Bricks set in mud mortar <b>Floor:</b> Mud flooring <b>Roof:</b> Wooden batten <b>Electrification:</b> Yes. <b>Water Supply:</b> No.	826	750	619,500
6.1.3.2	1077	<b>Boundary wall</b>	292 Rft	1,000	292,000
		<b>Total Replacement Cost of Structure / Buildings</b>			<b>2,874,750</b>

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## 6.2. Fruit Plants and Trees:

We were provided the mouza / area wise data with khasra numbers from the Agricultural Department. The kind of fruit tree , quantity bearing age, average yield per tree (in kg), farm price per kg etc of the fruit bearing trees has been provided.

For the valuation of trees, we have checked the rates of the trees considering its possible investment cost and rate of wood / timber from the relevant market. We also checked the rate of the same wood in the market including considering its natural features.

We have added a possible 10% estimated cost in market value of the tree i.e. its purchase cost, transportation cost, labor cost and feeds cost etc for determining the Replacement Cost of a tree.

**Table 6.2.1.A:Table of Fruit Plants Description:-**

IVS Index No.	Location (Khasra No. )	Description of Tree	Age of Fruit Tree	Average Kg / Tree (Rs.)	Average Rate / kg (Rs.)	No. of Fruit Trees	Value of Tree (Rs.)
6.2.A.1	1077	Sour Orange	4	15	20	44	52,800
6.2.A.2		Peach	4	10	50	165	330,000
6.2.A.3		Lemon	5	3	50	115	86,250
6.2.A.4		Gauva	5	10	50	9	22,500

**Table 6.2.1.B: Valuation Table of Fruit Plants:-**

IVS Index No.	Value of Tree (Rs.)	Add 10% Estimated Cost (transportation, labor and feeds etc) (Rs.)	Replacement Cost (Rs.)
6.1.B.1	52,800	5,280	58,080
6.1.B.2	330,000	33,000	363,000
6.1.B.3	86,250	8,625	94,875
6.1.B.4	22,500	2,250	24,750
	<b>491,550</b>	<b>49,155</b>	<b>540,705</b>

**Table 6.2.2.A:Table of Non-Fruit Trees Description:-**

Index No.	Kind of Tree	Volume (Cft.)	Market Rate / Cft (Rs.)	Market Rate each Tree (Rs.)	Qty.	Market Value (Rs.)
6.2.2.A.1	Tamarix Diocia (Ghaz)	376.360	90	33,872	76	2,574,302
6.2.2.A.2	Acacia (Kikkar)	20.500	75	1,538	4	6,150
6.2.2.A.3	Malai Azedarach (Bakain)	89.700	85	7,625	14	106,743
6.2.2.A.4	Mulberry (Toot)	18.750	85	1,594	3	4,781
6.2.2.A.5	Dalbergia Sissoo (Sheesham)	4.440	120	533	1	533
6.2.2.A.6	Ziziphus Manritiana (Bair)	14.130	65	918	2	1,837
	<b>Total Market Value</b>					<b>2,694,346</b>

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**Table 6.2.2.B: Valuation Table of Non-Fruit Trees:-**

IVS Index No.	Kind of Tree	Value of Tree (Rs.)	Add 10% Estimated Cost (transportation, labor and feeds etc) (Rs.)	Replacement Cost (Rs.)
6.2.2.B.1	Tamarix Diocia (Ghaz)	2,574,302	128,715	2,703,018
6.2.2.B.2	Acacia (Kikkar)	6,150	308	6,458
6.2.2.B.3	Malai Azedarach (Bakain)	106,743	5,337	112,080
6.2.2.B.4	Mulberry (Toot)	4,781	239	5,020
6.2.2.B.5	Dalbergia Sissoo (Sheesham)	533	27	559
6.2.2.B.6	Ziziphas Manritiana (Bair)	1,837	92	1,929
<b>Total Value of Non-Fruit Trees</b>		<b>2,694,346</b>		<b>2,829,064</b>

**6.3: Table of Valuation Summary of Non-Land Assets:**

IVS Index No.	Description of Non-Land Assets	Total Replacement Value (Rs.)
6.1.1	Building / Structure	2,874,750
6.2.1	Fruit Bearing Plants	540,705
6.2.2	Non-Fruit Trees	2,829,064
	<b>Total Replacement Cost of Non-Land Assets</b>	<b>6,244,519</b>

**7.0 FINAL VALUATION SUMMARY:**
**TABLE OF REPLACEMENT COST OF 792 KANALS AFFECTED LAND AND NON-LAND ASSETS**

Sr. No.	Description	Total Replacement Value (Rs.)
1	Replacement Cost of Land	207,411,811
2	Replacement Cost of Non-Land Assets	6,244,519
<b>Total Replacement Cost of Affected Land and Non-Land Assets</b>		<b>213,656,330</b>

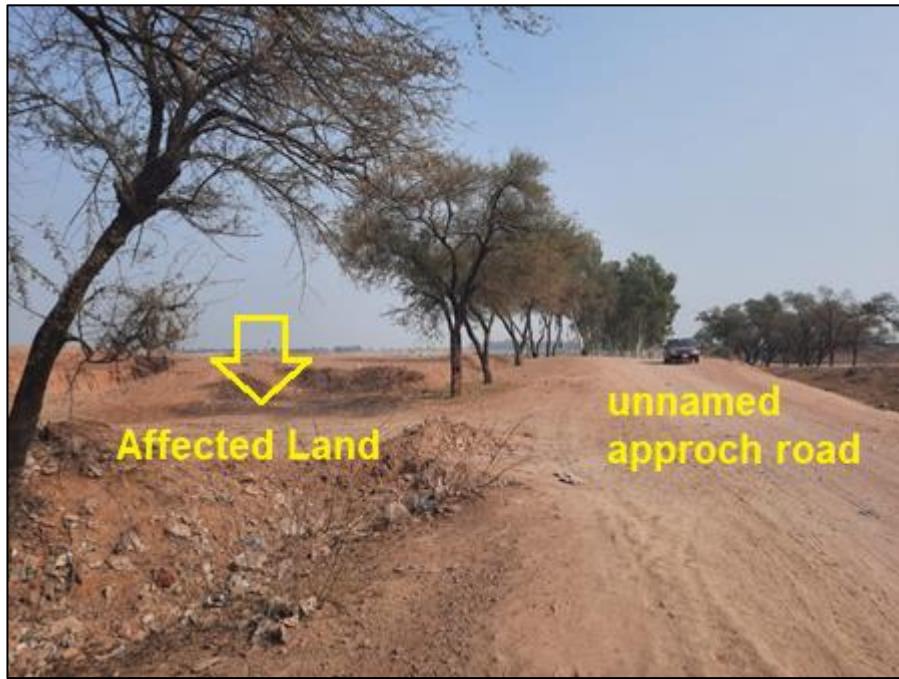
**SECTION VII**

**8.0 PHOTOGRAPHIC EVIDENCE OF SUBJECT AFFECTED LAND**

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**8.0: Photographic Evidence of subject affected land:**

8.1: Views of unnamed road and affected land.



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8.2: Views from other side of unnamed road and affected land.



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8.3: Views of affected land.



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## **SECTION - VIII**

### **REPLACEMENT COST OF LAND OF EACH AFFECTED PERSON**

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**9.0: Tables of Replacement Cost of Land (Land and Non-Land Assets) of each Affected Person:**
**9.1: Table of Value of Affected Land with name of Owners:**

Index No.	Khata No.	Khasra No.	Name of Owner	Total Affected Area of Land	Rate per Marla	Value of Land
				(Marlas)	(Rs.)	(Rs.)
9.1.1	69/76	1076	Mr. Sadar Khan	140.688	12,353	1,737,919
9.1.2	1072	1076	Mst. Mania	70.339	12,353	868,898
9.1.3	1072	1076	Mst. Gull Zahra	70.339	12,353	868,898
9.1.4	1072	1076	Mr. Muzammil Shah	40.178	12,353	496,319
9.1.5	1072	1076	Mr. Badshah Gull s/o Mr. Hazrat Shah	40.178	12,353	496,319
9.1.6	1072	1076	Mr. Badshah Gull s/o Mr. Hazrat Shah	20.098	12,353	248,271
9.1.7	1072	1076	Mr. Gharib Shah	10.045	12,353	124,086
9.1.8	1072	1076	Mr. Nabi Gull	10.045	12,353	124,086
9.1.9	1072	1076	Mr. Waqif Khan	10.045	12,353	124,086
9.1.10	1072	1076	Mr. Mumkin Shah	10.045	12,353	124,086
9.1.11	82/92	1071	Mr. Qudrat Shah s/o Mr. Hikmat Shah	1107.000	12,353	13,674,771
	1164/1408	1069/1				
	1127/1363	1066/1				
	1206/1471	1090				
9.1.12	74/84	1072	Mr. Qudrat Shah s/o Hikmat Shah	129.368	12,353	1,598,083
9.1.13	74/84	1072	Mr. Muhammad Zahid Shah	38.816	12,353	479,494
9.1.14	74/84	1072	Mr. Muhammad Asmat Shah	38.816	12,353	479,494
9.1.15	90/102	1087, 1088	Mr. Mumtaz Iqbal	52.908	12,353	653,570
9.1.16	90/102	1087, 1088	Mr. Muhammad Asmat Shah	39.717	12,353	490,618
9.1.17	90/102	1087, 1088	Mr. Qudrat Shah s/o Hikmat Shah	140.331	12,353	1,733,505
9.1.18	90/102	1087, 1088	Mr. Muhammad Zahid Shah	23.594	12,353	291,458
9.1.19	90/102	1087, 1088	Mr. Islam Gull	4.541	12,353	56,090
9.1.20	90/102	1087, 1088	Mr. Nazar Gull	19.124	12,353	236,238
9.1.21	90/102	1087, 1088	Mr. Muhammad Gull	19.124	12,353	236,238
9.1.22	90/102	1087, 1088	Mst. Sania	9.749	12,353	120,429
9.1.23	90/102	1087, 1088	Mst. Subhania	9.749	12,353	120,429
9.1.24	90/102	1087, 1088	Mst. Imtiaz	2.718	12,353	33,571
9.1.25	90/102	1087, 1088	Mr. Mukhtiar Ahmed	2.718	12,353	33,571
9.1.26	90/102	1087, 1088	Mr. Muhammad Abrar	2.718	12,353	33,571
9.1.27	90/102	1087, 1088	Mr. Zahoor Ahmed	2.718	12,353	33,571
9.1.28	90/102	1087, 1088	Mr. Amir Sohail	2.718	12,353	33,571
9.1.29	90/102	1087, 1088	Mr. Manzoor Ahmed	2.718	12,353	33,571
9.1.30	90/102	1087, 1088	Mr. Anees Iqbal	2.718	12,353	33,571
9.1.31	90/102	1087, 1088	Mst. Azra	1.546	12,353	19,095
9.1.32	90/102	1087, 1088	Mst. Zakia	1.546	12,353	19,095
9.1.33	90/102	1087, 1088	Mst. Farmeena	7.660	12,353	94,622
9.1.34	90/102	1087, 1088	Mst. Pari	7.660	12,353	94,622
9.1.35	90/102	1087, 1088	Mr. Muhammad Ibrahim	4.541	12,353	56,090
9.1.36	90/102	1087, 1088	Mr. Riaz	4.541	12,353	56,090
9.1.37	90/102	1087, 1088	Mst. Shamshadah	2.457	12,353	30,354
9.1.38	90/102	1087, 1088	Mst. Haji Gulla	2.457	12,353	30,354
9.1.39	90/102	1087, 1088	Mst. Basmeena	2.457	12,353	30,354
9.1.40	90/102	1087, 1088	Mst. Kablay	1.269	12,353	15,679
9.1.41	90/102	1087, 1088	Mr. Sher Zaman	2.930	12,353	36,197
9.1.42	90/102	1087, 1088	Mr. Shamrooz Khan	3.255	12,353	40,204

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9.1.43	90/102	1087, 1088	Mr. Gohar Ali	3.813	12,353	47,096
9.1.44	90/102	1087, 1088	Mr. Shaukat Ali	1.918	12,353	23,694
9.1.45	90/102	1087, 1088	Mr. Haider Ali	4.539	12,353	56,072
9.1.46	90/102	1087, 1088	Mr. Amjad Ali	4.539	12,353	56,072
9.1.47	90/102	1087, 1088	Mr. Sajid Ali	4.539	12,353	56,072
9.1.48	90/102	1087, 1088	Mst. Afroza	2.204	12,353	27,220
9.1.49	90/102	1087, 1088	Mst. Zar Bibi	15.646	12,353	193,281
9.1.50	90/102	1087, 1088	Mst. Subhania	4.020	12,353	49,661
9.1.51	90/102	1087, 1088	Mr. Iftikhar Ali	6.745	12,353	83,322
9.1.52	90/102	1087, 1088	Mr. Hazrat Ali	6.745	12,353	83,322
9.1.53	90/102	1087, 1088	Mst. Zar Bibi	15.114	12,353	186,709
9.1.54	130/152	1060	Mr. Fida Muhammad	75.000	12,353	926,475
9.1.55	130/152	1060	Mr. Taj Muhammad	32.000	12,353	395,296
9.1.56	130/152	1060	Mr. Jan Muhammad	32.000	12,353	395,296
9.1.57	130/152	1060	Mr. Fareed Khan	32.000	12,353	395,296
9.1.58	130/152	1060	Mr. Zaka Allha	215.000	12,353	2,655,895
9.1.59	134/156	1062	Mst. Maal Khewa	9.000	12,353	111,177
9.1.60	134/156	1062	Mr. Muhammad Zarr	78.000	12,353	963,534
9.1.61	134/156	1062	Mr. Qudrat Shah	175.000	12,353	2,161,775
9.1.62	134/156	1062	Mst. Haleema	27.000	12,353	333,531
9.1.63	235/283 to 1110/1340	1075, 1089	Mst. Qudrat Shah	180.000	12,353	2,223,540
9.1.64	235/283 to 1110/1340	1075, 1089	Mr. Muhammad Zahid Shah	270.000	12,353	3,335,310
9.1.65	235/283 to 1110/1340	1075, 1089	Mr. Muhammad Asmat Shah	270.000	12,353	3,335,310
9.1.66	277/337	1069/3	Mr. Hakeem Khan	27.450	12,353	339,090
9.1.67	277/337	1069/3	Mr. Syed Rehman	32.500	12,353	401,473
9.1.68	277/337	1069/3	Mr. Mukaram Khan	32.700	12,353	403,943
9.1.69	277/337	1069/3	Mst. Hassan Zadgai	16.350	12,353	201,972
9.1.70	296/365	1063	Mr. Qudrat Shah	132.250	12,353	1,633,684
9.1.71	296/365	1063	Mr. Muhammad Zahid Shah	198.375	12,353	2,450,526
9.1.72	296/365	1063	Mr. Muhammad Asmat Shah	198.375	12,353	2,450,526
9.1.73	314/386	1061	Mr. Qazi Shaukat Sultan	50.500	12,353	623,827
9.1.74	314/386	1061	Mr. Zia ur Rehman	14.500	12,353	179,119
9.1.75	314/386	1061	Mst. Rahat Sultan	7.250	12,353	89,559
9.1.76	314/386	1061	Mst. Jameela Sultan	7.250	12,353	89,559
9.1.77	314/386	1061	Mr. Habib ur Rehman	119.500	12,353	1,476,184
9.1.78	326/401	1055	Mr. Anwar Shah	416.340	12,353	5,143,048
9.1.79	326/401	1055	Mr. Haji Kochay	416.340	12,353	5,143,048
9.1.80	326/401	1055	Mr. Sarwar Din	416.340	12,353	5,143,048
9.1.81	326/401	1055	Mr. Muhammad Zahid Shah	239.990	12,353	2,964,596
9.1.82	326/401	1055	Mr. Muhammad Asmat Shah	239.990	12,353	2,964,596
9.1.83	371/449	1069	Mr. Qazi Shaukat Sultan	119.360	12,353	1,474,454
9.1.84	371/449	1069	Mr. Zia ur Rehman	37.680	12,353	465,461
9.1.85	371/449	1069	Mr. Rahat Sultan	18.860	12,353	232,978
9.1.86	371/449	1069	Mst. Jameela Sultan	18.860	12,353	232,978
9.1.87	371/449	1069	Mr. Qazi Habib ur Rehman	282.650	12,353	3,491,575
9.1.88	371/449	1069	Mr. Qudrat Shah	25.120	12,353	310,307
9.1.89	371/449	1069	Mr. Nawab Gull	14.570	12,353	179,983
9.1.90	371/449	1069	Mr. Khatab Gull	80.900	12,353	999,358
9.1.91	371/449	1069	Mr. Pur Dill	5.000	12,353	61,765
9.1.92	404/489	1058	Mr. Muhammad Zahid Shah	43.000	12,353	531,179
9.1.93	404/489	1058	Mr. Muhammad Asmat Shah	43.000	12,353	531,179
9.1.94	442/536	1073	Mr. Siddique Allha	44.750	12,353	552,797
9.1.95	442/536	1073	Mr. Qudrat Shah	15.350	12,353	189,619
9.1.96	442/536	1073	Mr. Haleema Gull	90.800	12,353	1,121,652
9.1.97	442/536	1073	Mr. Muhammad Zahid Shah	60.550	12,353	747,974
9.1.98	442/536	1073	Mr. Muhammad Asmat Shah	60.550	12,353	747,974

**IVS ON LANDFILL PROJECT, PESHAWAR**

9.1.99	457/555	1091	Mr. Qudrat Shah	90.000	12,353	1,111,770
9.1.100	590/700	1077	Mr. Qudrat Shah	31.167	12,353	385,002
9.1.101	590/700	1077	Mr. Muhammad Zahid Shah	45.417	12,353	561,032
9.1.102	590/700	1077	Mr. Muhammad Asmat Shah	45.417	12,353	561,032
9.1.103	597/710 to 725/889	1079, 1067	Mr. Qudrat Shah	656.000	12,353	8,103,568
9.1.104	613/732	1078	Mr. Muhammad Zaffar	147.000	12,353	1,815,891
9.1.105	613/732	1078	Mr. Muhammad Surair	78.490	12,353	969,587
9.1.106	613/732	1078	Mr. Muhammad Qadeer	78.490	12,353	969,587
9.1.107	613/732	1078	Mr. Muhammad Baseer	78.490	12,353	969,587
9.1.108	613/732	1078	Mr. Muhammad Aleem	58.500	12,353	722,651
9.1.109	613/732	1078	Mr. Gull Haider	96.470	12,353	1,191,694
9.1.110	613/732	1078	Mr. Sher Haider	96.470	12,353	1,191,694
9.1.111	613/732	1078	Mr. Meer Haider	96.470	12,353	1,191,694
9.1.112	613/732	1078	Mst. Hanifa	48.230	12,353	595,785
9.1.113	613/732	1078	Mst. Khanzadgai	48.230	12,353	595,785
9.1.114	613/732	1078	Mst. Laal Dana	55.100	12,353	680,650
9.1.115	716/879	1057	Mr. Qazi Shaukat Sultan	19.140	12,353	236,436
9.1.116	716/879	1057	Mr. Zia ur Rehman	5.480	12,353	67,694
9.1.117	716/879	1057	Mst. Rahat Sultan	2.730	12,353	33,724
9.1.118	716/879	1057	Mst. Jameela Sultan	2.730	12,353	33,724
9.1.119	716/879	1057	Mr. Qazi Habib ur Rehman	44.920	12,353	554,897
9.1.120	716/879	1057	Mr. Khuda Muhammad	18.750	12,353	231,619
9.1.121	716/879	1057	Mr. Taj Muhammad	18.750	12,353	231,619
9.1.122	716/879	1057	Mr. Fareed Khan	18.750	12,353	231,619
9.1.123	716/879	1057	Mr. Jan Muhammad	18.750	12,353	231,619
9.1.124	735/900	1066	Mr. Shahzad Gull	7.320	12,353	90,424
9.1.125	735/900	1066	Mr. Muqadas Gull	7.320	12,353	90,424
9.1.126	735/900	1066	Mr. Majeed Gull	7.320	12,353	90,424
9.1.127	735/900	1066	Mr. Taza Gull	7.400	12,353	91,412
9.1.128	735/900	1066	Mr. Baghdadi	3.000	12,353	37,059
9.1.129	735/900	1066	Mr. Ameerzad	4.620	12,353	57,071
9.1.130	735/900	1066	Mr. Ghulam Habib	4.860	12,353	60,036
9.1.131	735/900	1066	Mr. Ghulam Nabi	7.720	12,353	95,365
9.1.132	735/900	1066	Mr. Qudrat Shah	6.440	12,353	79,553
9.1.133	601/714	1069/2	Mr. Sardar	21.960	12,353	271,272
9.1.134	601/714	1069/2	Mst. Shafia	2.850	12,353	35,206
9.1.135	601/714	1069/2	Mr. Hawaldar Zaman	3.830	12,353	47,312
9.1.136	601/714	1069/2	Mr. Haroo Zaman	3.830	12,353	47,312
9.1.137	601/714	1069/2	Mr. Kamar Zaman	3.830	12,353	47,312
9.1.138	601/714	1069/2	Mr. Sheraz Khan	3.830	12,353	47,312
9.1.139	601/714	1069/2	Mst. Raheela	1.920	12,353	23,718
9.1.140	601/714	1069/2	Saleema Bibi	1.920	12,353	23,718
9.1.141	601/714	1069/2	Mustaqfra	1.370	12,353	16,924
9.1.142	601/714	1069/2	Sulab Gull	6.390	12,353	78,936
9.1.143	601/714	1069/2	Mantanfa	3.190	12,353	39,406
9.1.144	601/714	1069/2	Sher Abbas	3.660	12,353	45,212
9.1.145	601/714	1069/2	Gull Zahra	1.800	12,353	22,235
9.1.146	601/714	1069/2	Umer ul Nisa	1.820	12,353	22,482
9.1.147	601/714	1069/2	Naseem Bibi	0.450	12,353	5,559
9.1.148	601/714	1069/2	Sardar Muhammad Hayat Barki	0.580	12,353	7,165
9.1.149	601/714	1069/2	Muhammad Arif Barki	0.580	12,353	7,165
9.1.150	601/714	1069/2	Muhammad Abid Barki	0.580	12,353	7,165
9.1.151	601/714	1069/2	Jameela Barki	0.290	12,353	3,582
9.1.152	601/714	1069/2	Zahida Barki	0.290	12,353	3,582
9.1.153	601/714	1069/2	Nazia Barki	0.290	12,353	3,582
9.1.154	601/714	1069/2	Neelam Barki	0.290	12,353	3,582
9.1.155	601/714	1069/2	Gabreen Barki	0.290	12,353	3,582
9.1.156	601/714	1069/2	Doranai	5.480	12,353	67,694
9.1.157	601/714	1069/2	Majid	0.680	12,353	8,400
9.1.158	847/1029	1074	Qudrat Shah	119.000	12,353	1,470,007

**IVS ON LANDFILL PROJECT, PESHAWAR**

9.1.159	847/1029	1074	Muhammad Zahid Shah	178.500	12,353	2,205,011
9.1.160	847/1029	1074	Muhammad Asmat Shah	178.500	12,353	2,205,011
9.1.161	924/1122	1056	Anwar Shah	162.000	12,353	2,001,186
9.1.162	924/1122	1056	Haji Kochay	162.000	12,353	2,001,186
9.1.163	924/1122	1056	Sarwar Din	162.000	12,353	2,001,186
9.1.164	1019/1239	1059	Musharaf	183.960	12,353	2,272,458
9.1.165	1019/1239	1059	Fida Muhammad	23.170	12,353	286,219
9.1.166	1019/1239	1059	Taj Muhammad	23.170	12,353	286,219
9.1.167	1019/1239	1059	Fareed Khan	23.170	12,353	286,219
9.1.168	1019/1239	1059	Jan Muhammad	23.170	12,353	286,219
9.1.169	1019/1239	1059	Zaka Allha	365.360	12,353	4,513,292
9.1.170	1023/1243	1082	Abdul Hanan	13.890	12,353	171,583
9.1.171	1023/1243	1082	Abdul Manan	13.890	12,353	171,583
9.1.172	1023/1243	1082	Darwaish	13.890	12,353	171,583
9.1.173	1023/1243	1082	Khalifa	13.890	12,353	171,583
9.1.174	1023/1243	1082	Meera Khan	13.890	12,353	171,583
9.1.175	1023/1243	1082	Maaroofa	6.900	12,353	85,236
9.1.176	1023/1243	1082	Khadim Shah	19.100	12,353	235,942
9.1.177	1023/1243	1082	Sultan Muhammad	28.000	12,353	345,884
9.1.178	1023/1243	1082	Ghulam Habib	28.000	12,353	345,884
9.1.179	1023/1243	1082	Noor Muhammad	19.100	12,353	235,942
9.1.180	1023/1243	1082	Boneera	9.650	12,353	119,206
9.1.181	1023/1243	1082	Gufrania	9.650	12,353	119,206
9.1.182	1023/1243	1082	Muhammadia	9.650	12,353	119,206
9.1.183	1023/1243	1082	Manjari	47.170	12,353	582,691
9.1.184	1023/1243	1082	Bibi Sofia	15.910	12,353	196,536
9.1.185	1023/1243	1082	Rahmania	15.910	12,353	196,536
9.1.186	1023/1243	1082	Khadija	15.910	12,353	196,536
9.1.187	1023/1243	1082	Yaar Khan	59.110	12,353	730,186
9.1.188	1023/1243	1082	Qudrat Shah	353.490	12,353	4,366,662
9.1.189	1013/1231	1051	Meeraj Begum	77.165	12,353	953,219
9.1.190	1013/1231	1051	Sanma	77.165	12,353	953,219
9.1.191	1013/1231	1051	Khankheela	19.290	12,353	238,289
9.1.192	1013/1231	1051	Gull Bahar	24.555	12,353	303,328
9.1.193	1013/1231	1051	Zia ur Rehman	24.555	12,353	303,328
9.1.194	1013/1231	1051	Fazal Ur Rehman	24.555	12,353	303,328
9.1.195	1013/1231	1051	Farzana	12.275	12,353	151,633
9.1.196	1013/1231	1051	Akeelmad	12.275	12,353	151,633
9.1.197	1013/1231	1051	Abida	12.275	12,353	151,633
9.1.198	1013/1231	1051	Naila	12.275	12,353	151,633
9.1.199	1013/1231	1051	Rokheeda	12.275	12,353	151,633
9.1.200	1013/1231	1051	Sher Zaman Barki	159.900	12,353	1,975,245
9.1.201	1013/1231	1051	Nishada	79.920	12,353	987,252
9.1.202	1013/1231	1051	Noor Jahan	19.290	12,353	238,289
9.1.203	1013/1231	1051	Muhammad Zar	19.290	12,353	238,289
9.1.204	1013/1231	1051	Aziz Ur Rehman	19.290	12,353	238,289
9.1.205	1013/1231	1051	Yasir	19.290	12,353	238,289
9.1.206	1013/1231	1051	Husnain	19.290	12,353	238,289
9.1.207	1013/1231	1051	Shazia	9.635	12,353	119,021
9.1.208	1013/1231	1051	Bibi Jannar	9.635	12,353	119,021
9.1.209	1013/1231	1051	Azleema	9.635	12,353	119,021
9.1.210	1013/1231	1051	Naseema	9.635	12,353	119,021
9.1.211	1013/1231	1051	Aimeni	9.635	12,353	119,021
9.1.212	1013/1231	1051	Koochi	9.635	12,353	119,021
9.1.213	1013/1231	1051	Rehmania	85.445	12,353	1,055,502
9.1.214	1013/1231	1051	Hassan Bibi	85.445	12,353	1,055,502
9.1.215	1013/1231	1051	Lassab Bibi	85.445	12,353	1,055,502
9.1.216	1013/1231	1051	Gull Bibi	85.445	12,353	1,055,502
9.1.217	1013/1231	1051	Marhabana	23.725	12,353	293,075
9.1.218	1013/1231	1051	Mehar Jana	23.725	12,353	293,075
9.1.219	1013/1231	1051	Bazgar	23.725	12,353	293,075
9.1.220	1013/1231	1051	Sharf din	15.775	12,353	194,869
9.1.221	1013/1231	1051	Khaprai	7.990	12,353	98,700

**IVS ON LANDFILL PROJECT, PESHAWAR**

9.1.222	1013/1231	1051	Fida Muhammad	284.895	12,353	3,519,308
9.1.223	1013/1231	1051	Taj Muhammad	94.955	12,353	1,172,979
9.1.224	1013/1231	1051	Fareed Khan	94.955	12,353	1,172,979
9.1.225	1013/1231	1051	Jan Muhammad	94.955	12,353	1,172,979
9.1.226	1013/1231	1051	Zaka Allha	569.780	12,353	7,038,492
9.1.227	182/217	1092	Junaid Ahmed Shah	618.450	12,353	7,639,713
9.1.228	182/217	1092	Muhammad Ahmed Shah	618.450	12,353	7,639,713
9.1.229	182/217	1092	Muhammad Zahid Shah	265.050	12,353	3,274,163
9.1.230	182/217	1092	Muhammad Asmat Shah	265.050	12,353	3,274,163
9.1.231	636/770	1068	Qudrat Shah	65.000	12,353	802,945
9.1.232	906/1101	1065	Haji Qudrat Shah s/o Hikmat Shah	70.500	12,353	870,887
9.1.233	906/1101	1065	Muhammad Zahid Shah s/o Qudrat Shah	105.750	12,353	1,306,330
9.1.234	906/1101	1065	Muhammad Asmat Shah s/o Qudrat Shah	105.750	12,353	1,306,330

**IVS ON LANDFILL PROJECT, PESHAWAR**
**9.2: Table of Replacement Cost of Affected Land of each Owners:**

Index No.	Name of Owner	Value of Land	1% Stamp Paper Fee	2% District Council / MCP Tax	2% Capital Value Tax (CVT)	1% other expance towards property / estate agent commission etc.	Total Land Transactional Cos	Replacement Cost of Land
		(Rs.)	(Rs.)	(Rs.)	(Rs.)	(Rs.)	(Rs.)	(Rs.)
9.2.1	Mr. Sadar Khan	1,737,919	17,379	34,758	34,758	17,379	104,275	1,842,194
9.2.2	Mst. Mania	868,898	8,689	17,378	17,378	8,689	52,134	921,032
9.2.3	Mst. Gull Zahra	868,898	8,689	17,378	17,378	8,689	52,134	921,032
9.2.4	Mr. Muzammil Shah	496,319	4,963	9,926	9,926	4,963	29,779	526,098
9.2.5	Mr. Badshah Gull s/o Mr. Hazrat Shah	496,319	4,963	9,926	9,926	4,963	29,779	526,098
9.2.6	Mr. Badshah Gull s/o Mr. Hazrat Shah	248,271	2,483	4,965	4,965	2,483	14,896	263,167
9.2.7	Mr. Gharib Shah	124,086	1,241	2,482	2,482	1,241	7,445	131,531
9.2.8	Mr. Nabi Gull	124,086	1,241	2,482	2,482	1,241	7,445	131,531
9.2.9	Mr. Waqif Khan	124,086	1,241	2,482	2,482	1,241	7,445	131,531
9.2.10	Mr. Mumkin Shah	124,086	1,241	2,482	2,482	1,241	7,445	131,531
9.2.11	Mr. Qudrat Shah s/o Mr. Hikmat Shah	13,674,771	136,748	273,495	273,495	136,748	820,486	14,495,257
9.2.12	Mr. Qudrat Shah s/o Hikmat Shah	1,598,083	15,981	31,962	31,962	15,981	95,885	1,693,968
9.2.13	Mr. Muhammad Zahid Shah	479,494	4,795	9,590	9,590	4,795	28,770	508,264
9.2.14	Mr. Muhammad Asmat Shah	479,494	4,795	9,590	9,590	4,795	28,770	508,264
9.2.15	Mr. Mumtaz Iqbal	653,570	6,536	13,071	13,071	6,536	39,214	692,787
9.2.16	Mr. Muhammad Asmat Shah	490,618	4,906	9,812	9,812	4,906	29,437	520,062
9.2.17	Mr. Qudrat Shah s/o Hikmat Shah	1,733,505	17,335	34,670	34,670	17,335	104,011	1,837,519
9.2.18	Mr. Muhammad Zahid Shah	291,458	2,915	5,829	5,829	2,915	17,487	308,944
9.2.19	Mr. Islam Gull	56,090	561	1,122	1,122	561	3,366	59,461
9.2.20	Mr. Nazar Gull	236,238	2,362	4,725	4,725	2,362	14,174	250,413
9.2.21	Mr. Muhammad Gull	236,238	2,362	4,725	4,725	2,362	14,174	250,413
9.2.22	Mst. Sania	120,429	1,204	2,409	2,409	1,204	7,226	127,655
9.2.23	Mst. Subhania	120,429	1,204	2,409	2,409	1,204	7,226	127,655
9.2.24	Mst. Imtiazia	33,571	336	672	672	336	2,015	35,590
9.2.25	Mr. Mukhtiar Ahmed	33,571	336	672	672	336	2,015	35,590
9.2.26	Mr. Muhammad Abrar	33,571	336	672	672	336	2,015	35,590
9.2.27	Mr. Zahoor Ahmed	33,571	336	672	672	336	2,015	35,590
9.2.28	Mr. Amir Sohail	33,571	336	672	672	336	2,015	35,590

**IVS ON LANDFILL PROJECT, PESHAWAR**

9.2.29	Mr. Manzoor Ahmed	33,571	336	672	672	336	2,015	35,590
9.2.30	Mr. Anees Iqbal	33,571	336	672	672	336	2,015	35,590
9.2.31	Mst. Azra	19,095	191	382	382	191	1,146	20,244
9.2.32	Mst. Zakia	19,095	191	382	382	191	1,146	20,244
9.2.33	Mst. Farmeena	94,622	946	1,892	1,892	946	5,677	100,301
9.2.34	Mst. Pari	94,622	946	1,892	1,892	946	5,677	100,301
9.2.35	Mr. Muhammad Ibrahim	56,090	561	1,122	1,122	561	3,366	59,461
9.2.36	Mr. Riaz	56,090	561	1,122	1,122	561	3,366	59,461
9.2.37	Mst. Shamshadah	30,354	304	607	607	304	1,821	32,172
9.2.38	Mst. Haji Gulla	30,354	304	607	607	304	1,821	32,172
9.2.39	Mst. Basmeena	30,354	304	607	607	304	1,821	32,172
9.2.40	Mst. Kablay	15,679	157	314	314	157	941	16,617
9.2.41	Mr. Sher Zaman	36,197	362	724	724	362	2,172	38,366
9.2.42	Mr. Shamrooz Khan	40,204	402	804	804	402	2,413	42,622
9.2.43	Mr. Gohar Ali	47,096	471	942	942	471	2,826	49,928
9.2.44	Mr. Shaukat Ali	23,694	237	474	474	237	1,422	25,115
9.2.45	Mr. Haider Ali	56,072	561	1,121	1,121	561	3,364	59,434
9.2.46	Mr. Amjad Ali	56,072	561	1,121	1,121	561	3,364	59,434
9.2.47	Mr. Sajid Ali	56,072	561	1,121	1,121	561	3,364	59,434
9.2.48	Mst. Afroza	27,220	272	545	545	272	1,634	28,860
9.2.49	Mst. Zar Bibi	193,281	1,933	3,866	3,866	1,933	11,597	204,872
9.2.50	Mst. Subhania	49,661	497	993	993	497	2,980	52,639
9.2.51	Mr. Iftikhar Ali	83,322	833	1,666	1,666	833	4,999	88,320
9.2.52	Mr. Hazrat Ali	83,322	833	1,666	1,666	833	4,999	88,320
9.2.53	Mst. Zar Bibi	186,709	1,867	3,734	3,734	1,867	11,202	197,905
9.2.54	Mr. Fida Muhammad	926,475	9,265	18,530	18,530	9,265	55,589	982,064
9.2.55	Mr. Taj Muhammad	395,296	3,953	7,906	7,906	3,953	23,718	419,014
9.2.56	Mr. Jan Muhammad	395,296	3,953	7,906	7,906	3,953	23,718	419,014
9.2.57	Mr. Fareed Khan	395,296	3,953	7,906	7,906	3,953	23,718	419,014
9.2.58	Mr. Zaka Allha	2,655,895	26,559	53,118	53,118	26,559	159,354	2,815,249
9.2.59	Mst. Maal Khewa	111,177	1,112	2,224	2,224	1,112	6,671	117,848
9.2.60	Mr. Muhammad Zarr	963,534	9,635	19,271	19,271	9,635	57,812	1,021,346
9.2.61	Mr. Qudrat Shah	2,161,775	21,618	43,236	43,236	21,618	129,707	2,291,482
9.2.62	Mst. Haleema	333,531	3,335	6,671	6,671	3,335	20,012	353,543
9.2.63	Mst. Qudrat Shah	2,223,540	22,235	44,471	44,471	22,235	133,412	2,356,952
9.2.64	Mr. Muhammad Zahid Shah	3,335,310	33,353	66,706	66,706	33,353	200,119	3,535,429
9.2.65	Mr. Muhammad Asmat Shah	3,335,310	33,353	66,706	66,706	33,353	200,119	3,535,429
9.2.66	Mr. Hakeem Khan	339,090	3,391	6,782	6,782	3,391	20,345	359,435
9.2.67	Mr. Syed Rehman	401,473	4,015	8,029	8,029	4,015	24,088	425,561
9.2.68	Mr. Mukaram Khan	403,943	4,039	8,079	8,079	4,039	24,237	428,180
9.2.69	Mst. Hassan Zadgai	201,972	2,020	4,039	4,039	2,020	12,118	214,090
9.2.70	Mr. Qudrat Shah	1,633,684	16,337	32,674	32,674	16,337	98,021	1,731,705
9.2.71	Mr. Muhammad Zahid Shah	2,450,526	24,505	49,011	49,011	24,505	147,032	2,597,558

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9.2.72	Mr. Muhammad Asmat Shah	2,450,526	24,505	49,011	49,011	24,505	147,032	2,597,558
9.2.73	Mr. Qazi Shaukat Sultan	623,827	6,238	12,477	12,477	6,238	37,430	661,256
9.2.74	Mr. Zia ur Rehman	179,119	1,791	3,582	3,582	1,791	10,747	189,866
9.2.75	Mst. Rahat Sultan	89,559	896	1,791	1,791	896	5,374	94,933
9.2.76	Mst. Jameela Sultan	89,559	896	1,791	1,791	896	5,374	94,933
9.2.77	Mr. Habib ur Rehman	1,476,184	14,762	29,524	29,524	14,762	88,571	1,564,755
9.2.78	Mr. Anwar Shah	5,143,048	51,430	102,861	102,861	51,430	308,583	5,451,631
9.2.79	Mr. Haji Kochay	5,143,048	51,430	102,861	102,861	51,430	308,583	5,451,631
9.2.80	Mr. Sarwar Din	5,143,048	51,430	102,861	102,861	51,430	308,583	5,451,631
9.2.81	Mr. Muhammad Zahid Shah	2,964,596	29,646	59,292	59,292	29,646	177,876	3,142,472
9.2.82	Mr. Muhammad Asmat Shah	2,964,596	29,646	59,292	59,292	29,646	177,876	3,142,472
9.2.83	Mr. Qazi Shaukat Sultan	1,474,454	14,745	29,489	29,489	14,745	88,467	1,562,921
9.2.84	Mr. Zia ur Rehman	465,461	4,655	9,309	9,309	4,655	27,928	493,389
9.2.85	Mr. Rahat Sultan	232,978	2,330	4,660	4,660	2,330	13,979	246,956
9.2.86	Mst. Jameela Sultan	232,978	2,330	4,660	4,660	2,330	13,979	246,956
9.2.87	Mr. Qazi Habib ur Rehman	3,491,575	34,916	69,832	69,832	34,916	209,495	3,701,070
9.2.88	Mr. Qudrat Shah	310,307	3,103	6,206	6,206	3,103	18,618	328,926
9.2.89	Mr. Nawab Gull	179,983	1,800	3,600	3,600	1,800	10,799	190,782
9.2.90	Mr. Khatab Gull	999,358	9,994	19,987	19,987	9,994	59,961	1,059,319
9.2.91	Mr. Pur Dill	61,765	618	1,235	1,235	618	3,706	65,471
9.2.92	Mr. Muhammad Zahid Shah	531,179	5,312	10,624	10,624	5,312	31,871	563,050
9.2.93	Mr. Muhammad Asmat Shah	531,179	5,312	10,624	10,624	5,312	31,871	563,050
9.2.94	Mr. Siddique Allha	552,797	5,528	11,056	11,056	5,528	33,168	585,965
9.2.95	Mr. Qudrat Shah	189,619	1,896	3,792	3,792	1,896	11,377	200,996
9.2.96	Mr. Haleema Gull	1,121,652	11,217	22,433	22,433	11,217	67,299	1,188,952
9.2.97	Mr. Muhammad Zahid Shah	747,974	7,480	14,959	14,959	7,480	44,878	792,853
9.2.98	Mr. Muhammad Asmat Shah	747,974	7,480	14,959	14,959	7,480	44,878	792,853
9.2.99	Mr. Qudrat Shah	1,111,770	11,118	22,235	22,235	11,118	66,706	1,178,476
9.2.100	Mr. Qudrat Shah	385,002	3,850	7,700	7,700	3,850	23,100	408,106
9.2.101	Mr. Muhammad Zahid Shah	561,032	5,610	11,221	11,221	5,610	33,662	594,698
9.2.102	Mr. Muhammad Asmat Shah	561,032	5,610	11,221	11,221	5,610	33,662	594,698
9.2.103	Mr. Qudrat Shah	8,103,568	81,036	162,071	162,071	81,036	486,214	8,589,782
9.2.104	Mr. Muhammad Zaffar	1,815,891	18,159	36,318	36,318	18,159	108,953	1,924,844
9.2.105	Mr. Muhammad Surair	969,587	9,696	19,392	19,392	9,696	58,175	1,027,762
9.2.106	Mr. Muhammad Qadeer	969,587	9,696	19,392	19,392	9,696	58,175	1,027,762

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9.2.107	Mr. Muhammad Baseer	969,587	9,696	19,392	19,392	9,696	58,175	1,027,762
9.2.108	Mr. Muhammad Aleem	722,651	7,227	14,453	14,453	7,227	43,359	766,010
9.2.109	Mr. Gull Haider	1,191,694	11,917	23,834	23,834	11,917	71,502	1,263,196
9.2.110	Mr. Sher Haider	1,191,694	11,917	23,834	23,834	11,917	71,502	1,263,196
9.2.111	Mr. Meer Haider	1,191,694	11,917	23,834	23,834	11,917	71,502	1,263,196
9.2.112	Mst. Hanifa	595,785	5,958	11,916	11,916	5,958	35,747	631,532
9.2.113	Mst. Khanzadgai	595,785	5,958	11,916	11,916	5,958	35,747	631,532
9.2.114	Mst. Laal Dana	680,650	6,807	13,613	13,613	6,807	40,839	721,489
9.2.115	Mr. Qazi Shaukat Sultan	236,436	2,364	4,729	4,729	2,364	14,186	250,623
9.2.116	Mr. Zia ur Rehman	67,694	677	1,354	1,354	677	4,062	71,756
9.2.117	Mst. Rahat Sultan	33,724	337	674	674	337	2,023	35,747
9.2.118	Mst. Jameela Sultan	33,724	337	674	674	337	2,023	35,747
9.2.119	Mr. Qazi Habib ur Rehman	554,897	5,549	11,098	11,098	5,549	33,294	588,191
9.2.120	Mr. Khuda Muhammad	231,619	2,316	4,632	4,632	2,316	13,897	245,516
9.2.121	Mr. Taj Muhammad	231,619	2,316	4,632	4,632	2,316	13,897	245,516
9.2.122	Mr. Fareed Khan	231,619	2,316	4,632	4,632	2,316	13,897	245,516
9.2.123	Mr. Jan Muhammad	231,619	2,316	4,632	4,632	2,316	13,897	245,516
9.2.124	Mr. Shahzad Gull	90,424	904	1,808	1,808	904	5,425	95,849
9.2.125	Mr. Muqadas Gull	90,424	904	1,808	1,808	904	5,425	95,849
9.2.126	Mr. Majeed Gull	90,424	904	1,808	1,808	904	5,425	95,849
9.2.127	Mr. Taza Gull	91,412	914	1,828	1,828	914	5,485	96,897
9.2.128	Mr. Baghdadi	37,059	371	741	741	371	2,224	39,283
9.2.129	Mr. Ameerzad	57,071	571	1,141	1,141	571	3,424	60,495
9.2.130	Mr. Ghulam Habib	60,036	600	1,201	1,201	600	3,602	63,638
9.2.131	Mr. Ghulam Nabi	95,365	954	1,907	1,907	954	5,722	101,087
9.2.132	Mr. Qudrat Shah	79,553	796	1,591	1,591	796	4,773	84,327
9.2.133	Mr. Sardar	271,272	2,713	5,425	5,425	2,713	16,276	287,548
9.2.134	Mst. Shafia	35,206	352	704	704	352	2,112	37,318
9.2.135	Mr. Hawaldar Zaman	47,312	473	946	946	473	2,839	50,151
9.2.136	Mr. Haroo Zaman	47,312	473	946	946	473	2,839	50,151
9.2.137	Mr. Kamar Zaman	47,312	473	946	946	473	2,839	50,151
9.2.138	Mr. Sheraz Khan	47,312	473	946	946	473	2,839	50,151
9.2.139	Mst. Raheela	23,718	237	474	474	237	1,423	25,141
9.2.140	Saleema Bibi	23,718	237	474	474	237	1,423	25,141
9.2.141	Mustagfra	16,924	169	338	338	169	1,015	17,939
9.2.142	Sulab Gull	78,936	789	1,579	1,579	789	4,736	83,672
9.2.143	Mantanfa	39,406	394	788	788	394	2,364	41,770
9.2.144	Sher Abbas	45,212	452	904	904	452	2,713	47,925
9.2.145	Gull Zahra	22,235	222	445	445	222	1,334	23,570
9.2.146	Umer ul Nisa	22,482	225	450	450	225	1,349	23,831
9.2.147	Naseem Bibi	5,559	56	111	111	56	334	5,892

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9.2.148	Sardar Muhammad Hayat Barki	7,165	72	143	143	72	430	7,595
9.2.149	Muhammad Arif Barki	7,165	72	143	143	72	430	7,595
9.2.150	Muhammad Abid Barki	7,165	72	143	143	72	430	7,595
9.2.151	Jameela Barki	3,582	36	72	72	36	215	3,797
9.2.152	Zahida Barki	3,582	36	72	72	36	215	3,797
9.2.153	Nazia Barki	3,582	36	72	72	36	215	3,797
9.2.154	Neelam Barki	3,582	36	72	72	36	215	3,797
9.2.155	Gabreen Barki	3,582	36	72	72	36	215	3,797
9.2.156	Doranai	67,694	677	1,354	1,354	677	4,062	71,756
9.2.157	Majid	8,400	84	168	168	84	504	8,904
9.2.158	Qudrat Shah	1,470,007	14,700	29,400	29,400	14,700	88,200	1,558,207
9.2.159	Muhammad Zahid Shah	2,205,011	22,050	44,100	44,100	22,050	132,301	2,337,311
9.2.160	Muhammad Asmat Shah	2,205,011	22,050	44,100	44,100	22,050	132,301	2,337,311
9.2.161	Anwar Shah	2,001,186	20,012	40,024	40,024	20,012	120,071	2,121,257
9.2.162	Haji Kochay	2,001,186	20,012	40,024	40,024	20,012	120,071	2,121,257
9.2.163	Sarwar Din	2,001,186	20,012	40,024	40,024	20,012	120,071	2,121,257
9.2.164	Musharaf	2,272,458	22,725	45,449	45,449	22,725	136,347	2,408,805
9.2.165	Fida Muhammad	286,219	2,862	5,724	5,724	2,862	17,173	303,392
9.2.166	Taj Muhammad	286,219	2,862	5,724	5,724	2,862	17,173	303,392
9.2.167	Fareed Khan	286,219	2,862	5,724	5,724	2,862	17,173	303,392
9.2.168	Jan Muhammad	286,219	2,862	5,724	5,724	2,862	17,173	303,392
9.2.169	Zaka Allha	4,513,292	45,133	90,266	90,266	45,133	270,798	4,784,090
9.2.170	Abdul Hanan	171,583	1,716	3,432	3,432	1,716	10,295	181,878
9.2.171	Abdul Manan	171,583	1,716	3,432	3,432	1,716	10,295	181,878
9.2.172	Darwaish	171,583	1,716	3,432	3,432	1,716	10,295	181,878
9.2.173	Khalifa	171,583	1,716	3,432	3,432	1,716	10,295	181,878
9.2.174	Meera Khan	171,583	1,716	3,432	3,432	1,716	10,295	181,878
9.2.175	Maaroofa	85,236	852	1,705	1,705	852	5,114	90,350
9.2.176	Khadim Shah	235,942	2,359	4,719	4,719	2,359	14,157	250,099
9.2.177	Sultan Muhammad	345,884	3,459	6,918	6,918	3,459	20,753	366,637
9.2.178	Ghulam Habib	345,884	3,459	6,918	6,918	3,459	20,753	366,637
9.2.179	Noor Muhammad	235,942	2,359	4,719	4,719	2,359	14,157	250,099
9.2.180	Boneera	119,206	1,192	2,384	2,384	1,192	7,152	126,359
9.2.181	Gufrania	119,206	1,192	2,384	2,384	1,192	7,152	126,359
9.2.182	Muhammadia	119,206	1,192	2,384	2,384	1,192	7,152	126,359
9.2.183	Manjari	582,691	5,827	11,654	11,654	5,827	34,961	617,652
9.2.184	Bibi Sofia	196,536	1,965	3,931	3,931	1,965	11,792	208,328
9.2.185	Rahmania	196,536	1,965	3,931	3,931	1,965	11,792	208,328
9.2.186	Khadija	196,536	1,965	3,931	3,931	1,965	11,792	208,328
9.2.187	Yaar Khan	730,186	7,302	14,604	14,604	7,302	43,811	773,997
9.2.188	Qudrat Shah	4,366,662	43,667	87,333	87,333	43,667	262,000	4,628,662
9.2.189	Meeraj Begum	953,219	9,532	19,064	19,064	9,532	57,193	1,010,412
9.2.190	Sanma	953,219	9,532	19,064	19,064	9,532	57,193	1,010,412
9.2.191	Khankheela	238,289	2,383	4,766	4,766	2,383	14,297	252,587
9.2.192	Gull Bahar	303,328	3,033	6,067	6,067	3,033	18,200	321,528
9.2.193	Zia ur Rehman	303,328	3,033	6,067	6,067	3,033	18,200	321,528
9.2.194	Fazal Ur Rehman	303,328	3,033	6,067	6,067	3,033	18,200	321,528
9.2.195	Farzana	151,633	1,516	3,033	3,033	1,516	9,098	160,731
9.2.196	Akeelmad	151,633	1,516	3,033	3,033	1,516	9,098	160,731
9.2.197	Abida	151,633	1,516	3,033	3,033	1,516	9,098	160,731
9.2.198	Naila	151,633	1,516	3,033	3,033	1,516	9,098	160,731

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9.2.199	Rokheeda	151,633	1,516	3,033	3,033	1,516	9,098	160,731
9.2.200	Sher Zaman Barki	1,975,245	19,752	39,505	39,505	19,752	118,515	2,093,759
9.2.201	Nishada	987,252	9,873	19,745	19,745	9,873	59,235	1,046,487
9.2.202	Noor Jahan	238,289	2,383	4,766	4,766	2,383	14,297	252,587
9.2.203	Muhammad Zar	238,289	2,383	4,766	4,766	2,383	14,297	252,587
9.2.204	Aziz Ur Rehman	238,289	2,383	4,766	4,766	2,383	14,297	252,587
9.2.205	Yasir	238,289	2,383	4,766	4,766	2,383	14,297	252,587
9.2.206	Husnain	238,289	2,383	4,766	4,766	2,383	14,297	252,587
9.2.207	Shazia	119,021	1,190	2,380	2,380	1,190	7,141	126,162
9.2.208	Bibi Jannar	119,021	1,190	2,380	2,380	1,190	7,141	126,162
9.2.209	Azleema	119,021	1,190	2,380	2,380	1,190	7,141	126,162
9.2.210	Naseema	119,021	1,190	2,380	2,380	1,190	7,141	126,162
9.2.211	Aimeni	119,021	1,190	2,380	2,380	1,190	7,141	126,162
9.2.212	Koochi	119,021	1,190	2,380	2,380	1,190	7,141	126,162
9.2.213	Rehmania	1,055,502	10,555	21,110	21,110	10,555	63,330	1,118,832
9.2.214	Hassan Bibi	1,055,502	10,555	21,110	21,110	10,555	63,330	1,118,832
9.2.215	Lassab Bibi	1,055,502	10,555	21,110	21,110	10,555	63,330	1,118,832
9.2.216	Gull Bibi	1,055,502	10,555	21,110	21,110	10,555	63,330	1,118,832
9.2.217	Marhabana	293,075	2,931	5,861	5,861	2,931	17,584	310,659
9.2.218	Mehar Jana	293,075	2,931	5,861	5,861	2,931	17,584	310,659
9.2.219	Bazgar	293,075	2,931	5,861	5,861	2,931	17,584	310,659
9.2.220	Sharf din	194,869	1,949	3,897	3,897	1,949	11,692	206,561
9.2.221	Khaprai	98,700	987	1,974	1,974	987	5,922	104,622
9.2.222	Fida Muhammad	3,519,308	35,193	70,386	70,386	35,193	211,158	3,730,466
9.2.223	Taj Muhammad	1,172,979	11,730	23,460	23,460	11,730	70,379	1,243,358
9.2.224	Fareed Khan	1,172,979	11,730	23,460	23,460	11,730	70,379	1,243,358
9.2.225	Jan Muhammad	1,172,979	11,730	23,460	23,460	11,730	70,379	1,243,358
9.2.226	Zaka Allha	7,038,492	70,385	140,770	140,770	70,385	422,310	7,460,802
9.2.227	Junaid Ahmed Shah	7,639,713	76,397	152,794	152,794	76,397	458,383	8,098,096
9.2.228	Muhammad Ahmed Shah	7,639,713	76,397	152,794	152,794	76,397	458,383	8,098,096
9.2.229	Muhammad Zahid Shah	3,274,163	32,742	65,483	65,483	32,742	196,450	3,470,612
9.2.230	Muhammad Asmat Shah	3,274,163	32,742	65,483	65,483	32,742	196,450	3,470,612
9.2.231	Qudrat Shah	802,945	8,029	16,059	16,059	8,029	48,177	851,122
9.2.232	Haji Qudrat Shah s/o Hikmat Shah	870,887	8,709	17,418	17,418	8,709	52,253	923,140
9.2.233	Muhammad Zahid Shah s/o Qudrat Shah	1,306,330	13,063	26,127	26,127	13,063	78,380	1,384,710
9.2.234	Muhammad Asmat Shah s/o Qudrat Shah	1,306,330	13,063	26,127	26,127	13,063	78,380	1,384,710

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**9.3: Table of Replacement Cost of Affected Non-Land Asset (Structure / Buildings) with name of Owners:**

(Description of building and construction specifications are mentioned at

**Sub-section 6.0: Determination the Replacement Cost of Non-Land Assets (Structure / Building and Trees)** at Page No. 37.

Index No.	Identification / Location (Khasra No.)	Type of Construction / Building	Name of Owner	Covered Area (Sft.)	Assessed Rate per sft. (including labour, construction material, transportation etc.) (Rs.)	Replacement Cost (Rs.)
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**Building 1:**

9.3.1	1077	Two Rooms	Mr. Qudrat Shah s/o Mr. Hikmat Shah	1,027 Sft.	750	770,250
9.3.2	1077	Boundary Wall		156 Rft	1,000	156,000

**Building 2:**

9.3.3	1055	Tube Well Room	Mr. Zakaullah Khan s/o Mr. Ghulam Muhammad	837 Sft.	1,000	837,000
9.3.4	1055	Boundary Wall		200 Rft	1,000	200,000

**Building 3:**

9.3.5	1077	Hujira (Rooms)	Mr. Qudrat Shah s/o Mr. Hikmat Shah	826 Sft.	750	619,500
9.3.6	1077	Boundary Wall		292 Rft	1,000	292,000
Total Replacement Cost of Structures / Buildings						2,874,750

**9.4: Table of Replacement Cost of Affected Non-Land Asset (Fruit Bearing Trees) with name of Owners:**

(Description of building and construction specifications are mentioned at

**Sub-section 6.0: Determination the Replacement Cost of Non-Land Assets (Structure / Building and Trees)** at Page No. 37.

Index No.	Identification / Location (Khasra No.)	Type of Fruit Bearing Plants and Trees	Nos. of Trees	Name of Owner	Replacement Cost (Rs.)
9.4.1A	1077	Sour Orange	44	Mr. Qudrat Shah s/o Mr. Hikmat Shah	58,080
9.4.2A	1077	Peach	165		363,000
9.4.3A	1077	Lemon	115		94,875
9.4.4A	1077	Gauva	9		24,750
9.4.5A		Tamarix Diocia (Ghaz)	76		2,703,018
9.4.6A		Acacia (Kikkar)	4		6,458
9.4.7A		Malai Azedarach (Bakain)	14		112,080
9.4.8A		Mulberry (Toot)	3		5,020
9.4.9A		Dalbergia Sissoo (Sheesham)	1		559
		Ziziphus Manitiana (Bair)	2		1,929
Total Replacement Cost					3,369,769