

Social Monitoring Report

Project Number: 54355-001
Semi-Annual Report (August 2022 - February 2023)
March 2023

Bhutan: Green and Resilient Affordable Housing Sector Project

Prepared by the National Housing Development Corporation Limited, the Royal Government of Bhutan, and the Asian Development Bank.

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ABBREVIATIONS

ADB	Asian Development Bank
BSR	Bhutan Schedule Rate
CLS	Core Labor Standard
CPTED	Crime Prevention through Env. Design
CSO	Civil Society Organization
DDR	Due Diligence Report
DMS	Detailed Measurement Survey
EWCD	Elderly Women Children and Disabled
GAP	Gender Action Plan
GBV	Gender-Based Violence
GESI	Gender equality and Social Inclusion
GRC	Grievance Redressal Committee
GRAHSP	Green Resilient Affordable Housing Sector Project
GRM	Grievance Redressal Mechanism
LPRR	Land Pooling and Re-adjustment Regulation
MOF	Ministry of Finance
NCWC	National Commission for Women and Children
NHDCL	National Housing Development Corporation Limited
NLC	National Land Commission
NGO	Non-Government Organization
NKRA	National Key Result Areas
NTH	Non-titled Holder
O&M	Operation & Maintenance
PAM	Project Administrative Manual
PIAC	Project Implementation Assistance Consultants
PIU	Project Implementation Unit
PMU	Project Management Unit
PWD	People with Disabilities
QPR	Quarterly Progress Report
RGOB	Royal Government of Bhutan
SHG	Self Help Group
SGAP	Social and Gender Action Plan
SOP	Standard Operating Procedure
SPS	Safeguards Policy Statement
SSMR	Semi-Annual Social Monitoring Report

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I. EXECUTIVE SUMMARY

A. Background

1. The Green and Resilient Affordable Housing Sector Project (GRAHSP) will support the government's national priority to improve the livability, safety, and sustainability of human settlements through better access to adequate and affordable rental housing,¹ which will be implemented using the sector loan modality. The project will increase the supply of green and resilient affordable housing in Nganglam, Trashiyangtse, Samdrup Jongkhar, Phuentsholing, Samtse, and Thimphu; and benefit about 1,000 lower- to middle-income civil servants and non-civil servants, including women-headed households and marginalized municipal waste workers. The project will also implement the associated infrastructure and facilities, enhance the institutional capacity of the National Housing Development Corporation Limited (NHDCL), strengthen the housing sector policy and regulatory framework necessary to provide access to land, and leverage the private sector to address the housing supply shortage.

2. The project is aligned with the following impact: livability, safety, and sustainability of human settlements ensured. The project will have the following outcome: access to green and resilient affordable housing for low-income households improved. The outputs are the following: Output 1: Climate- and disaster-resilient, energy-efficient, and affordable housing units and public facilities for low-income households constructed; and Output 2: Institutional capacities, policy, and regulatory framework of the housing sector strengthened.

B. Project Description²

3. To meet the large demand for housing units in the country NHDCL proposes to construct residential buildings in phases, for the marginalized urban workers in Nganglam, Trashiyangtse Samdrup Jongkhar, Phuentsholing, Samtse, and Thimphu. Phase I construction consists of 1018 units spread over 5 districts and sub-districts.

4. The land requirement for the proposed project is mostly fulfilled by government land (in 5 districts). The land requirement for subprojects is 11.21 acres in Thimphu, Trashiyangtse, and Phuentsholing (Drungpa's residence, Amochu, and Sonamgang).³ The remaining land requirement for the project is likely to be fulfilled through the transfer of government land (estimated at 9 acres), although it may involve the acquisition of private land for the approach road particularly in Tading, Samtse (yet to be confirmed).

C. Implementation Arrangements

5. The Ministry of Finance (MOF) is the executing agency (EA). The NHDCL is the implementing agency of all outputs. MOF and NHDCL have engaged relevant government agencies⁴ in designing and operationalizing the crèches and in providing the integrated services of the center. A central Project Steering Committee (PSC) set up under the project will facilitate and ensure adequate coordination among relevant stakeholders and guide the project

¹ Government of Bhutan, Gross National Happiness Commission. 2019. *Twelfth Five Year Plan, 2018–2023: Just, Harmonious and Sustainable Society through Enhanced Decentralization*. Thimphu. Affordable housing is defined as the ability of households to meet housing costs within 30% of their gross monthly income.

² Resettlement Framework Green and Resilient Affordable Housing Sector Project

³ Replacing Rinchening

⁴ Department of Disaster Management (Ministry of Home and Cultural Affairs); Department of Engineering Services; Department of Geology and Mines; etc.

management unit (PMU) and project implementation units (PIUs) for this proposed Project.

6. The NHDCL is responsible for executing outputs and monitoring the implementation of each subproject. A dedicated project management unit (PMU) based in the NHDCL headquarters, in Thimphu, and decentralized project implementation units (PIUs) based at each of the selected subproject sites will provide project implementation support.

D. Sub-Project Categorization

7. **Involuntary Resettlement (Category B):** The project is classified as *Category B* for involuntary resettlement as per ADB's Safeguards Policy Statement (SPS) 2009 in Phuentsholing sub-project sites. The initial survey for sample subprojects indicates that the project will impact a total number of 22 households (84 affected persons) which includes 18 households with 65 members, facing physical displacement and/or loss of livelihoods; and 4 households with 19 members, with loss of minor structures and/or trees. Out of the total affected households, one household (2 members) are assessed to be vulnerable. During site visit in 2022, the total number of affected persons have been reduced to 12 as 10 households excluded from the previous list due to a reduction in the actual site demarcation. The rest of the sub-project sites at Nganglam, Trashiyangtse, and Samdrup Jongkhar is categorized as **Category C** project as per ADB's SPS 2009 as there is no IR impact.

8. **Indigenous Peoples (Category C):** There is no presence of indigenous peoples or indigenous communities, as described in SPS, 2009, in the project area. Hence, no impacts on any indigenous peoples or indigenous communities are anticipated.

E. Scope of the Report

9. The scope of this semi-annual social safeguard monitoring report (SSMR) is to present the periodic update of the project implementation status in compliance with the ADB SPS, 2009, in particular as per the approved IR documents - Resettlement Plans (RP) and Due Diligence Reports (DDR). The following are the disclosed links presented in Table 1.

Table 1: List of Social Safeguards Documents Disclosed on the ADB and Project Website

Towns/ Subproject	Type of Document	Draft/Updated	ADB Disclosure Links	Project Website Disclosure Link
Thimphu	RP	Draft (September 2021)	https://www.adb.org/sites/default/files/project-documents/54355/54355-001-rp-en_3.pdf	http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20Thimphu.pdf
		Updated (November 2021)	https://www.adb.org/sites/default/files/project-documents/54355/54355-001-rp-en_1.pdf	http://www.nhdcl.bt/attachment/announcement/LD21%20Resettlement%20Plan%20Thimphu.pdf

Towns/ Subproject	Type of Document	Draft/Updated	ADB Disclosure Links	Project Website Disclosure Link
Phuentsholing	RP	Draft (September 2021)	https://www.adb.org/sites/default/files/project-documents/54355/54355-001-rp-en.pdf	http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20phuntsholing.pdf
		Updated (November 2021)	https://www.adb.org/sites/default/files/project-documents/54355/54355-001-rp-en_0.pdf	http://www.nhdcl.bt/attachment/announcement/LD20%20Resettlement%20Plan%20Phuentsholing%20(Drungpa,%20Rinchending,%20and%20Amochhu).pdf
Trashiyangtse	Land Acquisition and Involuntary Resettlement Due Diligence Report	Draft (September 2021)	https://www.adb.org/sites/default/files/project-documents/54355/54355-001-sddr-en.pdf	http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20trashiyangtse.pdf
		Updated (November 2022)	https://www.adb.org/sites/default/files/project-documents/54355/54355-001-sddr-en_0.pdf	Yet to be disclosed
Nganglam	Land Acquisition and Involuntary Resettlement Due Diligence Report	Draft (November 2022)	https://www.adb.org/projects/documents/bhu-54355-001-sddr-1	http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20Nganglam.pdf
Samdrup Jongkhar (Dradulthang and Toed)	Land Acquisition and Involuntary Resettlement Due Diligence Report (Dradulthang and Toed)	Updated in December 2022	https://www.adb.org/sites/default/files/project-documents/54355/54355-001-sddr-en_1.pdf	http://www.nhdcl.bt/attachment/announcement/Land%20Acquisition%20and%20Involuntary%20Resettlement.pdf

Samtse	Land Acquisition and Involuntary Resettlement, Due Diligence Report	The proposed site is not confirmed	Not prepared/disclosed	Not prepared/disclosed.
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Source: ADB Website

10. The report aims to capture (i) critical facts, significant findings, and recommended actions; (ii) capture any adverse impact in terms of Involuntary Resettlement impact or income loss due to loss of access during construction work; (iii) provide information on necessary safeguard methods adopted to avoid, reduce, minimize, mitigate, or compensate any adverse impact due to project work; (iii) identify mitigation measures and any residual negative impacts that cannot be avoided; (iv) describe the process undertaken during project design to engage stakeholders and the planned information disclosure measures for carrying out consultation with affected people to facilitate their participation during project implementation; (v) describe the subproject's grievance redress mechanism for resolving complaints; (vi) describe the monitoring measures and reporting procedures to ensure early detection of conditions that necessitate particular mitigation measures; and (x) identify who is responsible for carrying out the mitigation and monitoring measures

11. This report covers Social Safeguard Monitoring, addressing all the issues related to social safeguards concerning the progress achieved and the current status of reporting period from August 2022 to February 2023.

12. The Project Implementation Assistance Consultant (PIAC), responsible for supporting the PMU and PIUs in project management and implementation was engaged (August 2022). This report captures and presents the social safeguard requirement of the proposed GRAHSP based on available documents i.e., disclosed Resettlement Plans (Phuentsholing and Thimphu), Due Diligence Reports, Project Administration Manual, Resettlement Framework, and Detailed Measurement Survey (DMS). Field visit reports and consultation details based on actual findings during the visit conducted effectively from August 2022 to February 2023 at different project sites are provided in this SSMR.

13. As per the disclosed resettlement plans and resettlement framework, involuntary resettlement impact has been identified at Phuentsholing and Thimphu (at Thimphu earlier site Semtokha got canceled) and two draft resettlement plans have been prepared and subsequently approved by ADB and disclosed in the public domain. The draft resettlement plan for Phuentsholing is being updated during the Detailed Measurement Survey (DMS) after the finalization of the project design.

II. SUBPROJECT DESCRIPTION⁵

A. Subproject Components

14. The proposed subproject components include housing blocks of categories III and IV; five-storied structures totaling eight buildings, a service center building, a parking lot for tenants, approach and internal roads with internal pedestrian pathways, septic tanks, and soak pits, drinking water and rainwater harvesting tanks, drainage, and sub-station.

⁵ Resettlement Plans Phuentsholing.

15. Details regarding the housing complexes and the number of units by category which will be developed in the targeted towns are presented in Table 2.

Table 2: Details of housing blocks by town, category, and number of units to be developed under GRAHSP

Sl. No	Location	No. of buildings	No. of units
1. Thimphu			
1a.	Thimphu (According to NHDCL, proposed 7 sites and an additional 1 site at Chubachu under JFPR)	Yet to be finalized	Yet to be finalized
2. Phuentsholing			
2 a.	Drungpa's Residence	4	96
2 b.	Amochu	5	120
2 c.	Sonamgang	6	120
3. Samtse			
3 a.	Tading	Yet to be finalized	Yet to be finalized
4. Samdrup Jongkhar			
4 a.	Dradulthang	4	32
4 b.	Toed	11	88
5. Pemagatshel			
5 a.	Nganglam	8	32
6. Trashiyangtse			
6 a.	Trashiyangtse	8	32

Source: NHDCL, 2022

16. **Phuentsholing.** In Phuentsholing, housing is initially proposed be developed in three locations. The components per location are:

- (i) **Drungpa's residence:** (i) Housing blocks of category III (1 building), 2 BHK (2 buildings) and IV (1 building) in total having 96 apartments; (ii) parking lot; (iii) approach and internal roads; (iv) wastewater connected to the sewerage system of the municipality, (v) pedestrian footpath; (vi) rainwater harvesting tank; (vii) drinking water tank.
- (ii) **Amochu:** The components per location are: The components at the Amochu site comprise housing blocks of category III, type- I buildings, Category III, Type-II buildings, and Category IV buildings, a Service Centre Building, a parking lot for tenants, an approach and internal roads with internal pedestrian pathways, septic tanks and soak pits, drinking water and rainwater harvesting tanks, nature-based drainage, and sub-station.
- (iii) **Sonamgang:** As per disclosed resettlement plan, the third location was in Rinchening. However, it has been replaced and the new location selected in Sonamgang. The site has been cancelled because of its location which is geologically not feasible/stable for any type of construction work. The subproject and components for Sonamgang are: Category III, Type-1 buildings, 1 BHK buildings, and Category IV buildings as well as having a parking lot for tenants, approach and internal roads with internal pedestrian pathways, septic tanks and soak pits, drinking water and rainwater harvesting tanks, nature-based drainage, and sub-station. The social safeguards document for Phuentsholing will be updated with the social impact assessment for the new site/location at Sonamgang.

17. **Thimphu:** The project will be implemented within Thimphu thromde and the project components are yet to be finalized by NHDCL. Once finalized, due diligence will be conducted, and social safeguard documents will be prepared based on the impact assessments in line with ADB SPS 2009.

18. **Nganglam:** The project components namely the (i) construction of eight blocks of double-storey housing units totaling 32 units with each block consisting of four units to accommodate four families in one block; (ii) bitumen-topped parking lot for tenants to accommodate 27 light vehicles and 10 two-wheelers; (iii) bitumen-topped access and approach roads to and within housing site; septic tanks and soak pits, pedestrian footpaths, nature-based drainage (bio-swales), rainwater harvesting tanks, drinking water tank and electric substation will be constructed and located within the plot allotted to NHDCL by the National Land Commission.

19. **Trashiyangtse:** The project will be implemented in Trashiyangtse and the components are: Construction of 8 blocks of 4 units each totaling 32 units housing apartments on government land, parking lot, the road of total length 0.107 km with off-take from government road, septic tank and soak pit, the footpath of total length 0.103 km, drainage of a total length of 0.265 km, rainwater harvesting tank, drinking water tank and substation.

20. **Samdrup Jongkhar (Dradulthang):** The project will be implemented in Samdrup Jongkhar at Dradulthang and the components are the Construction of 4 blocks of 8 units each totaling 32 units, parking for 25 light vehicles and 8 2- wheelers, approach, and internal road, septic tank and soak pit, pedestrian footpath, nature-based drainage (bio- swale), rainwater harvesting tank, drinking water tank, and substation of dimensions (6m x 6m).

21. **Samdrup Jongkhar (Toed):** The project will be implemented in Samdrup Jongkhar at Toed and the components are: Construction of Category III - 5 blocks with 40 units and Category IV - 6 blocks with 48 units totaling 88 units/housing apartments with a service center block and a Mani Dungkhar, parking for 46 light vehicles and 19 2- wheelers, approach and internal road, septic tank and soak pit, pedestrian footpath, nature-based drainage (bio- swale), rainwater harvesting tank, drinking water tank and substation of dimensions (6m x 6m).

22. **Samtse:** The site has not been finalized, therefore, due diligence of the proposed site is yet to be conducted.

B. Measures to Avoid and Minimize Involuntary Resettlement Impacts

23. To avoid and minimize involuntary resettlement impacts, the subproject proposes to use government land which is already available and registered in the name of NHDCL. The project will also use the existing right-of-way of government roads within the existing available ROW for aligning the proposed approach roads to the site and existing service points and ducts. The Contractor will also ensure that access to the public roads adjacent to the housing plot is not hindered.

24. To minimize construction impacts, works will be executed between 8 AM to 6 PM, especially in the plots located near the private residential buildings. This is to avoid inconveniences to the public residing nearby. All safety norms will be strictly adhered to, taking into consideration that the sites are located in areas with dense settlements (in the case of Drungpa's Residence and Sonamgang). The Project Implementation Unit (PIU) will also ensure that all necessary rules related to the safety and security of the public and residents are followed by the contractor. The construction schedule in terms of the total construction period, actual work

hours, and off-days for laborers will be discussed with stakeholders living proximate to the housing site such as private landowners and residents living in private housing or company residential areas. It is also standard practice to display such project details on large boards at visible points near the project site, and the same will be done in this project, to disseminate information about the project among the local public of the project area. These measures will be part of the contract document of the contractor and will be implemented with careful monitoring by the concerned PIUs. The vulnerability status of the affected people/communities is yet to be confirmed in Thimphu and Tading under Samtse. No construction activities and no physical and/or economic displacement will be done until the RP document is updated.

25. Except for Trashiyangtse other sub-projects are at various stages of design and bid preparations. For Rinchening and Thimphu alternative new sites have been identified and safeguards studies are being carried out in Sonamgang. Details of all subprojects/packages, type of bid/contract, and current status of implementation of packages are presented in Table 3, and detailed implementation progress of each of the awarded packages is presented in Table 4.

Table 3: Status of All Subprojects / Packages

Package/ Subproject	Subproject / Package components	Current Status	Bid / Contract type
Trashiyangtse	(i) Construction of G+1 storied RCC Residential Building 8 numbers and associated site development works	LOA to be issued and Date to be confirmed.	National Competitive Bidding
Samdrup Jongkhar	(i) Dradulthang: G+3 storied RCC Residential Building 4 numbers (ii) Toed: G+3 storied RCC Residential Building 11 numbers	NIT floated on 31 March 2023. SPR under finalization Bid documents ready. SPR is under finalization.	National Competitive Bidding
Nganglam	(i) Nganglam: G+1RCC Residential Building 8 numbers	Preparation of Bid Document.	National Competitive Bidding
Phuentsholing	(i) Drungpa residence area: G+5 RCC Residential Building 4 numbers (ii) Amochu (Bangay): G+5 RCC Res. Building 5 Nos Sonamgang	Design and Planning in progress in the light of government's decision to change in type and size of the structure. Preparation of Bid Document. Geo-Tech Studies. Rinchening site got canceled due to a geologically unstable site therefore, identified Sonamgang.	National Competitive Bidding
Samtse	(i) Tading: G+2 RCC building 57 nos.	Initial site analysis and planning conducted but are currently on hold.	Yet to be finalized
Thimphu	(i) 7 sites and an additional 1 site under JPPR have been identified instead of Semtokha which the site got canceled.	The Semtokha site at Thimphu got canceled and identified 7 sites at Thimphu. Currently, being identified with 1 additional	National Competitive Bidding

Package/ Subproject	Subproject / Package components	Current Status	Bid / Contract type
		site under JFPR at Chubachu.	

Source: NHDCL, 2022

Table 4: Implementation Status of Awarded Subprojects / Packages

Package	Package status	Design progress to date	Construction progress to date	Components completed to date	Works conducted during the reporting period	Design Changes	Additional Assessment (based on design change)	Safeguard Documents need to be updated
Trashiyangtse	Not yet awarded	100%	0%	None	None	None	None	<ul style="list-style-type: none"> • DDR updated • Subproject report submitted
Samdrup Jongkhar	Not yet awarded	100%	0%	None	None	None	None	<ul style="list-style-type: none"> • DDR updated • Subproject report prepared
Nganglam	Not yet awarded	100%	0%	None	None	None	None	<ul style="list-style-type: none"> • DDR updated • Subproject report submitted
Phuentsholing	Not yet awarded	10%	0%	None	None	Yes	None	<ul style="list-style-type: none"> • The RP is being updated
Samtse	Not yet awarded	0%	0%	None	None	Yet to be Finalized	Yet to be done	Yet to be prepared
Thimphu	Not yet awarded	30%	0%	None	None	Yet to be Finalized	Yet to be done	A new safeguard document shall be prepared

Source: NHDCL, 2022

III. INVOLUNTARY RESETTLEMENT IMPACT

A. Involuntary Resettlement Impact

26. During the project preparation stage, involuntary resettlement impact was identified at Phuentsholing and Thimphu housing sites. Based on the impact assessed and socio-economic survey of the affected persons; two resettlement plans have been prepared and approved by ADB. The updated resettlement plan for Phuentsholing will be submitted to ADB for obtaining necessary clearance. Semtokha The compensation for the 2 affected WHHs at Amochu, Phuentsholing has been completed. At the Drungpa residence sub-project site, the affected person is an absentee owner and NHDCL proposed to open an escrow account worth Nu.16,150.90 to deposit the compensation amount. At Sonamgang, one affected caretaker is working on the muster roll and will get relocated to Pasakha, therefore, a one-time transportation cost of Nu. 10,000 is proposed. The caretaker will not get affected during the transitional phase as there will be no wage deduction and NHDCL assured to retain the caretaker with the same wage and services as apparent from Appendix 16. The compensation details of the affected WHHs at Amochu are presented on the subsequent page for reference. For Thimphu, a Resettlement Plan was prepared for Semtokha which got cancelled, so if there are possible impacts identified in 7 sites, then a new resettlement planning document will be prepared. A brief site visit confirms that for Thimphu sub-project sites, there are no impacts on private assets as of date.

Phuentsholing site visit:

27. Based on the transect walk and survey on 10 October 2022 at all three project locations, under Phuentsholing, involuntary resettlement impacts have been identified. The detailed survey was carried out in October 2022 and identified four (4) affected households having 12 members. Of these, 2 households (9 members) face significant impact, one of them being a government employee (Drungpa) with 5 household members at Drungpa's residence and 1 WHH at Amochu (2 members) facing relocation. The remaining 1 household in Phuentsholing with 5 members is assessed to face a non-significant impact.

Drungpa residence:

28. (i) The Drungpa and his family have been relocated to an alternate transitional residential premise which has been arranged by NHDCL and subsequently to a house renovated by NHDCL. The NHDCL provided transportation to shift his assets to his new site. Therefore, no shifting allowance for Nu. 10,000 is paid. (ii) one household will lose a cement platform for keeping water tanks (which have not been in use by the affected person for a long time) and a temporary garage, both are non-titleholders and have encroached on government land. The affected person will be compensated as a sum of Nu. 16, 150.90.

Sonamgang:

29. One caretaker is considered affected and he will be provided a one-time shifting allowance of Nu. 10,000 or NHDCL will facilitate shifting his personal belongings to his new site, where new/alternate accommodation will be provided.

Amochu:

30. At the Amochu housing site, one temporary residence cum commercial structure will be

impacted resulting in relocation, structural loss, and income loss of one household assessed as vulnerable. The affected WHH has been compensated with Nu. 326,173.25 for the lost assets and other vulnerabilities such as (i) Shifting assistance for losing commercial structure, (ii) Livelihood restoration assistance considered for one affected person and one employee, (iii) Rental assistance to affected persons who have to relocate and who will not be provided housing and (iv) Vulnerability assistance. The employee who is also a WHH has been compensated with Nu. 38,700.00.

31. The land use certificate of Drungpa's residence, Sonamgang, and Amochu, Phuentsholing is appended in Appendix 1, 2, and 3.

32. Earlier at the Rinchending housing site, a landowner living adjacent to the plot was identified who has encroached, planted, and grown crops of commercial value. The landowner was assessed to lose crops and trees. The proposed site has been removed from the project scope considering geological non-viability, and a new site has been identified at Sonamgang. The components for the newly identified site are being finalized. The involuntary resettlement impact has been assessed and the social safeguards document being updated. The updated resettlement plan will be based on a 100% survey of all three (including Sonamgang and excluding Rinchending) housing project sites. A socio-economic survey and inventory of assets and losses was carried out with all affected persons. The resettlement plan being updated based on a detailed design, detailed measurement survey (DMS) and census survey, and site-specific consultations at each location in Phuentsholing. Such updating is being done before the start of the construction work by the PIUs and Contractors to identify additional impacts once the project footprint on-the-ground has been fixed to assess losses and document the socio-economic status of affected persons within the subproject impact area. The updated plan will be reviewed and validated by the project implementation unit (PIU)/project management unit (PMU) before submission to the ADB for approval. Also, the contractor will be directed, and monitored, so that noise within permissible levels is maintained as well as other construction rules in force for controlling dust pollution, and waste management among others will be followed. The involuntary Resettlement Impact is presented in Table 5.

Table 5: Involuntary Resettlement Impact

SI No	Subproject	Package No.	No. of Affected Persons	Nature of Impacts	Steps were taken to compensate the APs
1	Trashiyangtse		None	None	None
2	Nganglam		None	None	None
3	Samdrup Jongkhar				
a	Dradulthang		None	None	None
b	Toed		None	None	None
4	Phuentsholing				
a	Drungpa residence		9	(i) Physical relocation is anticipated for a government employee (Drungpa) (iii) Insignificant impact to 2 households (Loss of minor structures)	One-time shifting allowance of Nu. 10,000 to be provided to the AP. Nu.16,150.90 is to be provided to the AP for the cemented platform and temporary garage.

SI No	Subproject	Package No.	No. of Affected Persons	Nature of Impacts	Steps were taken to compensate the APs
				presently not in use)	
b	Sonamgang		1	Insignificant	One-time shifting allowance of Nu. 10,000 to be provided to the AP
c	Amochu		2	Significant impact to 1 household anticipated, involving both physical and economic displacement	Compensation of Nu.326,173.25 has been completed to the WHH at Amochu and Nu. 38,700.00 compensated to her employee also a WHH.
5	Thimphu		Not confirmed	Not confirmed	Not confirmed

Thimphu site visit:

33. During the project preparatory phase, the Semtokha site was identified which was later got cancelled. In place of the Semtokha site, 7 additional sites within Thimphu and 1 JFPR have been identified and are currently being finalized. During site visits on 17 October 2022, all sites have been confirmed as government land and Land Use Certificate for 6 sites has been obtained so far. It was also observed that in 5 sites, some seasonal vegetables are being grown by the tenants residing nearby in the private housing apartment. The seasonal vegetables were being grown for domestic consumption. The house owners of those buildings were given notice by the NHDCL to convey the message to their tenants to stop cultivating the vegetables. The notice provided by NHDCL, Thimphu to the private building owners is attached in Appendix 19, 20, 21, 22 and 23. During the site visits to Thimphu led by the NHDCL focal and during the ADB mission visit on 28 October 2022, no IR impacts have been identified.

Nganglam site visit:

34. The project will not have any IR impact as the identified site is government owned and the Land Use Certificate and Cadastral map issued by the NHDCL is appended in Appendix 4 and 5. During site visit on 14 November 2022 led by the NHDCL Regional Manager based at Samdrup Jongkhar, a few trees having economical values were observed within the proposed site. Upon inquiry, it has been noted that those trees have naturally emerged and there is no claimant. Further, no impacts on indigenous peoples are anticipated under the subproject. The photographs of the site are provided below.

Figure 1: Site Photographs Nganglam

Source: Site visit at Nganglam Project site

Trashiyangtse site visit:

35. The project will not have any IR impact as the identified site is government-owned and the Land Use Certificate and Cadastral map is appended in Appendix 6 and 7. Before the site visit on 16 November 2022, a courtesy call with the Dzongkhag (district) administrator of Trashiyangtse was done and briefed on the proposed and upcoming housing colony construction at Trashiyangtse. Immediately after a courtesy call with the Dzongkhag administrator, a site visit led by the NHDCL focal from the Dzongkhag was conducted. It was observed a few NHDCL tenants were still cultivating seasonal vegetables on the project site. Notice was provided by the Safeguards Focal at NHDCL PMU (dated 16.11.2022) to the tenants to refrain from cultivating the vegetables after harvesting the present produce. The field visit, public consultation, stakeholder consultations, initial screening for resettlement impacts, and impact on indigenous people findings suggest that the subproject implementation will neither cause involuntary resettlement impact nor any impact on indigenous peoples. Nevertheless, the impacts of the subproject will be re-assessed (before the start of civil work) and upon finalization of the detailed design (given the final designs and scope of work) and through detailed measurement survey. In case any involuntary resettlement impact identified at any stage of the subproject implementation, the due diligence report will be revised (with appropriate revision of project category) following ADB's Safeguards Policy Statement 2009. Further, no impacts on indigenous peoples are anticipated under the subproject.

Figure 2: Site Photographs Nganglam



Source: Site visit at Trashiyangtse Project site

Samdrup Jongkhar (Dradulthang) site visit:

36. The project will not have any IR impact as the identified site is government-owned and the LUC and Cadastral map is appended in Appendix 8 and 9. During a site visit on 18 November 2022 led by the NHDCL Regional Manager, the site was observed to be free of encumbrances. Site visits and physical verification of the entire plot were examined in November 2022 to re-assess if any of the project subcomponents would impact structures or common property resources. It is confirmed that there will be no structure loss or any kind of adverse impact on common property resources. Further, no involuntary resettlement impact such as loss of livelihood (temporary or permanent, full or partial) is anticipated under the subproject. No impacts on indigenous peoples are anticipated under the subproject.

Figure 3: Site Photographs Samdrup Jongkhar Dradulthang





Source: Site visit at Samdrup Jongkhar Project site at Dradulthang

Samdrup Jongkhar (Toed) site visit:

37. The project will not have any IR impact as the identified site is government-owned and the Land Use Certificate is appended in Appendix 10. During a site visit on 18 November 2022 led by the Regional Manager, NHDCL, Samdrup Jongkhar, it was observed that from the middle of the proposed site, there exists an access road leading to the Archery ground which Thromde, Samdrup Jongkhar assured through a letter that the access road will be re-aligned and constructed from outside the project boundary. An assurance letter of evidence to construct the access road provided by the Samdrup Jongkhar thromde is attached in Appendix 17. No impacts on indigenous peoples are anticipated under the subproject.

Figure 4: Site Photographs Samdrup Jongkhar Toed



Source: Site visit at Samdrup Jongkhar Project site at Toed

PAYMENT OF COMPENSATION

38. The resettlement budget for the Phuentsholing sites at (i) Drungpa's Residence, (ii) Amochu, and (iii) Sonamgang subproject components include resettlement assistance, as outlined in the entitlement matrix and contingency provision amounting to 20% of the total cost. The details are provided in Table 6. The NHDCL team has been involved in facilitating the disbursement process and facilitated the opening of bank accounts for the affected persons who do not have bank accounts. in the case of WHH at Amochu. The costs are the best estimates confirmed during detailed project preparation and planning. The total resettlement cost for all the subprojects considered under resettlement plans is **Nu. 584,126.61**. The payment has been released through an account payee bank cheque issued in the name of the affected persons (WHHs) at Amochu. The details of the Resettlement Budget, disbursement of budget, receipt of payment, and estimates calculated of the affected structures at Amochu and Drungpa residence subproject sites are attached in Appendixes 11,12, 13, 14 and 15.

39. Details of resettlement plan budget estimation:

- (i) **The total number of affected persons:** Four households with twelve persons are estimated to be project affected as per the site visit, household interviews carried out for assets, and income loss survey was carried out in Phuentsholing.
- (ii) **Impact on the property – bungalow, garage, platform, temporary residence-cum- shop, Semi-permanent structure:** Three households (8 persons) will be affected due to loss of shelter and have to relocate. The RGOB owns the property (bungalow) within the area the Drungpa is residing which also will be dismantled. Out of the three households facing relocation, one non-titleholder vulnerable woman headed (unmarried) at Amochu will lose shop (as the structure is a residence-cum-shop). Her employee is also woman (also unmarried). Additionally, one household will lose privately constructed structures such as concrete cemented platform and a temporary garage. The civil engineers from NHDCL estimated the private structure which will be acquired by the project using the current Bhutan Schedule of Rates without depreciation. The total estimated cost of civil structures (structure at Amochu and Temporary garage and cemented platform at Drungpa residence) which will be lost by two persons is **Nu. 51,324.15**. Payment of compensation and livelihood restoration of the affected person at Amochu Phuentsholing was completed in November 2022 (Appendix 12).
- (iii) **Shifting assistance has been considered for the three affected households who have to relocate:** The current residents, namely the three affected families will relocate to alternate lodgings. This includes the Drungpa, the squatter at Amochu, and the caretaker at Sonamgang. Shifting assistance up to Nu. 10,000 is proposed for the three affected persons. The rate suggested has been proposed based on charges per trip quoted by local trucks for several trips within Phuentsholing town. The total shifting charges amount to **Nu. 30,000**.
- (iv) **Livelihood restoration assistance considered for one affected person and one employee:** The person squatting at Amochu has a structure that will be compensated as per the estimate prepared by the NHDCL engineers. Further, she will lose the net income of Nu. 20,000 per month which she currently earns from her shop. Compensation of Nu. 20,000 per month for one year is proposed amounting to a total of Nu. 240,000 a year as compensation. The owner of shop is assisted by her relative who would lose income as an employee and therefore receive compensation calculated as per the minimum wage rate of unskilled persons fixed at Nu. 215/day which comes to Nu. 38,700 per person for six months

- (assuming the shops remain open for all 30 days in a month).
- (v) **Rental assistance to affected persons who have to relocate and who will not be provided housing:** There is one non-titleholder (NTH) affected family having two members, at the Amochu site, who have been relocated but will not be provided alternate housing (due to NTH status). Based on provisions of the entitlement matrix, the affected woman with transitional rental assistance for three months at a monthly rate of Nu. 7,000 which is the average rental as ascertained through the socio-economic survey carried out in the project towns have been compensated. The affected family has thus received **Nu. 21,000** as a rental allowance.
- (vi) **Vulnerability assistance:** The woman-headed, non-titleholder household received additional one-time vulnerability assistance amounting to **Nu. 20,000**.
- (vii) **Contingency amount:** 10% is also included in the budget provision for any unforeseen impacts during the execution of civil work at the detailed design stage.

Table 6: Resettlement Budget for Amochu and Drungpa's Residence subproject sites

Sl. No	Item	Unit/ Number of affected persons (APs)	Unit Rate* (Nu.)	Amount (Nu.)	Remarks
A	Resettlement Costs				
1	Compensation for acquired structures – residence, commercial structure (shop) - privately built by AP	1 residence-cum shop (Amochu)	Based on engineering estimates using latest BSR 2022	35,173.25	Compensation paid
2	Compensation for the cemented platform and temporary garage	1 cement platform and garage (Drungpa's Residence)	Based on engineering estimates using latest BSR 2022	16,150.90	Compensation not paid
3	One-time shifting allowance to alternate lodgings and relocation sites ⁶	3 affected families who have to relocate and/or shift their assets and belongings (Amochu, Drungpa's Residence and Sonamga ng)	10,000 per household	30,000.00	Compensation paid

⁶ For the budget, for shifting/transportation, the maximum provision as per the entitlement matrix is budgeted in the draft Resettlement Plan. For the remaining affected persons required to shift their belongings, shifting costs will be assessed by the PIU based on the local transportation rates and distance, in line with the entitlement matrix. If there are no items/belongings/assets to be shifted/transported by an affected person, the shifting/transportation allowance will not be paid.

*All entitlements and compensation to affected persons will be adjusted for inflation from the month of approval of the resettlement framework and compensation payment determined accordingly. The government structures lost at the Drungpa's Residence namely the bungalow have not been estimated for compensation as these are the property of NHDCL who have committed to meet the cost from their equity fund provisions

Sl. No	Item	Unit/ Number of affected persons (APs)	Unit Rate* (Nu.)	Amount (Nu.)	Remarks
4	Rental assistance to the affected non-titleholder the household faces relocation	1 affected family with 2 members (Amochu)	Nu. 7,000 a month for 3 months	21,000.00	Compensation paid
5	Compensation for permanent loss of income - net income for 12 months for business owners; and net income or minimum daily wage rate (as per govt. notification) for 6 months for employees	One affected business owner and one employee (who is also a family member) (Amochu)	Net income: WHH – Nu. 20,000 per month Employee: Nu.215 per day	240,000.00 38,700.00	Compensation paid
6	Vulnerability Assistance	One WHH + NTH (2 members)	Nu. 20,000	20,000.00	Compensation paid
7	Consultation and Project Disclosure cost			75,000.00	
8	Implementation of Project GRM cost			40,000.00	
9	Documentation cost			15,000.00	
Sub-Total A				531,024.15	
B	Contingency (10%)			53,102.46	
	Grand Total (A+B)			5,84,126.61	

40. For the rest of the subproject sites at Trashiyangtse, Nganglam, Samdrup Jongkhar (Dradulthang and Toed), no resettlement impacts have been observed. For Thimphu, 7 subproject sites, the Sub Project Report (SPR) is yet to be prepared. Upon preparation of the SPR, site visits shall be undertaken and involuntary resettlement impacts assessed.

B. Indigenous People

41. The field visits and consultations in 2022 undertaken revealed that no indigenous people are living at the housing sites or near the proposed project sites. Consequently, no impacts on indigenous peoples are anticipated under the subproject sites. None of the potentially affected persons identified during the field visit and socio-economic survey belong to indigenous people's groups. As per ADB SPS 2009, indigenous people's⁷ safeguards are triggered if a project directly or indirectly affects the dignity, human rights, livelihood systems, or culture of indigenous peoples or affects the territories or natural or cultural resources that indigenous peoples own, use, occupy, or claim as their ancestral domain.

⁷ ADB SPS 2009 uses the term indigenous peoples in a generic sense to refer to a distinct, vulnerable, social and cultural group possessing the following characteristics: (i) self-identification as members of a distinct indigenous cultural group and recognition of this identity by others; (ii) collective attachment to geographically distinct habitats or ancestral territories in the project area and the natural resources in these habitats or territories; (iii) customary cultural, economic, social or political institutions that are separate from those of the dominant society and culture; and (iv) a distinct language, often different from the official language of the country or region.

IV. CONSULTATION AND DISCLOSURE

42. During the project preparation phase and site visit in 2022, the goals and objectives of the project have been shared with stakeholders (including, beneficiaries, affected persons, and institutional stakeholders) through consultation meetings. Stakeholders were briefed on the technical details of the project, the implementation cycle, project benefits, and adverse impacts. A program of continuous consultation and disclosure is proposed. A summary of the resettlement plan (upon finalization) in the local language will be disclosed to affected persons and key stakeholders by the NHDCL. Details of stakeholder consultation programs and disclosure meetings with the project-affected persons will be documented in the next SSMR. Table 7 presents the summary of consultations undertaken in the covered period. The subsequent para provides the details of the consultation undertaken for each subproject site.

Table 7: Summary of Consultations Conducted

Location/Subproject Site	Total of Consultations Conducted (August 2022–February 2023)	Attendees	Total Attendees	Male	Female
Phuentsholing	1	NHDCL Housing tenants	5	2	3
Nganglam	1	NHDCL tenants and local people	5	2	3
Trashiyangtse	1	NHDCL and shop keepers	5	2	3
Samdrup Jongkhar (Toed and Dradulthang)	1	NHDCL housing tenants	12	5	7
Grand total	4		27	11	16 (59%)

The consultation details conducted in November 2022 are as follows:

43. **Thimphu:** Several rounds of site visits led by the NHDCL official, from Thimphu have been conducted in all the 7 sites (2 at Dangrina, 1 at Samtenling, 1 at Olakha, and 3 at Babesa) Since some of the project sites are not yet confirmed, the consultation was not conducted. Upon finalization of the sites and after receiving all the Land Use Certificates (LUCs) of all the project sites, the consultation at each site or combined consultations shall be conducted and shall be reflected in the next SSMR.

44. **Phuentsholing:** During the site visit on 20 November 2022, one-on-one consultation with people representatives (randomly selected) from NHDCL housing tenants were consulted. Altogether 5 people were consulted of which 3 were female and 2 were male. The consolidated information from the one-to-one discussion reveals that they prefer NHDCL government housing as the rental charge is low compared to private housing. The electricity connections are excellent and no issues so far. On other hand, water is a prevailing issue as the supply is erratic and there is often a water shortage. Regarding waste management, 60% raised concerns about waste collection management issues and suggested that both dry and wet waste should be collected

twice a week. The details of one-on-one consultation are appended in Appendix 24 with photographs evidence.

45. **Nganglam:** During a site visit on 14 November 2022, one-on-one consultations with government officials and private people were conducted regarding the upcoming housing project. Altogether 5 people were consulted of which 3 were female and 2 were male. The consolidated information from the one-to-one meeting reveals that they prefer NHDCL government housing (if available) as the rental charge is high in private housing. Further, they reveal that the preference is given only to civil servants and not to the private sector. Therefore, their request was to also give preference to the people working in the private sector. To substantiate the above, the details of one-on-one consultation are appended in Appendix 25.

46. **Trashiyangtse:** One-on-one consultations with people (randomly selected) were from NHDCL tenants and a few from the market areas were consulted on 16 November 2022 on the upcoming housing project and related issues. Altogether 5 people were consulted of which 3 were female and 2 were male. The consolidated information from the one-to-one discussion reveals that they prefer NHDCL government housing (if available) as the rental charge is high in private housing. The present housing colony has a wooden balcony that is crumbling due to rainwater and from a safety point of view, it is unsafe therefore, renovation works are required which NHDCL focal has noted. During one-on-one consultations with the town people, they raised concerns about the housing preference which is given only to civil servants and not to the private sector people. Therefore, their request was also to give preference to the people working in the private sector and more preference should be given to the low-income group. Regarding water and electricity supply, the NHDCL tenants responded with no issues. The details of one-on-one consultation are appended in Appendix 26 with photographs evidence.

47. **Samdrup Jongkhar:** The consultation was conducted on 18 November 2022 in NHDCL hall to collate information to substantiate the information gathered in the earlier consultation meeting. The response received from the participants during the discussion was as follows; (i) People support the project and are encouraged that corporate and private sector staff too may be considered eligible as project beneficiaries. (ii) NHDCL received feedback on design considerations to include in Samdrup Jongkhar housing designs before finalization. (iii) Dradulthang site is close to the river, therefore construction of a retaining wall is required. (iv) No adequate water supply in the existing NHDCL housing colony (water supply timing is 7 to 9 AM) therefore, non-adequate water supply is an issue. (v) Waste management is done twice a week (Monday and Wednesday) hence there is no issue related to it and (vi) Sewerage (wastewater disposal) is not perceived as an issue as the ongoing ADB project has solved the problem. The details of focus group discussion with photographs is appended in Appendix 28, the list of participants is attached in Appendix 27 and group photo after focus group discussion is presented in Appendix 29.

V. GRIEVANCE REDRESS MECHANISM

48. The project has adopted a three-tier Grievance Redress Mechanism (GRM) for implementing the project. The GRM will receive, evaluate, and facilitate the resolution of social, environmental, or other project-related grievances. The GRM will aim to provide a time-bound and transparent mechanism to voice and resolve social and environmental concerns linked to the project. The public awareness campaign will be conducted to ensure that awareness of the project and its grievance redress procedures is generated and shared with affected persons and other stakeholders. The campaign will ensure that the poor, vulnerable, and others are made aware of

the need for and process in availing of the GRM. Site-level GRM is to be set up.

49. An official document specifying the formation of the GRM committee is enclosed in Appendix 18 for reference. Since the project activity is yet to start, no grievances have been recorded within the timeline of this SSMR. Table of grievance shall be added after the tender is awarded for any grievances. Till date no grievances have been recorded at project's end.

VI. INSTITUTIONAL ARRANGEMENT

50. The Ministry of Finance (MOF) is the executing agency (EA) and the National Housing Development Corporation Limited (NHDCL) will be the implementing agency for all outputs of the Green and Resilient Affordable Housing Sector Project (GRAHSP). MOF and NHDCL will engage relevant government agencies and NGOs in designing and operationalizing the project. International and national consultants have been recruited to provide expert assistance. A central Project Steering Committee (PSC) set up under the project shall facilitate and ensure adequate coordination among relevant stakeholders and provide guidance for PMU and PIUs for this Project. In particular, the PSC will: (i) meet at least semi-annually or more frequently if required; (ii) provide guidance for and ensure the implementation of government and ADB policies for the Project; (iii) assist in resolving any inter-agency implementation problems; (iv) review relevant reports and audit statements from PMU and PIUs, as and when required; and (v) ensure that conditions of the Grant Agreement with ADB are met.

51. NHDCL being the implementing agency for the project, is responsible for the management, coordination, and execution of all activities funded under the loan. A PMU at NHDCL has been created, responsible for implementing the affordable housing project. The PMU is headed by a Project Director and supported by PIUs at the district and/or sub-district level.

52. The PMU and PIUs is being supported by a Project Implementation Assistance Consultant (PIAC) in project management and implementation. Table 8 provides the status of the staffing. The compliance with loan covenants (Social Safeguard) is presented in Table 9.

Table 8: Staffing Update/Status for GRAHSP (Social Safeguards)

Positions	Staffing Update/Status
Project Director (1)	Ful time Project Director has taken the charge
Gender Officer (1)	Full-time Gender Officer focal person is assigned
Social Safeguards Officer (1)	Safeguard Focal is assigned
PIAC	
Gender Specialist (1)	Social Safeguard Specialist looks after both Social and Gender aspects and CAPP
Social Safeguards Specialist (1)	Social Safeguard Specialist assigned
PIU	
Project Engineer (one per PIU) ⁸	One Project engineer is assigned to each PIUs
Site Supervisor (one per PIU)	Not confirmed yet
Contractor/s	

⁸ The Project Engineer and Site Supervisor will be appointed by PMU. The Project Engineer will be the Head of PIU who will oversee the monitoring of the works including the implementation of safeguards and gender aspects. The Site Supervisor will act as PIU's environmental, gender, and social safeguards focal person, and will be closely supported by the PIAC.

Positions	Staffing Update/Status
EHS Supervisors and Social Safeguards Supervisor per Contractor	To be done after the contract award

VII. COMPLIANCE WITH LOAN COVENANTS (SOCIAL SAFEGUARDS)

Table 9: Compliance with Loan Covenants (Social Safeguard)

Loan Covenants (Social Safeguards)	Status
Land Acquisition and Involuntary Resettlement	
The Borrower shall ensure, or shall cause NHDCL to ensure, that all land and all rights-of-way required for each subproject and project facilities are made available to the Works contractor following the schedule agreed under the related Works contract and all land acquisition and resettlement activities are implemented in compliance with (a) applicable laws and regulations of the Borrowers relating to land acquisition and involuntary resettlement; (b) the Involuntary Resettlement Safeguards; (c) the RF; and (d) all measures and requirements outlined in the respective RP, and any corrective or preventative actions outlined in a Safeguards Monitoring Report.	Being complied
Without limiting the application of the involuntary resettlement safeguards, the RF or the RP, the Borrower shall ensure, or shall cause NHDCL to ensure, that no physical or economic displacement takes place in connection with the subproject until: (a) Compensation and other entitlements have been provided to the affected people following the RP, and (b) A comprehensive income and livelihood restoration program has been established following the RP.	Being complied. <ul style="list-style-type: none"> • Compensation will be paid to all affected families as per the approved Resettlement Plan before the commencement of construction work. • Compensation to the WHHs at Amochu has been paid by the NHDCL on 21 November 2022.
Indigenous Peoples	
The Borrower shall ensure or shall cause NHDCL to ensure, that the Project does not have any environmental, <u>indigenous peoples impacts</u> , or involuntary resettlement impacts within the meaning of ADB's Safeguards Policy Statements (2009). If the Project does have any such impact, the Borrower shall take all steps required to ensure that the Project complies with the applicable laws and regulations of the Borrower and with the SPS.	Not applicable
Safeguards – Related Provisions in Bidding Documents and Works Contracts	

Loan Covenants (Social Safeguards)	Status
<p>The Borrowers shall ensure, or shall cause NHDCL to ensure, that all bidding documents and contracts for Works contain the provisions that require contractors to:</p> <ul style="list-style-type: none"> (a) Comply with the measures and requirements relevant to the contractor outlined in the respective IEEs, EMPs, and RPs (to the extent they concern impacts on affected people during construction), and any corrective or preventative actions set out in a Safeguards Monitoring Report; (b) Make available a budget for all such environmental and social measures; (c) Provide the Borrower with written notice of any unanticipated environmental, resettlement, or indigenous peoples risks or impacts that arise during construction, implementation, or operation of the Project that was not considered in the respective IEEs, EMPs and RPs; and 	Being complied
<ul style="list-style-type: none"> (d) Adequately record the condition of roads, agricultural land, and other infrastructure before starting to transport materials and construction, and fully reinstate pathways, other local infrastructure, and agricultural land to at least their pre-project condition upon the completion of construction. 	
Safeguards Monitoring and Reporting	

Loan Covenants (Social Safeguards)	Status
<p>The Borrower shall, or shall cause NHDCL to, do the following:</p> <ul style="list-style-type: none"> (a) Submit semi-annual Safeguards Monitoring Reports to ADB and disclose relevant information from such reports to affected persons promptly upon submission; (b) If any unanticipated environmental and/or social risks and impacts arise during construction, implementation, or operation of the Project that was not considered in the respective IEEs, EMPs, and RPs, promptly inform ADB of the occurrence of such risks or impacts; with a detailed description of the event and proposed corrective action plan; and (c) Report any actual or potential breach of compliance with the measures and requirements outlined in the respective EMPs and RPs promptly after becoming aware of the breach. 	Being complied
Prohibited List of Investments	
The Borrower shall ensure, or cause NHDCL to ensure, that no proceeds of the loan are used to finance any activity included in the list of prohibited investment activities of the SPS.	Complied
Social Safeguard Training to NHDCL PMU and PIU staff.	Complied on 28 February 2023

53. **Social and Environmental Safeguards Training:** A training on Social and Environmental safeguards was conducted on 28 February 2023 at the NHDCL conference hall for the PIU, and PMU staff (mainly engineers). The one-day training program was conducted mainly 1st half covered on Environment aspects by PIAC-GRAHSP by Env. Consultant and 2nd half was covered for Social Safeguards aspects by Social, Gender and Community Engagement Specialist following SPS 2009 Policies and Principles. The opening ceremony of the training program was chaired by the CEO of NHDCL followed by the Project Director (PD), of NHDCL. All PIAC national and WAPCOS specialists also attended the training program. The brief presentation of the training itinerary for the day was highlighted by the Social, Gender, and Community Engagement Specialist from the PIAC-GRAHSP.

54. There was a total of 28 participants consisting of 17 males and 11 females. All participants actively participated in the training program. The training itinerary and list of participants are presented in Appendix 30 and 31. Handouts on both Environmental and Social safeguards were provided to the participants. The overall rating of the training satisfaction after the evaluation was 95% successful according to the participant's feedback based on the evaluation form and 5% dissatisfaction due to computer glitches. The training program ended at 5:00 p.m. with a closing ceremony by PD with closing photographs.



Training on Env. And Social Safeguards at NHDCL Conference Hall



Group photographs after the training at NHDCL Conference Hall and outside NHDCL Conference Hall

Source: Photograph 1: Social and Environmental Training Session

VIII. FOLLOW-UP ACTIONS AND RECOMMENDATIONS

- (i) PIAC Social, Gender and Community Engagement Specialist and NHDCL (PMU and PIUs) will monitor and evaluate the resettlement plan implementation and economic rehabilitation activities during the entire project period. The social monitoring report will contain an evaluation of the resettlement plan implementation, and its efficacy and provide valuable insight into the constraints in the way of implementation of the resettlement plan.
- (ii) The status reports on RP implementation shall be send to ADB periodically through the SSMR, Quarterly Progress Report (QPR) and a final report upon completion of the resettlement program.
- (iii) During project implementation, PMU will establish a monthly monitoring system involving staff at the PIU/PIAC level who will prepare monthly progress reports on all aspects of resettlement operations.
- (iv) The social and environmental focal from PMU, NHDCL assigned officer will conduct periodic reviews and supervision missions during the implementation stage and will report on the progress of all aspects of resettlement activities.

- (v) The resettlement plan will be updated based on the detailed measurement on completion of the detailed design and before the start of civil works at Phuentsholing. The updated/revised resettlement plan for Phuentsholing shall be submitted to ADB for approval. The detailed measurement survey will be jointly conducted by PIUs and contractors before implementation at each site/stretch of alignment to identify the unanticipated impacts.
- (vi) One affected person facing the loss of the cement platform and the temporary garage was unavailable during the survey and hence shall be interviewed during the site visit. Follow-through will be conducted to interview the affected person, and details will be included in the updated resettlement plan. An escrow account will be opened and the compensation amount will be deposited into it until it is disbursed to the affected person along with accumulated interest on it.
- (vii) Involuntary resettlement impact will be reassessed for the realignment of the temporary access road at Samdrup Jongkhar Toed site.
- (viii) During detailed design and/or implementation, if any unanticipated impacts related to pipe laying and construction of access roads to and from the site shall be identified. A census survey will be conducted, and the cut-off-date for temporary impacts will be communicated to the affected persons and others in the affected area during census survey and also by putting up printed information in the project affected area at some common meeting place and a copy of the same to be added to the updated resettlement plan.
- (ix) Entitlement, cut-off dates, and grievance redress mechanism shall be disclosed to the affected persons and stakeholders through disclosure meetings. Details of disclosure meetings shall be documented and reported in the updated Resettlement Plan/monitoring reports.
- (x) A copy of the draft and final resettlement plan and entitlement matrix shall be kept at a convenient place where the affected persons and other stakeholders can access to it.
- (xi) Mitigation measures as proposed in the draft resettlement plan will be taken by the contractor and a robust monitoring plan will be put in place by the PIUs and PMU to ensure its compliance. Civil work will be avoided during day hours. All safety measures and COVID-19 safety protocols must be taken during civil work and stakeholder consultations.
- (xii) Stakeholder consultations and engagement will be carried out throughout the entire project planning and implementation phase.
- (xiii) All the progress including project implementation status, updating resettlement plan, compensation disbursement to the affected persons, stakeholder consultations, and grievance redress mechanism will be captured and presented in the next SSMR.
- (xiv) Training and sensitization to the Contractor and PIUs engineers on the GRM shall be conducted for Trashiyangtse as the contract work has been awarded on 9 May 2023.
- (xv) For Thimphu subproject sites, SPR for 7 sites shall be prepared.
- (xvi) The CAPP strategy shall be prepared.
- (xvii) The DDR or RP document for Thimphu 7 subproject sites shall be prepared based on the inventory of the sites.
- (xviii) Site-level GRM to be set up at each work site handed over to contractors.

དཔལ་ལྷན་འབྲུག་གཞུང་།
ཀླུ་ཡོངས་ས་ཆ་ལྷན་ཚོགས།
ས་ཆ་བཞག་སྤྱད་ལག་ཁྱེར།


སྤྱད་མིའི་མིང་གསལ།	ཀླུ་ཡོངས་ཁྱིམ་བཞག་གོང་འཕེལ་ལས་ཁྲུན་པ.ལྷན་ཚོགས་ཀྱི་སྤྱད་མི།
ཁྱིམ་གྱི།	ལྷན་ཚོགས་ཁྱིམ་
ལོག་པ་སྤྱད་པ་གཞུང་ཡོངས་།	ཉལ་ལུ་
སྤྱད་མིའི་ལག་ཁྱེར་དབྱིབས།	གཞུང་གི་གཞུག་གྱི།

ས་གནས།	ས་འཕྲུལ།	ས་འཕྲུལ་གྱི།	ས་ཆུ། (Sq.Ft.)
ལྷན་ཚོགས་ཁྱིམ་	PGT-4027	Urban Village(UV-1)	30430
གནད་དོན།	Construction of Affordable House		

Plot ID	PGT-4027	
Point ID	Easting	Northing
P162572	108880.66	2972366.41
P162672	108847.23	2972319.68
P164604	108820.2	2972377.34
P164725	108805.79	2972370.55
P162677	108858.62	2972361.35
P163450	108861.14	2972352.65
P163551	108809.97	2972343.43
P162742	108810.18	2972342.66
P162740	108808.12	2972352.95
P162588	108807.92	2972370.71
P162587	108807.09	2972373.27
P162667	108854.35	2972324.62
P163574	108877.48	2972381.5
P162673	108856.89	2972360.99
P162741	108809.35	2972344.06
TAP1-125250	108876.4	2972386.6
P162871	108828.6	2972315.86
P162739	108815.2	2972313.33
P162668	108801.57	2972322.75

07/08/2023

སྤྱད་མིའི་ཁྱིམ་


ཀླུ་ཡོངས་ས་ཆ་ལྷན་ཚོགས།

Appendix 2: Registration Certificate issued by NLC to NHDCL for the Housing Plot at Sonamgang, Phuentsholing



ནུབ་ཕྱུ་རྒྱལ་ཁྲུག་གཞུང་།
ཐུག་ཡོང་མ་ཆ་རྒྱུ་རྒྱུ་ལ།
ཕུག་ཁྲུག་།



མཐོང་ཐོག་གི་མིང་།	ཐུག་ཡོང་མ་ཆ་རྒྱུ་རྒྱུ་ལ་བཅུ་ཐོག་གི་མིང་།
ཐོག་ཐོག་།	ཐུག་ཡོང་མ་ཆ་རྒྱུ་རྒྱུ་ལ་ཐོག་གི་མིང་།
ཐོག་ཐོག་།	2020
བཅུ་ཐོག་གི་མིང་།	ཐུག་ཡོང་མ་ཆ་རྒྱུ་རྒྱུ་ལ་ཐོག་གི་མིང་།



མ་གཞི་ལ།	མ་གཞི་ལ།	མ་གཞི་ལ།	མ་གཞི་ (Sq. Ft.)
ཐུག་ཡོང་མ་ཆ་རྒྱུ་ལ་།	1077-1228	Urban Village (High Density) (U/V-211ED3)	4000
ཐུག་ཡོང་མ་ཆ་རྒྱུ་ལ་།	for NHDCL		



Scale: 1:1,000

Index Map



Coordinates:

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100


08/11/2020

ཐུག་ཡོང་མ་ཆ་རྒྱུ་རྒྱུ་ལ་།




ཐུག་ཡོང་མ་ཆ་རྒྱུ་རྒྱུ་ལ་།



Appendix 3: Registration Certificate issued by NLC to NHDCL for the Housing Plot at



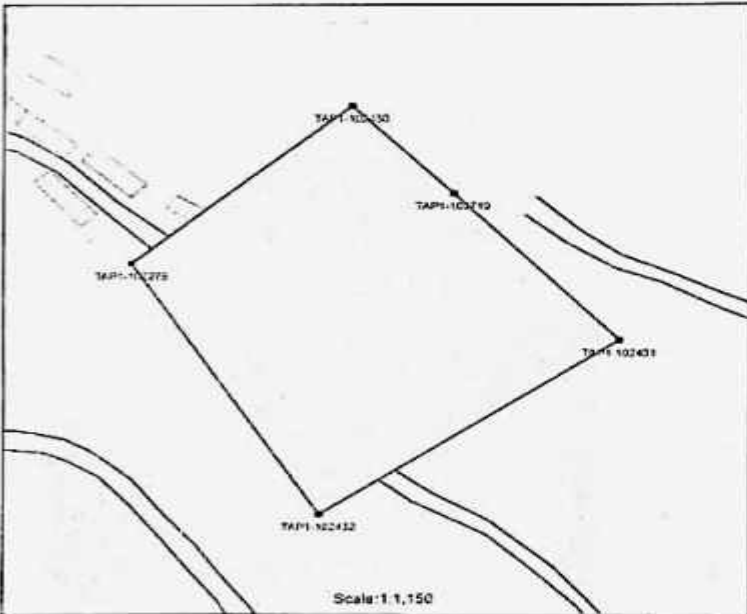
དཔལ་ལྷན་འབྲུག་གཞུང་།
 རྒྱལ་ཡོངས་ས་ཆ་ཕྲན་ཆོག་ལ།
 ས་ཆ་འགོལ་སྤྱད་ལག་ཁྱེད།



སྤྱད་མིའི་མིང་གསལ།	རྒྱལ་ཡོངས་སྤྱི་མ་བཞེ་གོང་འཕེལ་ལས་འཛིན་ཆེད།
ཁྱེད་ཀྱི་མིང་།	ཕུན་ཆོག་ལ་རྒྱུད།
བཀོལ་སྤྱད་ལག་ཁྱེད་ཨུལ་།	3060
སྤྱད་མིའི་ལག་ཁྱེད་དཔྱད་བ།	གཞུང་གི་གཙུག་ལྷན་ཁྱེད།





ས་གནས།	ས་འཕྲུལ་།	ས་འཛིན་གྲེ་བ།	ས་ཁྱི། (Sq.Ft.)
ཕུན་ཆོག་ལ་རྒྱུད།	PGT-4034	Urban Village High Density(UV-2(HD))	0.2442
གནད་དོན།			



Scale: 1:1,150

Index Map




Coordinates:

Point ID	Easting	Northing
TAP1-102278	185077.25	2974967.31
TAP1-102430	185110.53	2975002.01
TAP1-102431	185110.63	2974981.71
TAP1-102432	185105.3	2975049.53
TAP1-102433	185124.55	2974982.36


20/06/2020

སྤྱད་མིའི་རྒྱུ་ཆོས།



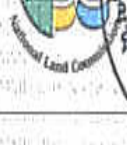
རྒྱལ་ཡོངས་ས་ཆ་ཕྲན་ཆོག་ལ།

Amochu, Phuentsholing



འབྲུག་རྒྱལ་སྤྱི་ལྷན་ཁག་གི་
འཕུལ་གསལ་ལྟུང་།

འབྲུག་རྒྱལ་སྤྱི་ལྷན་ཁག་གི་
འཕུལ་གསལ་ལྟུང་།



མཚུགས་གསལ།

རྒྱུ་མེད་མེད་ལས་ཀྱི་
འཕུལ་གསལ་ལྟུང་།


འཕུལ་གསལ་ལྟུང་།

རྒྱུ་མེད་མེད་ལས་ཀྱི་
འཕུལ་གསལ་ལྟུང་།

འཕུལ་གསལ་ལྟུང་།

རྒྱུ་མེད་མེད་ལས་ཀྱི་
འཕུལ་གསལ་ལྟུང་།

མཚུགས་གསལ།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།
NOR-5761	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།
NOR-7841	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།	འཕུལ་གསལ་ལྟུང་།

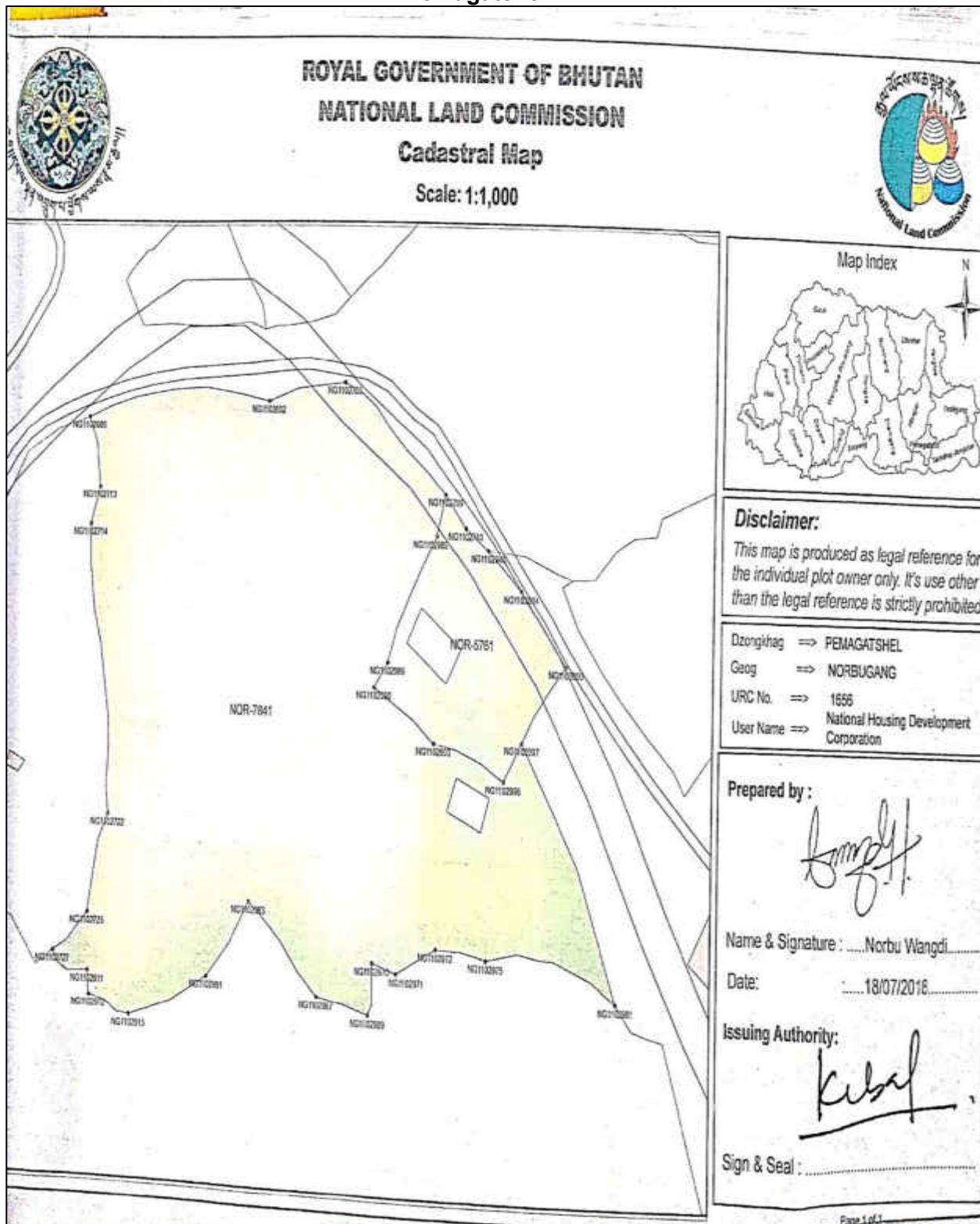


འབྲུག་རྒྱལ་སྤྱི་ལྷན་ཁག་གི་
འཕུལ་གསལ་ལྟུང་།

འཕུལ་གསལ་ལྟུང་།

འཕུལ་གསལ་ལྟུང་།

**Appendix 5: Cadastral Map issued with the Land Registration Certificate, Nganglam,
Pemagatshel**




Appendix 6: Land Use Certificate issued by National Land Commission to NHDC for the housing plot, Trashiyangtse


 ດຸນນະກຳພັດທະນາບ້ານ, ຫຼາຍໂພນ/ນະ/ຊຸກ/ຊຸກ
 ບ້ານ/ຊຸກ/ຊຸກ/ຊຸກ

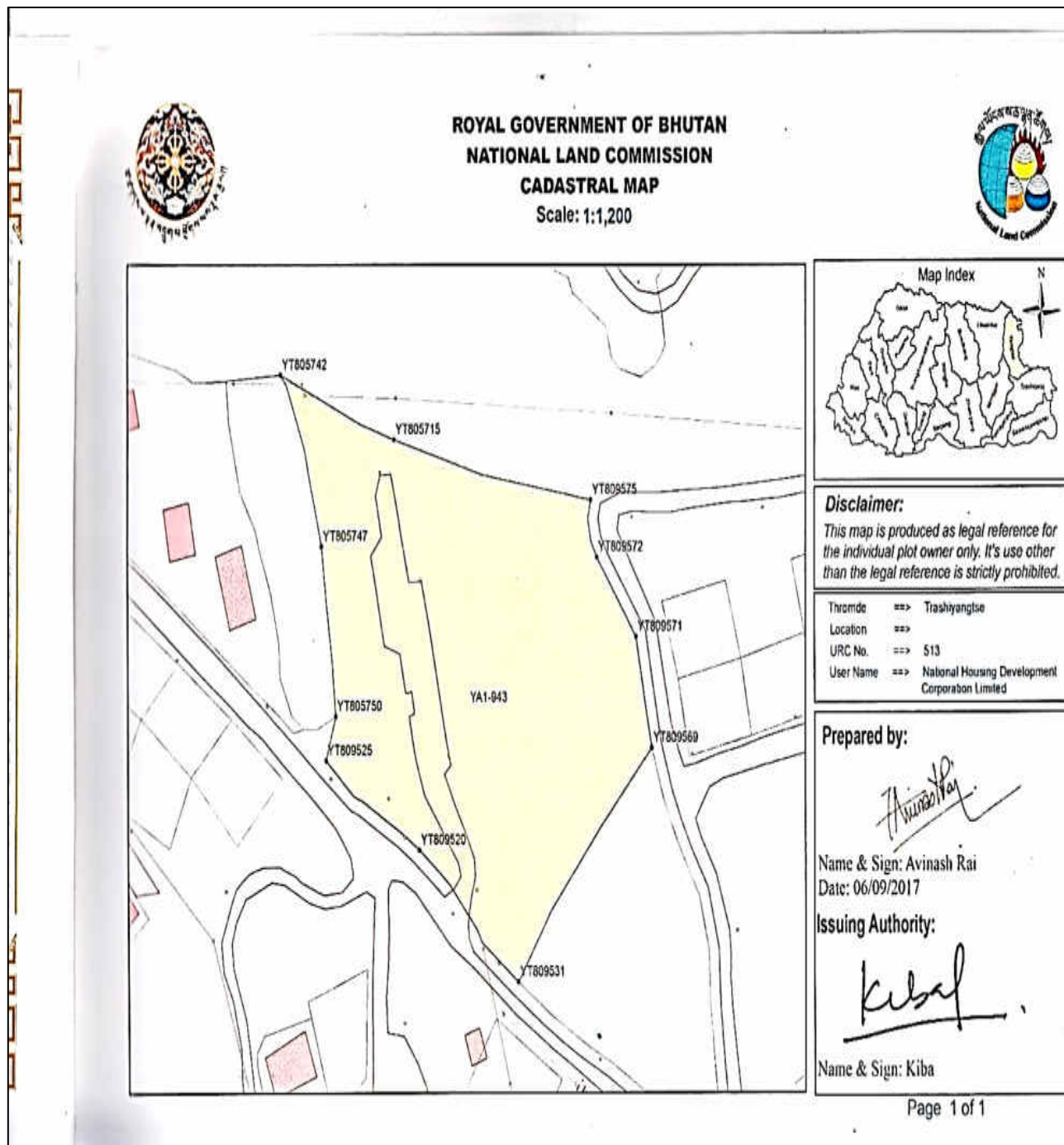
Location Detail Thromde: Trashiyangtse Urban Village: Yangthrom URC No: 513	URC Owner Detail Name: NATIONAL HOUSING DEVELOPMENT CORPORATION LTD. CID No:	URC Owner Permanent Address Dzongkhag: Gewog/Thromde: Thram No: House No: Unique HH No:
URC Type "Corporations"	URC Co-Owners	

Urban Village	Location	Precinct	Plot No	Area (Sq. ft)	Purpose
Yangthrom		Residential	YA1-943	108072	Housing Colony


 National Land Commission


 ບ້ານ/ຊຸກ/ຊຸກ/ຊຸກ

Appendix 7: Cadastral Map issued with the Land Registration Certificate



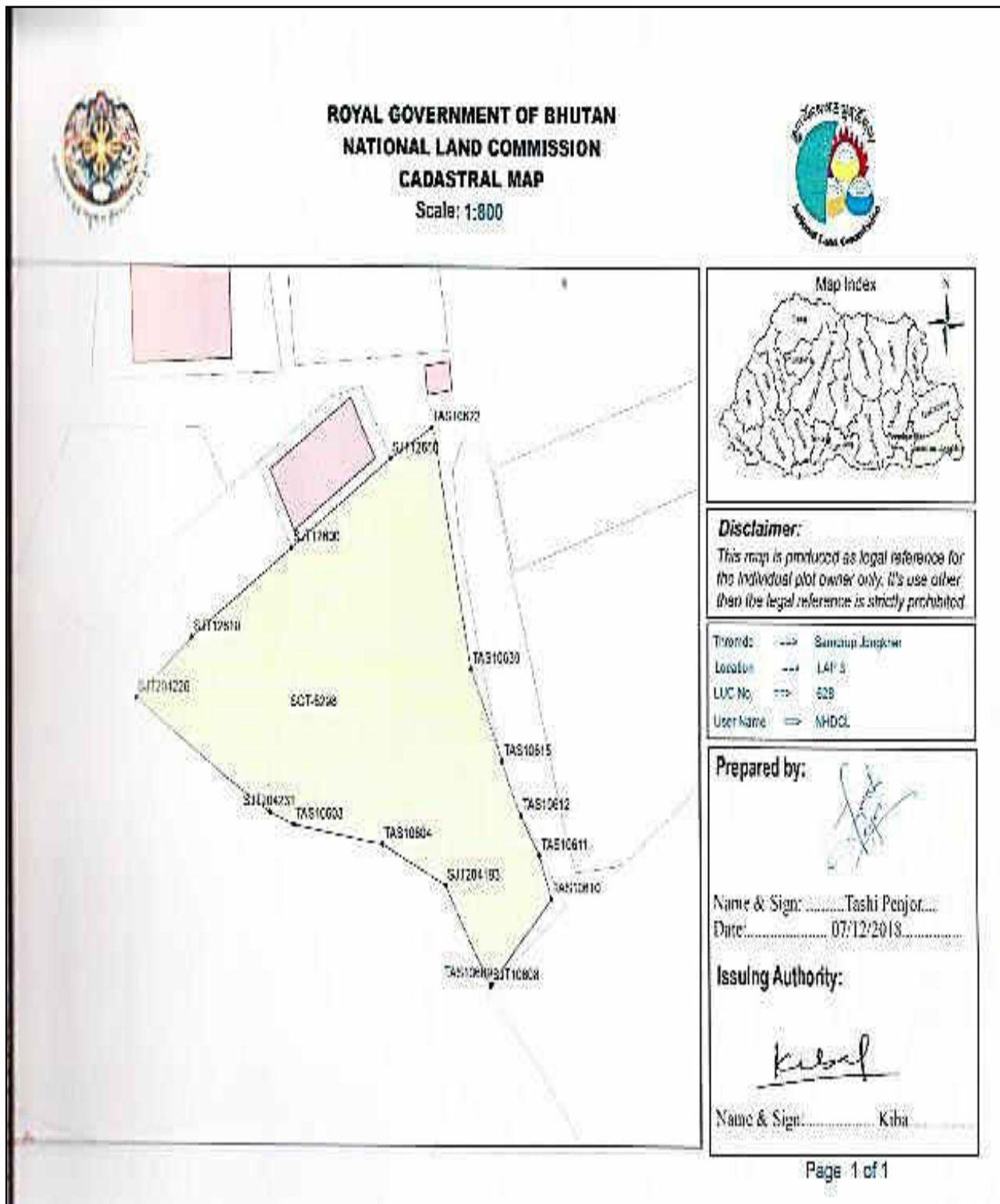
Appendix 8: Land Use Certificate issued by National Land Commission to NHDCL for the Housing plot, Samdrup Jongkhar (Dradulthang)

Location Detail		LUC Owner Detail		LUC Owner Permanent Address	
From: Samdrup Jongkhar		Name of User: NHDCL		Dongkhag:	
Thanda Village: Samdrup Jongkhar		CID No: NA		Gowog/Thence:	
LUC No: 626				Tham No:	
				House No:	
				Unique H/L No:	
LUC Ownership Type		Co-Owners			
Government Institutions					
Urban Village	Location	Precinct	Plot No	Area (Sq.ft)	Purpose
	LAP 3	R1	SGT-0298	34945	For Housing Complex




 National Land Commission


 Region Head
 Urban Land Division
 Region III

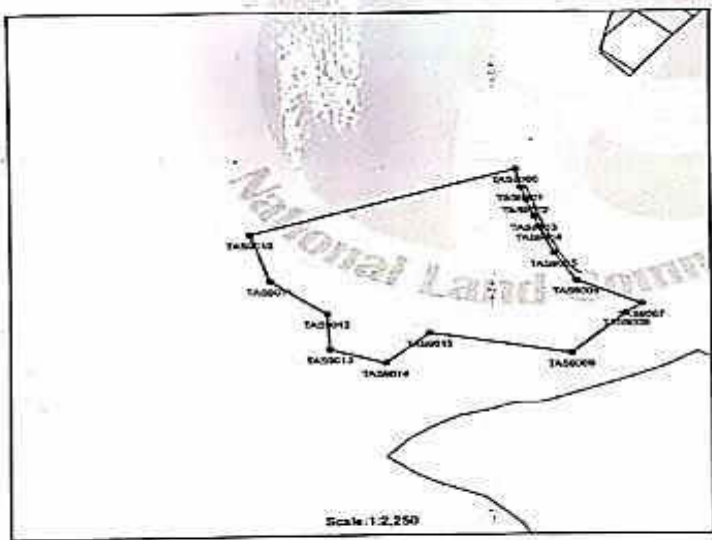
**Appendix 9: Cadastral map issued by National Land Commission to NHDCL for the
Housing plot, Samdrup Jongkhar (Dradulthang)**



Appendix 10: Land Use Certificate issued by National Land Commission to NHDCL for the housing plot, Samdrup Jongkhar (Toed)

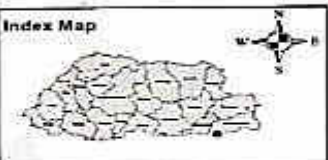
	དཔལ་ལྷན་འབྲུག་གཞུང་། རྒྱལ་ཡོངས་ས་ཆ་ལྷན་ཚོགས། ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།		
	རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།	རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།	
	རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།	རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།	
	རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།	རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།	
རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།	རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།	རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།	རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།

ས་གནས།	ས་ཁོངས།	ས་ཁོངས་ཁྱེར།	ས་ཁྱེར། (Sq.Ft.)
བསམ་གཏུག་ཁྱེར་ས་ཁྱེར།	ST-5292	Urban Periphery Enclave	40790
གནད་དོན།			



Scale: 1:2,250

Index Map



Coordinates:

Point ID	Easting	Northing
TA23005	399001.65	2566012.32
TA23006	399070.03	2566023.52
TA23007	399114.63	2566034.84
TA23013	399098.23	2566041.81
TA23012	399097.1	2566079.62
TA23015	399015.45	2566079.11
TA23014	399015.23	2566054.8
TA23009	399005.41	2566020.03
TA23008	399109.13	2566090.58
TA23011	399075.64	2566096.27
TA23010	399065.05	2566019.72
TA23003	399074.2	2566024.59
TA23000	399066.95	2566052.84
TA23008	399099.14	2566096.57
TA23002	399070.97	2566097.21
TA23001	399060.38	2566047.84

22/12/2022
རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།

རྒྱལ་ཡོངས་ས་ཆ་བཀོད་ཀྱིད་ལག་ཁྱེར།

Appendix 11: RESETTLEMENT BUDGET AND FINANCING PLAN FOR AMOCHU SUB-PROJECT under GRAHSP- ADB Project No. 54355-001

The resettlement budget for the GRAHSP Phuentsholing site at Amochu, subproject component includes resettlement assistance, as outlined in the entitlement matrix, and contingency provision amounting to 20% of the total cost. The NHDCL team will be involved in facilitating the disbursement process and will facilitate the opening of a bank account for the affected person (WHH) who is a non-title-holder (NTH) and does not have a bank account. The costs are the best estimates confirmed during detailed project preparation and planning. The total resettlement cost for the Amochu subproject is **Nu. 364,873.25. (Nu. 326,173.25 for the affected WHH and Nu. 38,700.00 for the affected female employee)** and for the additional Consultation and Project Disclosure cost, the Implementation of Project GRM and Documentation cost is Nu. 130,000. **Therefore, the total Resettlement cost is Nu. 584, 126.61 inclusive of 10% contingency amount.** Accordingly, the PMU, NHDCL, Thimphu have issued an order to release payment to the affected persons. The payments have been released through an account payee bank cheque issued in the affected person's name and employee names witnessed by 3rd party (NGO) as evidence. The amount has been disbursed to the WHH and one employee at Amochu on 21 November 2022 at the NHDCL office, Phuentsholing.

Details of resettlement plan budget estimation for the Amochu NTH:

- (i) **The total number of the affected person** – 1 household (two persons) is estimated to be project affected at Amochu, as per the recent site visit and income loss survey carried out in Phuentsholing. *(Reference: approved RP document)*
- (ii) **Impact on the property – temporary residence-cum- shop-** One non-titled vulnerable household will be affected due to loss of structure (as the structure is a residence-cum-shop) and have to relocate although the land is RGOB owned, proposed for the Amochu subproject.
- (iii) The civil engineers from NHDCL, Phuentsholing estimated the cost of the private structure which will be acquired by the project using the current Bhutan Schedule of Rates (BSR) without depreciation. The total estimated cost of the temporary structure which will be lost by the vulnerable household is **Nu. 35,173.25.**
- (iv) **Shifting assistance has been considered for the affected household who have to relocate** – Shifting assistance up to **Nu. 10,000** is proposed. The suggested rate is based on charges per trip quoted by local trucks for several trips within Phuentsholing town. *(For shifting of salvaged materials from the present site to the new site located about 0.5km, NHDCL, Phuentsholing assured facilitating to provide transportation).*
- (v) **Livelihood restoration assistance considered for the affected person and one employee** – The person squatting at Amochu has a structure that will be compensated as per the estimate prepared by the NHDCL engineers, Phuentsholing. Further, she will lose the net income of Nu. 20,000 per month which she currently earns from her shop. Compensation of Nu. 20,000 per month for one year is proposed amounting to a total of **Nu. 240,000** a year as compensation. Besides the owner, is assisted by a relative (at the Amochu-affected household one of whom is a sister) who would lose income as an employee. She will therefore receive compensation calculated as per the minimum wage rate of unskilled persons fixed at Nu. 215/day which comes to **Nu. 38,700** per person for six months *(assuming the shops remain open for 30 days in a month).*

(vi) **Rental assistance**– The female-headed household a non-titleholder (NTH) affected family has two members, at the Amochu site, who will have to be relocated but will not be provided alternate housing (due to NTH status). Based on provisions of the entitlement matrix, it is proposed to compensate the WHH with transitional rental assistance for three months at a monthly rate of Nu. 7,000 which is the average rental as ascertained through the socio-economic survey carried out in the project towns in 2021. The affected family will thus receive **Nu. 21,000** as a rental allowance.

(vii) **Vulnerability assistance** – The woman-headed (NTH) household will receive additional one-time vulnerability assistance amounting to **Nu. 20,000**.

Resettlement Budget

S. No	Item	Unit/ Number of affected persons (APs)	Unit Rate (Nu.)	Amount (Nu.)
A. Resettlement Costs: One affected WHH at Amochu shall be paid as her total resettlement assistance amounting to Nu. 326,173.25 , for which a separate account payee bank cheque is required to be prepared and disbursed the amount to her.				
				
Photograph of the affected person (WHH) whose name is Ms. Ganga Maya Ghalley				
1	Compensation for acquired structure – residence cum shop built by WHH (NTH) (copy attached)	1 residence-cum shop	Based on engineering estimates using the latest BSR.	35,173.25
2	Shifting assistance has been considered for the affected household who have to relocate	-	Nu. 10,000 budgeted towards shifting allowance will not be paid if the NHDCL, Phuentsholing provided transportation support for	10,000.00

			shifting purposes.	
3	Livelihood restoration assistance was considered for the affected person for 12 months	1 WHH (NTH)	Nu. 20,000 per month x 12 months	240,000.00
4	Rental assistance to an affected person who has to be relocated and who will not be provided with housing	1 WHH (NTH)	Nu. 7,000 which is the average rental for 3 months (according to a socio-economic survey)	21,000.00
5	Vulnerability assistance	1 WHH (NTH)	one-time vulnerability assistance	20,000.00
Total amount				326,173.25



Photograph of the employee who will lose her daily wage, the name is Ms. Kali Maya Ghalleyni

B. Livelihood assistance

One affected employee under Ms. Ganga Maya Ghalleyni at Amochu shall be paid her daily wage of Nu. 215/day for 180 days, for which a separate account payee bank cheque amounting to **Nu. 38,700.00** is required to be prepared and disbursed the amount to her.

1	Livelihood restoration assistance was considered for 6 months for one employee	1 employee whose name is Ms. Kali Maya Ghalleyni, an account payee bank cheque may be prepared and disbursed.	Nu. 215/day for 180 days (6 months)	38,700.00
Total amount				38,700.00

All entitlements and compensation to the affected person will be adjusted for inflation from the month of approval of the resettlement framework and compensation payment determined accordingly.

Appendix 12: Disbursement of payment to the WHH and one employee at Amochu on 21 November 2022

The arrangement for the disbursement was done on 21 November 2022 based on the detailed Resettlement Budget and Financing Plan prepared by the social safeguards Consultant from PIAC upon request from the safeguard focal from NHDCL. The representatives from Government organizations present were the Sub-District administrator, Thromde official, RENEW representative, Safeguard Focal from NHDCL, LO from NHDCL, Phuentsholing, and social safeguard Consultant from PIAC, GRAHSP. The overall briefing on the estimates for the Resettlement budget and financing Plan was presented by the Safeguards focal from the NHDCL to the members present. The photographs and evidence of receiving compensation by the WHH and her employee have been documented and presented below.



WHH receiving compensation



WHH (employee) receiving compensation



Overall photograph



NGOs signing the witness form






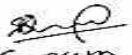

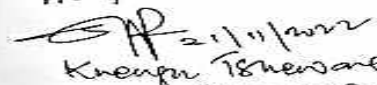

Copy of Bhutanese CID of an affected shop owner at Amochu




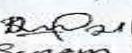

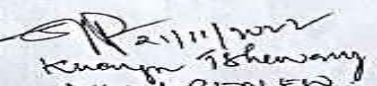
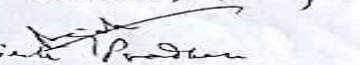




Copy of Bhutanese CID of the affected employee at Amochu

Appendix 13: Receipt of payment of compensation by the WHH and employee

Money Receipt		Date: 21-11-2022
<p>Received cheque No. 754514 dated 18-11-2022 amounting to Nu. 326,173.25 (Ngultrum Three Hundred Twenty-Six Thousand One Hundred Seventy-Three and Ch. Twenty-five) only from NHDC, Thimphu being the payment for the compensation for my shop at Amochu and other related compensation affected by the ADB Green Resilient & Affordable Housing Sector Project (GRAHSP) at Amochu, Phuentsholing.</p>		
		
<p>Name: Ms Ganga Maya Ghalleyni CID No.: 10209000983 Address: Lokchina Gewog, Chukha Dzongkhag License: 2013601 Contract No.: 17626028 Current Address: Amochu, Phuentsholing Throm</p>		
<p>Witnessed by :</p>		
<p>①  Karma Rinchen Durgkhas Blun</p>	<p>④  Phodup Lateral NHDC, Thimphu</p>	
<p>②  Sonam Dema P/Ling Thumle.</p>	<p>⑤  Sangeet Acharya NHDC, P/Ling</p>	
<p>③  Khengpa Tshewang NHO / RENEW</p>	<p>⑥  Royal Pradhan PIAC, GRAHSP NHDC, Thimphu</p>	

Money Receipt		Date: 21-11-2022
<p>Received cheque No. 754515 dated 18-11-2022 amounting to Nu. 38,700.00 (Ngultrum Thirty-Eight Thousand) only from NHDC, Thimphu being the payment for the compensation for my daily wage loss at Amochu working under Ms Ganga Maya Ghalleyni shop affected by the ADB Green Resilient & Affordable Housing Sector Project (GRAHSP) at Amochu, Phuentsholing.</p>		
		
<p>Name: Ms Kali Maya Ghalleyni CID No.: 10209000982 Address: Lokchina Gewog, Chukha Dzongkhag Contract No.: 17626028 -C/o Ganga Maya Ghalleyni Current Address: Amochu, Phuentsholing Throm</p>		
<p>Witnessed by :</p>		
<p>①  Karma Rinchen Durgkhas Blun</p>	<p>④  Phodup Lateral NHDC, Thimphu</p>	
<p>②  Sonam Dema P/Ling Thumle.</p>	<p>⑤  Sangeet Acharya NHDC, P/Ling</p>	
<p>③  Khengpa Tshewang NHO / RENEW</p>	<p>⑥  Royal Pradhan PIAC, GRAHSP NHDC, Thimphu</p>	

Appendix 14: Estimates calculated by the Engineer, NHDCL, Phuentsholing for the affected structure at Amochu based on current market rates

Name of Work: Estimation for Affected Properties of residences, shops and stores by Affordable Housing Project at various site, Phuntsholing.

Name of Owner: Ganga Maya Ghalley

Name of Structure Affected: Temporary structure- Shop & Residence

Location: Amochu/Bangay

Bill of Quantity and Its Cost- Civil Items

SL. NO	BSR Code 2021	Items Description	No	L	B	H	Qty	Unit	Rate	Amount	Remarks
1	MR	CGI sheet-6ft	29				29.00	each	534	15,486.00	MR
	MR	CGI sheet-8ft	6				6.00	each	712	4,272.00	MR
2	MR	Tarpaulin sheet 24'x 15'	2	5.2	9.5		98.80	sqm			
							1063.50	sqft			
			3				3.00	each	1190	3,570.00	Thromde rate
3	MT0391	Bamboo-75mm	5	2.4			12.00	m			
			11	2.8			30.80	m			
			7	9.5			66.50	m			
			30	2.4			72.00	m			
			30	2.8			84.00	m			
							265.30	m	17.5	4,642.75	BSR
4	MR	Timber 1.5"x4"x6ft-10 nos					2.50	cft			
	MR	Timber 4"x4"x6ft-12 nos					8.00	cft			
	MR	Timber 1"x10"x6ft-15 nos					6.25	cft			
							16.75	cft	430	7,202.50	MR
									Total	35,173.25	

Ngultrum Thirty Five Thousand One Hundred Seventy Three and ch. Two Five only

Tashi Devdun
JE, NHDCL

Kamal Bdr. Shiva
Surveyor, NHDCL

Sangay Chando
Liaison Officer, NHDCL

Phuentsholing Development Corporation Ltd.
Phuentsholing, Bhutan

Appendix 15: Estimates calculated by the Engineer, NHDCL, Phuentsholing for the affected cemented platform and temporary structure based on current market rates (Drungpa residence)


Name of Work: Estimation for Affected Properties of residences, shops and stores by Affordable Housing Project at various site, Phuntsholing.
 Name of Owner: DASHO UGYEN TSECHUP
 Name of Structure Affected: Water tank mounting slab and garrage.
 Location: Near Drungpa's Residence

Bill of Quantity and Its Cost- Civil Items

SL. NO	BSR Code 2021	Items Description	No	L	B	H	Qty	Unit	Rate	Amount	Remarks
1		Mounting slab					1.30	cu.m			
1	MT0043	Sand					0.44	cu.m	473.33	208.27	BSR
2	MT0145	Cement-158.4kg					0.16	ton	6627.5	1,047.15	BSR
3	MT0125	Bricks					575.00	Pieces			
							0.58	1000#	9666.67	5,558.34	BSR
4	MR	GI elbow 1.5"	3				3	each	109	327.00	Thromde rate
5	MR	Water meter 1.5"	1				1	each	7808	7,808.00	MR
6	MR	GI union 1.5"	1				1	each	199	199.00	Thromde rate
7	MT0809	GI pipe 1.5"	2.5				2.5	m	296.7	741.75	BSR
8	MR	Gate valve	1				1	each	261.4	261.40	
									Total Nu	16,150.90	

Ngultrum Sixteen Thousand One Hundred Fifty and Chh. Nine only


 Tashi Dendup
 JE, NHDCL


 Kamal Bdr. Shiva
 Surveyor, NHDCL


 Sangay Khandu
 Liaison Officer, NHDCL

LIAISON OFFICER
 Affordable Housing Development Corporation Ltd.
 Phuentsholing, Bhutan

Appendix 16: Declaration letter provided by NHDCL (self-explanatory) for Sonamgang



ཕྱི་རྒྱལ་ཡོངས་ཁྱིམ་བཞོན་གྲོང་ཁྱེལ་ལས་འཛིན་ཚད།
National Housing Development Corporation Limited
Thimphu: Bhutan



No. NHDCL/ CEO-04/2023/170

January 24, 2023

Subject : GRAHSP Phuentsholing - Sonamgang sub-project site

One muster roll employee (caretaker) of Department of Roads is going to be relocated from Sonamgang subproject site at Phuentsholing to a different location at Pasakha. The affected person will continue to work with DOR and shall be paid the same wage/salary as the present time without any temporary disruption not leading to temporary livelihood loss during the relocation/re-engagement process.

The NHDCL will further ensure no permanent livelihood loss or temporary discontinuation of service during the transition phase.

(Rinchen Wangdi)
Chief Executive Officer

Appendix 17: Letter from LO, NHDCL Samdrup Jongkhar clarifying impending actions on the realignment of the temporary access road at Samdrup Jongkhar Toed site



ཕྱི་ལྗོངས་ཁྱིམ་བཞོ་གོང་འཕེལ་ལས་འཛིན་ཚད།
National Housing Development Corporation Limited
Liaison Office, Samdrup Jongkhar
Real Estate Management Division



NHDCL-SJ/GEN(04)/2022/ 173

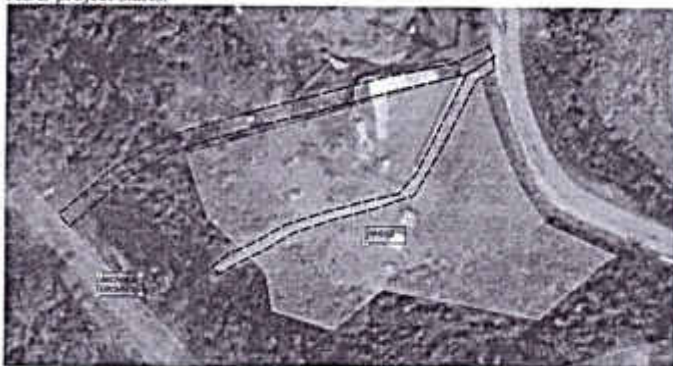
29th Nov, 2022

The Project Director
ADB Project, NHDCL
Thimphu

Subject: - Clarification of ADB site at Toe

Sir,

With discussion and assurance from Samdrup Jongkhar Thromde Administration, we could like to confirm that the approach road connecting archery ground via NHDCL plot will be realigned and the work will start as soon as our ADB project starts.



With this we would like to request Sir to kindly process for floating the tender for the work.

Thanking you

Yours Sincerely


(Buddham Rai)
Liaison Officer, LIAISON OFFICER
NHDCL Samdrup Jongkhar
National Housing Development Corporation Limited

Copy to:

1. The Chief Executive Officer, NHDCL for kind information please.
2. The General Manager, REMS, NHDCL for kind information please.
3. The ADB Consultant, NHDCL for kind information please
4. Guard file

Contact us: (Liaison Office phones -07-251693 and fax no 07-251252.)
Head office: Post Box No.1439. Tel # (PABX: 00975-2- 323147/332734/332735)
Fax: 331703, 332733, 329095
Website: www.nhdcl.bt


Appendix 18: Established Grievance Redressal Committee (GRC)



NHDCL
Housing Shelter For All

ཀྲུལ་ཡོངས་ཁྱིམ་བཞོན་གྲོང་འཕེལ་ལས་འཛིན་ཚད།

National Housing Development Corporation Limited
Thimphu: Bhutan



NHDCL/ADB Project/2022/676

May 4, 2022


OFFICE ORDER

The Grievance Redress Committee (GRC) is established to address the social, environment and other grievances related to the Green and Resilient Affordable Housing Project during its implementation. The project is executed with fund from Asian Development Bank.

The GRC is constituted with the members as under:

1. Mr. Karchung, Project Director	Chairman
2. Mrs. Kuenzang Choden, General Manager, Gender Safeguard Officer/Focal	Member
3. Mr. Pradeep Katwal, Company Secretary Environment and Social Safeguard Officer/Focal	Member
4. Legal Officer	Member
5. Dy. Team leader, PIAC	Member
6. Other relevant Departmental representative On invitation	Member

Grievances redress process and timeframe involved in Grievance Redress Mechanism (GRM) are attached for implementation.



Sonam Choden
Officiating Chief Executive Officer



Chief Executive Officer
National Housing Development Corporation Ltd.
Thimphu: Bhutan

Copy to:

1. Mrs Ngawang Choden, Senior Program/ADB Desk Officer, MoF for information;
2. Mr. Jude E. Kohhase, Head, Project Administration, ADB for information

Head office: Post Box No.1439, Tel # (PABX: 00975-2- 323147/332734/332735). Fax: 331703. Website: www.nhdcl.bt

Appendix 19: The notice provided by NHDCL, Thimphu to the private building owners

	<p>ཕྱི་རྒྱལ་ཡོངས་ཁྱིམ་བཞེས་གོང་འཕེལ་ལས་འཛིན་ཚད།</p> <p>National Housing Development Corporation Limited Thimphu: Bhutan</p>	
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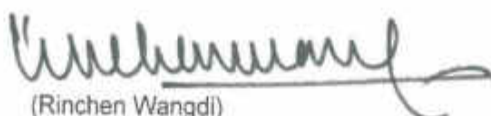
No. NHDCL/ CEO/06/2022/2292

November 7, 2022

NOTIFICATION


This is to notify that the Plot of Land at Dangrina where you have been cultivating vegetables/ used as kitchen garden has been identified for the Construction of building under ADB, Green Resilient and Affordable Housing Sector Project(GRAHSP) . The NHDCL has been issued with the Land Use Certificate (LUC).

Therefore, NHDCL would like to inform you to stop cultivating any kind of vegetable or use for any other purpose with effect from the date of the issue of this notification.





 (Rinchen Wangdi)
 Chief Executive Office

Pema Rigzin
17401647



Dangrinpa Site - 1


 Received
 8/11/2022

Appendix 20: The notice provided by NHDCL, Thimphu to the private building owners

	<p>ཕྱི་རྒྱལ་ཡོངས་ཁྱིམ་བཞེས་གོང་འཕེལ་ལས་འཛིན་ཚད་</p> <p>National Housing Development Corporation Limited Thimphu: Bhutan</p>	
<p>No. NHDCL/ CEO/06/2022/ 2292</p>		
<p>November 7, 2022</p>		
<p>NOTIFICATION</p>		
<p>This is to notify that the Plot of Land at Dangrina where you have been cultivating vegetables/ used as kitchen garden has been identified for the Construction of building under ADB, Green Resilient and Affordable Housing Sector Project(GRAHSP) . The NHDCL has been issued with the Land Use Certificate (LUC).</p>		
<p>Therefore, NHDCL would like to inform you to stop cultivating any kind of vegetable or use for any other purpose with effect from the date of the issue of this notification.</p>		
<p> (Rinchen Wangdi) Chief Executive Office</p>		
<p><i>Sangay Zangmo</i> <i>17266355</i> <i>SARK</i> <i>Dangrina Site 2</i> <i>Letter Received.</i> <i>08/11/2022</i></p>		

Appendix 21: The notice provided by NHDCL, Thimphu to the private building owners

	<p>ཕྱི་རྒྱལ་ཡོངས་ཁྱིམ་གྱི་སྒྲིལ་བཟོ་གོང་འཕེལ་ལས་འཛིན་ཆེད།</p> <p>National Housing Development Corporation Limited Thimphu: Bhutan</p>	
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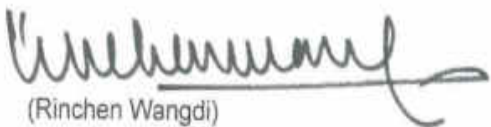
No. NHDCL/ CEO/06/2022/ 2292

November 7, 2022

NOTIFICATION

This is to notify that the Plot of Land at Dangrina where you have been cultivating vegetables/ used as kitchen garden has been identified for the Construction of building under ADB, Green Resilient and Affordable Housing Sector Project(GRAHSP) . The NHDCL has been issued with the Land Use Certificate (LUC).

Therefore, NHDCL would like to inform you to stop cultivating any kind of vegetable or use for any other purpose with effect from the date of the issue of this notification.



(Rinchen Wangdi)
Chief Executive Office

Yeshey Sandrup
17412985

Dangrina site 3.

Received.
08/11/2022 -

Appendix 22: The notice provided by NHDCL, Thimphu to the private building owners



ཕྱི་རྒྱལ་ཡོངས་ཁྱིམ་བཞོན་གྲོང་འཕེལ་ལས་འཛིན་ཚད།
National Housing Development Corporation Limited
Thimphu: Bhutan



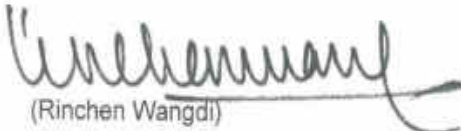
No. NHDCL/ CEO/06/2022 / 2293

November 7, 2022

NOTIFICATION

This is to notify that the Plot of Land at Samtenling where you have been cultivating vegetables/ used as kitchen garden has been identified for the Construction of building under ADB, Green Resilient and Affordable Housing Sector Project(GRAHSP) . The NHDCL has been issued with the Land Use Certificate (LUC).

Therefore, NHDCL would like to inform you to stop cultivating any kind of vegetable or use for any other purpose with effect from the date of the issue of this notification.


(Rinchen Wangdi)
Chief Executive Office

Phub Dorji
1790 1761 0430

Received
8/11/2022
Hoon

Appendix 23: The notice provided by NHDCL, Thimphu to the private building owners



ཕྱི་རྒྱལ་ཡོངས་ཁྱིམ་བཞོན་གོང་འཕེལ་ལས་འཛིན་ཚད།
National Housing Development Corporation Limited
Thimphu: Bhutan



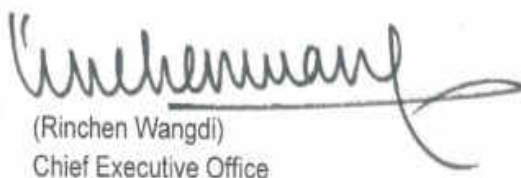
No. NHDCL/ CEO/06/2022/2294

November 7, 2022

NOTIFICATION

This is to notify that the Plot of Land at Babesa where you have been cultivating vegetables/ used as kitchen garden has been identified for the Construction of building under ADB, Green Resilient and Affordable Housing Sector Project(GRAHSP) . The NHDCL has been issued with the Land Use Certificate (LUC).

Therefore, NHDCL would like to inform you to stop cultivating any kind of vegetable or use for any other purpose with effect from the date of the issue of this notification.


(Rinchen Wangdi)
Chief Executive Office

Devi Charan
17632460
Samkha Lap Site 2.

Received
08/11/2022





Appendix 24: One-on-One Consultation at Phuentsholing

ADB Project Number - 54355-001: Bhutan: Green and Resilient Affordable Housing Sector Project, GRAHSP,
NHDCL

Date:

Location: NHDCL Housing colony, Phuentsholing

(One to One Consultation)

Sl No.	Name	Position	Department	Mobile No.	Photograph	Signature
1	Sorani Letho	Accounts	CES, MoF P/LIN4	17760636		
2	Dechen Pem	Housewife	-	17758153		
3	Chalapalingba Tamang	Marketing & Sales mpr	mpg	1771 589		
4	Mani Kr. Limbu Soru Nagachai	Manges (stob)	DWAL	17611615		
5	Pema Dolma Tenzang	house wife	-	77677 809		

Appendix 25: One-on-One Consultation at Nganglam

ADB Project Number - 54355-001: Bhutan: Green and Resilient Affordable Housing Sector Project, GRAHSP, NHDCL

Date: 14/11/2022

Location: Nganglam

(One to One Consultation)

Sl No.	Name	Position	Department	Mobile No.	Photograph	Signature
1.	Ms. Dorji Sherpa (Former)	shop owner (shop)	private	77669243		
2.	Mr. Dorji Wangchuk	(tailor) shop owner	private	17344584		
3.	Mr. Pab Lam	worker	private	17616662		
4.	Ms. Ngyan Lamu	hotel worker	private	77346404		
5.	Mr. Pratab Tamay	RSTA	Govt	17890505		


Appendix 26: One-on-One Consultation at Trashiyangtse

ADB Project Number - 54355-001: Bhutan: Green and Resilient Affordable Housing Sector Project, GRAHSP, NHDCL

Date: 16/11/2022

Location: Trashiyangtse

(One to One Consultation)

Sl No.	Name	Position	Department	Mobile No.	Photograph	Signature
1	Ms. Gendru Wangmo	Support Staff (BSP)	Dzong	17863783		
2	Ms. Yashu Wang	Health worker	Govt (Hospital)	17227443		
3	Mr. Karma Wangchuk	Bldg. owner / Shop owner	Shop owner	17201232		
4	Mr. Jangchuk la	Bldg. owner	private	17693027		
5	Ms. Sita Wang	Hotel owner	private	17501435		

Appendix 27: List of participants during Focus Group Discussion (FGD) at Samdrup Jongkhar (Dradulthang and Toed) combined

ADB Project Number - 54355-001: Bhutan: Green and Resilient Affordable Housing Sector Project,
GRAHSP, NHDCL

Date: 18/11/2022

Location: NHDCL, Office, S/Jongkhar

PARTICIPANTS LIST (FOCUS GROUP DISCUSSION)

Sl. No	Name	Position	Department/ Organization	Mobile No.	Signature
1	Lennith Lepela	Resident Manager	Green Bhutan, Co-operatives	178004193	
2	Yeshi Choden	Dispatches	DOR, NHDCL	16933011	
3	Tenzin Chophel	Accountant	Karma Tshangkhong	17729102	
4	Phuntsho Choden	Youth Manager	DYS, S/J Thimphu	179584176	
5	Tshering Uamso	Admin Asst.	DYS, S/J Thimphu	17678502	
6	Pema Wangdi	Driver	NHDCL	17760072	
7	Om prasad Gautam	Mason	NHDCL	17741138	

1

8	Fintey Wangmo	JE	NHDCL	17889515	
9	Seema Urban	Office Assistant	NHDCL	17696526	
10	Tonten Tshering	Masa	NHDCL	17737030	
11	Buddham Rai	Liaison Officer	NHDCL	17773760	
12	Rupak Pradhan	Signature Control	PRAC	17603661	
13					
14					
15					

Appendix 28: Photograph taken during Focus Group Discussion at Dradulthang and Toed at Samdrup Jongkhar



Appendix 29: Group photograph was taken during Focus Group Discussion at Dradulthang and Toed at Samdrup Jongkhar



Appendix 30: List of Participants during Safeguards (Env. and Social Safeguards Training)

Project Number - 54355-001: Bhutan: Green and Resilient Affordable Housing Sector Project (GRAHSP)
(Environment and Social Safeguards Capacity Building Training Program)
For PMU and PIUs, NHDCL Thimphu

CONDUCTED BY: PROJECT IMPLEMENTATION ASSISTANCE CONSULTANT (PIAC)
[DATE]: 28-Feb-2023
Venue: NHDCL Conference Hall, Thimphu
RESOURCE PERSONS: 1. K.D. CHAMLING, ESS: 2. RAJESH PRADHAN, SGCS

ATTENDANCE SHEET Page 1/4

Sl. No	Name	Position	[DATE]		Organization	Mobile No.	Signature
			AM	PM			
1	Chenga Thamo	carpentry	9:00	5:00	NHDCL	17762671	Ed
2	K.D. Chamling	Env. Sp. Sp. (ESS) PIAC	9:00	5:00	PIAC	17111541	K.D. Chamling
3	Rajesh Pradhan	Social Eng. Committee	9:00	5:00	PIAC	17603661	Rajesh
4	Suhaz M. Thakurdeani	TL, PIAC	9:00 AM	5:00 PM	PIAC	1777531	SP
5	AMIT GAWANDE	Project Coordinator PIAC	9:00 AM	5:00 PM	PIAC	17328236	Amit
6	O.P. Chowdhury	Finance Officer	9:00 AM	5:00 PM	PIAC	17742621	O.P.

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7	Tashi Wangmo	Electrician	9:00 AM	5:00 PM	ADB	77450962	Tashi
8	Ugyen Zangmo	Mason	9:00 AM	5:00 PM	ADB	77280445	Ugyen
9	Tashi Zangmo	Carpentry	9:00 AM	5:00 PM	ADB	17900687	Tashi
10	Tshering Yangzom	Carpentry	9:00 AM	5:00 PM	ADB	17611990	Tshering
11	Keshav Thamo	Carpentry	9:00 AM	5:00 PM	ADB	17840568	Keshav
12	Tenzin Namgyal	Welder	9:00 AM	5:00 PM	ADB	17326078	Tenzin
13	Dawa Gyendun Lepcha	Welder	9:00 AM	5:00 PM	ADB	7741543	Dawa
14	Karma Thindey	Mason	9:00 AM	5:00 PM	ADB	17992728	Karma
15	Pema Wangmo	Plumber	9:00 AM	5:00 PM	ADB	77228920	Pema
16	Yeshey Chodon Lepcha	Mason	9:00 AM	5:00 PM	ADB	17567179	Yeshey

**Project Number - 54355-001: Bhutan: Green and Resilient Affordable Housing Sector Project
(Environment and Social Safeguards Capacity Building Training Program)
For PMU and PIUs, NHDCL Thimphu**

[DATE]: 28/2/2023

Venue: NHDCL Conference Hall, Thimphu

ATTENDANCE SHEET Page 3/4

Sl. No	Name	Position	[DATE]		Organization	Mobile No.	Signature
			AM	PM			
2							
17	Karchung	PD	9:00 AM	5:00 PM	NHDCL		
3							
18	Thinley Wangdi	CE/Offg-Gm	9:00 AM	2:30	NHDCL	17906918	
19	Tashi Tobgay	Project Engineer	9:00 AM	5:00 PM	ADB	12444451	
20	Tshering Phuntsok	Junior Engineer	9:00 AM	5:00 PM	CMS	17465090	

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21	Tshewang Nidup	Asst. Engineer	9:00		NHDCL	17264452	
22	Shurab Nima	Asst. Engineer	9:00		NHDCL	17451540	
23	Dorj Wangmo	Environmental Officer	9:00		NHDCL, ADB	17462509	
24	Bishnu Maya Gurung	Plumber	9:00		NHDCL	17467154	
25	Tshewang Wangmo	Welder	9:00		NHDCL	17947990	
26	Purni Maya Rai	carpentry	9:00		NHDCL	17236916	
27	Sangay Nima	Carpentry	9:00		NHDCL	77317374	
28	H.N. Adhikari	CEO, APECS	9:00		APECS	17600313	
29							
30							

Appendix 31: Social and Environmental Safeguards Training Itinerary

Capacity Building Training Programme on Social & Environmental Safeguards for PMU/PIUs Staff of NHDCL

(Green and Resilient Affordable Housing Sector Project)

NHDCL-Project Number: 54355-001

Date: 28 February 2023

Venue: NHDCL Conference Hall

Programme schedule

Programme	Time
Introductory Speech - CEO/PD NHDCL	9.00 a.m.- 9.10 a.m.
Introduction of participants -	9.10 – 9.30 a.m.
Training itinerary - Rajesh Pradhan	
Tea Break	9.30 – 9.45 a.m.
Environmental Safeguards - KD Chamling	9.45 – 1.00 p.m.
Lunch Break	1.00 – 2.00 p.m.
Social Safeguards Training - Rajesh Pradhan	2.00 – 3.00 p.m.
Tea Break	3.00 – 3.15 p.m.
Social Safeguards Training (continue)	3.15 – 4.30 p.m.
Training Evaluation & Group Photo	4.30 – 4.50 p.m.
Closing Remarks - PD, NHDCL	4.50 – 5.00 p.m.

Approved and validated by:



Focal Person Social & Environmental Safeguards, NHDCL



CEO, NHDCL