

# Social Monitoring Report

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## Bhutan: Green and Resilient Affordable Housing Sector Project

Prepared by the National Housing Development Corporation Limited for the Royal Government of Bhutan and the Asian Development Bank (ADB).

## 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 and 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
SGCES	-	Social, Gender, and Community Engagement Specialists
LUC	-	Land Use Certification

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## I. INTRODUCTION

1. The Green and Resilient Affordable Housing Sector Project (GRAHSP) is a vital initiative aimed at aligning with the government's top priority, which is to enhance the quality of life, safety, and sustainability of human settlements. This objective will be achieved by facilitating improved access to suitable and affordable rental housing. GRAHSP is structured to be implemented through the sector loan modality. This project has a multifaceted approach, primarily focusing on increasing the availability of green and resilient affordable housing units in several key locations, including Nganglam, Trashiyangtse, Samdrup Jongkhar, Phuentsholing, and Thimphu. Its reach is extensive, encompassing approximately 1,018 individuals from the lower-to-middle-income groups, both civil servants and non-civil servants. This inclusive approach also extends support to Women-Headed Households (WHHs) and marginalized municipal waste workers.

2. Beyond housing, GRAHSP has broader objectives. It will oversee the development of essential infrastructure and facilities in these areas. It also aims to enhance the institutional capacity of the National Housing Development Corporation Limited (NHDCL) to better meet the housing demands of the population. Moreover, the project recognizes the importance of a robust policy and regulatory framework within the housing sector. It also seeks to strengthen and improve these policies and regulations to ensure more accessible land allocation for housing projects. The GRAHSP will harness the strengths of the private sector to help alleviate the housing supply shortage. By engaging private sector stakeholders, the project aims to stimulate housing development and create a more sustainable and accessible housing market.

3. The GRAHSP represents a comprehensive and strategic approach to address the pressing need for adequate and affordable housing, contributing to the overall well-being and sustainability of communities in these key locations. The project's alignment with its intended impact, outcome, and outputs is as follows:

- (i) **Impact:** Livability, Safety, and Sustainability of Human Settlements ensured.
- (ii) **Outcome:** Access to Green and Resilient Affordable Housing for Low-Income Households Improved.
- (iii) **Output 1:** Climate- and Disaster-Resilient, Energy-Efficient, and Affordable Housing Units and Public Facilities for Low-Income Households Constructed.

4. This output signifies that the project's primary goal is to construct housing units and public facilities that meet several critical criteria:

- (i) **Climate-Resilient:** The housing units will be designed and built to withstand adverse climate conditions and natural disasters, ensuring the safety and security of the residents.
- (ii) **Energy-Efficient:** The project aims to create energy-efficient housing units, contributing to reduced energy consumption and lower utility costs for low-income households.
- (iii) **Affordable:** The housing units will be economically accessible to low-income households, addressing the affordability challenge in housing.
- (iv) **Output 2:** Institutional Capacities, Policy, and Regulatory Framework of the Housing Sector strengthened. This output reflects the project's commitment to enhancing the housing sector's overall effectiveness and sustainability:

- (v) **Institutional Capacities:** The project will work towards strengthening the capabilities and capacities of institutions involved in the housing sector. This could involve training, skill development, and resource allocation.
- (vi) **Policy and Regulatory Framework:** The project recognizes the importance of a sound policy and regulatory framework for the housing sector. It aims to review, update, and improve these policies and regulations to create an environment conducive to affordable and sustainable housing development.

5. The project's alignment with its intended impact, outcome, and outputs underscores its comprehensive approach to improving the livability, safety, and sustainability of human settlements. Through the construction of resilient and affordable housing units and the strengthening of institutional capacities and policies, the project seeks to address key challenges in the housing sector and enhance the well-being of low-income households.

## II. PROJECT DESCRIPTION

6. In response to the high demand for housing units in the country, the NHDCL has proposed a phased approach to constructing residential buildings, particularly to address the housing needs of marginalized urban workers in various locations, including Nganglam, Trashiyangtse, Samdrup Jongkhar, Phuentsholing, and Thimphu. The subproject at Tading under Samtse dzongkhag had been dropped due to the non-availability of access roads and other offside infrastructures such as water supply, electricity, etc., and the new land identification under the same dzongkhag is in progress. **Phase I** of this construction project encompasses the development of 1,018 housing units distributed across these five districts and sub-districts.

7. In essence, NHDCL's phased construction approach acknowledges the diverse nature of the housing needs and potential impacts across different locations. This approach allows for tailored planning and mitigation strategies to address the unique challenges associated with each project site, ultimately ensuring that housing solutions are provided while minimizing any adverse effects on affected communities. The proposed project's land requirements are primarily fulfilled by utilizing government-owned land in five districts. These subprojects collectively necessitate a total of 11.56 acres of land in specific locations, including Thimphu (across 7 sites), Trashiyangtse, Nganglam, Samdrup Jongkhar (specifically in Dradulthang and Toed), and Phuentsholing (including areas like Phuentsholing Core, Amochu, and Sonamgang).

8. To meet the outstanding land requirement for the overall project, approximately 9 acres of government land is anticipated to be transferred. This strategy indicates a reliance on government-owned land resources to support the construction and development of housing units. Leveraging government land can help streamline the land acquisition process and facilitate the timely implementation of the project, which is crucial in addressing the pressing demand for housing units in these areas.

9. A resettlement framework has been prepared which outlines the objectives, policy principles, screening and categorization of subprojects, and procedures for land acquisition (if any) and involuntary resettlement, compensation and other assistance measures for affected persons. This framework reflects the RGoB's law on the Land Act of Bhutan 2007, the Land Pooling & Readjustment Regulation 2018, RGOB policies, ADB's Safeguard Policy Statement (SPS) 2009, and other social safeguard guidelines.

10. Subprojects have been screened for involuntary resettlement impacts. The subproject level screening revealed that impacts are assessed to be insignificant. In case of change or

modification of scope, PMU will undergo screening and due diligence for involuntary resettlement impacts and revise and/or update the appropriate safeguards planning documents. The project has been classified as category B for involuntary resettlement and category C for indigenous peoples as per ADB's SPS 2009.

#### A. Objective of the Report

11. This Semiannual Social Monitoring Report (SSMR) for the Green and Resilient Affordable Housing Sector Project has been prepared to present the periodic update of the project implementation status in compliance with the ADB SPS, 2009, in particular as per the approved social safeguards documents - Resettlement Plans and Due Diligence Reports. The report serves as a periodic update on the project's implementation status, ensuring compliance with the ADB's SPS 2009. In the covered reporting period, it has been confirmed the absence of involuntary resettlement impacts across all proposed subproject sites, except the Phuentsholing subproject sites, namely Phuentsholing core, Amochu and Sonamgang. The primary goal of the SSMR is to monitor the status and progress of implementation of resettlement plans and due diligence reports. This document provides a detailed account of the findings, along with relevant documents, meeting minutes, and photographs to support the assessment.

12. The report aims to provide a comprehensive overview of various aspects related to social safeguards and project impacts of all five sites. Here are the key objectives and components that the report seeks to capture:

- (i) **Critical Facts, Significant Findings, and Recommended Actions:** The report presents essential factual information, highlights significant findings related to social safeguards, and provides recommendations for actions to address any identified issues or concerns.
- (ii) **Adverse Impact on Involuntary Resettlement or Income Loss:** It documents any adverse impacts experienced by individuals or communities, particularly in terms of involuntary resettlement or income loss due to the loss of access during the construction phase of the project.
- (iii) **Safeguard Methods Adopted:** The report describes the safeguard methods and measures that have been adopted to avoid, reduce, minimize, mitigate, or compensate for any adverse impacts resulting from the project's activities.
- (iv) **Mitigation Measures and Residual Negative Impacts:** Identify and detail the mitigation measures that have been implemented and any residual negative impacts that cannot be entirely avoided, providing insights into how these impacts are being managed.
- (v) **Stakeholder Engagement and Information Disclosure:** Describes the process undertaken during the project's design phase to engage with stakeholders and outline the planned information disclosure measures for conducting consultations with affected people to facilitate their participation during project implementation.
- (vi) **Grievance Redress Mechanism:** Explains the subproject's grievance redress mechanism, which outlines the process for addressing and resolving complaints and grievances raised by affected individuals or communities.
- (vii) **Monitoring Measures and Reporting Procedures:** Describes the monitoring measures and reporting procedures that have been put in place to ensure early detection of conditions that may necessitate specific mitigation measures. This includes the frequency and method of reporting.
- (viii) **Responsibility for Mitigation and Monitoring:** Identify and specify the individuals responsible for carrying out the mitigation measures and monitoring

activities. This helps establish accountability for safeguard compliance.

13. The project aims to ensure that any involuntary resettlement impacts on affected communities are addressed and that mitigation measures are effectively implemented and monitored throughout the project's lifecycle. This report provides a comprehensive overview of social safeguard monitoring, encompassing all issues related to social safeguards. It focuses on assessing the progress made and the current status during the reporting period from September 2023 to February 2024. The report is being submitted in March 2024 and is designed to keep stakeholders informed about the project's social safeguard aspects during this timeframe. The Project Implementation Assistance Consultant (PIAC), responsible for providing support to the PMU and PIUs in project management and implementation, was engaged in August 2022. This report serves to capture and present the social safeguard requirements of the proposed GRAHSP based on available documents. These documents include disclosed Resettlement Plans (updated for Phuentsholing and several changes require modifications), Due Diligence Reports (DDR), the Project Administration Manual (PAM), the Resettlement Framework, and the Detailed Measurement Survey (DMS). The report aims to provide a comprehensive understanding of the project's social safeguard considerations and requirements as outlined in these key documents.

## B. Subproject Components

14. The proposed subproject components encompass a range of infrastructure and facilities, including:

- (i) **Housing Blocks:** These housing blocks are categorized as both III and IV and also 1 BHK, indicating different types or sizes of housing units.
- (ii) **Multiple Five-Story Buildings:** There are a total of four five-story (G+4) buildings within the project, which are likely part of the housing blocks at Sonamgang project.
- (iii) **Multiple Six-Story Buildings:** There are a total of nine six-story (G+5) buildings at Amochu and Phuentsholing core subprojects.
- (iv) **Multiple four-Story Buildings:** There are a total of fifteen four-story (G+3) buildings at Samdrup Jongkhar Dradulthang and Toed subprojects.
- (v) **Multiple two-Story Buildings:** There is a total of sixteen two-story (G+1) buildings at the Trashiyangtse and Nganglam subprojects.
- (vi) **Service Center Building:** This building is designed to serve as a central facility that may provide various services or amenities to the residents or the community.
- (vii) **Parking Lot for Tenants:** This area is designated for tenants to park their vehicles, providing convenient parking facilities within the project.
- (viii) **Approach and Internal Roads:** These roads are essential for providing access to the housing blocks and other project components.
- (ix) **Internal Pedestrian Pathways:** Pedestrian pathways are constructed to ensure safe and convenient walking routes within the project area.
- (x) **Septic Tanks and Soak Pits:** These are sanitation facilities designed to manage wastewater and sewage.
- (xi) **Drinking Water and Rainwater Harvesting Tanks:** These tanks are crucial for providing a clean water supply to the residents and for harvesting rainwater for various purpose.
- (xii) **Drainage System:** The drainage system is essential for managing rainwater and preventing flooding within the project area.
- (xiii) **Sub-Station:** A sub-station is typically an electrical facility that helps distribute electricity to the project and its residents.

15. These components collectively contribute to the development of a housing project that

aims to provide housing units, infrastructure, and amenities to the residents while considering various aspects of urban planning and sustainability. The details regarding the housing complexes and the number of units by category that will be developed in the targeted towns are presented in Table 1, providing a comprehensive overview of the housing project's scale and distribution.

**Table 1: Details of housing blocks by town, category, and number of units to be developed under GRAHSP**

S. No.	Location	No. of buildings	No. of units
1. Thimphu			
a.	Thimphu (According to NHDCL, identified 7 sites under this project) and an additional 1 site at Chubachu under JFPR	Yet to be finalized	Yet to be finalized
2. Phuentsholing			
a.	Phuentsholing Core	4	96
b.	Amochu	5	120
c.	Sonamgang	4	117
3. Samdrup Jongkhar (SJ)			
a.	Dradulthang	4	32
b.	Toed	11	88
4. Pemagatshel			
a.	Nganglam	8	32
5. Trashiyangtse			
a.	Trashiyangtse	8	32

Source: NHDCL, 2022-2023-2024

16. In Phuentsholing, the housing project is initially proposed to be developed in three locations, and each location has specific components.

- (i) **Phuentsholing Core:** (i) Housing blocks of category III (1 building), 2 BHK (2 buildings), and IV (1 building) in total having 96 Units; (ii) parking lot for tenants to accommodate 36 light vehicles and 20 two-wheelers; (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. The sub-project will be implemented on Design and Build modalities using PEB Structures (Pre-Engineered Buildings).
- (ii) **Amochu:** The components at the Amochu site comprised housing blocks of category III (1 Building), 1 BHK (1 building), and Category IV buildings (3 building) in total having 120 units, 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. The sub-project will be implemented on Design and Build modalities using PEB structures (Pre-Engineered Buildings).
- (iii) **Sonamgang:** The subproject and components for Sonamgang are: Category III, Type-1 buildings, 1 BHK building, and Category IV buildings in total having 117 units and also have 1 unit each of Convenience Centre and Creche as well as having a parking lot for tenants to accommodate 43 light vehicles and 70 two-wheelers, 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. The sub-project will be implemented on Design and Build modalities

using PEB structures (Pre-Engineered Buildings).

17. **Thimphu:** The seven project sites will be implemented within Thimphu thromde and the project components are yet to be finalized by the Project Management Unit (PMU), NHDCL. Once finalized, due diligence will be conducted, and the draft Resettlement Plan will be updated based on the impact assessments and detailed measurement survey, in line with ADB SPS 2009.

18. **Nganglam:** The project components namely the (i) construction of eight blocks of double-story housing units totaling 32 units with each block consisting of four units to accommodate four families in one block and one service center; (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 (NLC).

19. **Trashiyangtse:** The project has been implemented in Trashiyangtse and the components are the construction of 8 blocks of 4 units each totaling 32 units housing apartments with the solar heating systems on government land, parking lot, the road of total length 0.18 km with off-take from government road, septic tank and soak pit, the footpath of total length 0.14 km, drainage of a total length of 0.27 km, rainwater harvesting tank, drinking water tank and substation.

20. **Samdrup Jongkhar (Dradulthang):** In the region of Samdrup Jongkhar, specifically at Dradulthang, the project's implementation has taken place. The key components encompass the construction of four blocks, each comprising eight units, culminating in a total of 32 residential units. Moreover, provisions will be made for parking, accommodating 25 light vehicles and eight two-wheelers. The infrastructure development includes the establishment of approach and internal roads, a septic tank, a soak pit, pedestrian footpaths, nature-based drainage via a bio-swale, a rainwater harvesting tank, a drinking water tank, and a substation with dimensions measuring 6 meters by 6 meters.

21. **Samdrup Jongkhar (Toed):** In the vicinity of Samdrup Jongkhar, specifically at Toed, the project has been implemented. The project components consist of the construction of Category III, encompassing 5 blocks comprising 40 units, as well as Category IV, involving 6 blocks comprising 48 units, resulting in a combined total of 88 housing apartments with the integrated Service Centre at the subproject. A service center block and a Mani Dungkhar will be established. The infrastructure provisions include parking facilities for 46 light vehicles and 19 two-wheelers, approach, and internal roads, a septic tank, a soak pit, pedestrian footpaths, nature-based drainage through a bio-swale, a rainwater harvesting tank, a drinking water tank, and a substation with dimensions measuring 6 meters by 6 meters.

## C. Scope of Impacts

22. The scope of involuntary resettlement impacts are as follows:

### (i) Phuentsholing Subproject Sites

- a. **Initial Impact Assessment:** The initial survey for sample subprojects indicated that the project would impact a total of 4 households (12 affected persons) in Phuentsholing. The one residential bungalow (Drungpa's residence) and one government employee at Phuentsholing core, one temporary structure used as a residential and shop at Amochu, and one semi-permanent structure at Sonamgang. The relocation for Drungpa residential, one government employee, and one affected household at Amochu had been relocated.
- b. **Vulnerable Households:** Among the affected households, one household (2 members) was assessed as significantly vulnerable; and
- c. **Update in 2022:** During a site visit in November 2022, the total number of affected persons was reduced to 12 as 10 households were excluded from the previous list due to a reduction in the actual site demarcation.

### (ii) Nganglam, Trashiyangtse, and Samdrup Jongkhar Sub-Project Site

23. The initial survey for sample subprojects indicated that the project would not have IR impacts.

24. The project's impacts on communities and individuals were appropriately assessed, and mitigation measures are put in place where necessary avoiding impacts. Due Diligence Reports have been formulated and cleared by ADB on these subprojects. In all subproject areas, there is no presence of indigenous peoples or indigenous communities, as described in the ADB's SPS (2009). Therefore, no impacts on any indigenous peoples or indigenous communities are anticipated as part of this project. This information is crucial for safeguard assessments and ensures that the project's activities comply with relevant policies and regulations regarding indigenous rights and protections.

25. For Thimphu subproject the LUC has been obtained and sub project report preparation is to be planned in 2024, fourth quarter. There were 7 sites with 2 packages north and south Thimphu at Thimphu Subproject.

26. The social safeguards documents planning documents for the respective subprojects with the disclosure links are presented in Table 2. The SSMR is a critical document for tracking and reporting on the project's adherence to social safeguards standards and requirements, ensuring that any potential impacts on affected communities are effectively managed and mitigated as per the approved social safeguards plans and reports.

**Table 2: 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	Resettlement Plan	Draft (September 2021)	<a href="https://www.adb.org/sites/default/files/Project-documents/54355/54355-001-Resettlement-Plan-en_3.pdf">https://www.adb.org/sites/default/files/Project-documents/54355/54355-001-Resettlement-Plan-en_3.pdf</a>	<a href="http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20Thimphu.pdf">http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20Thimphu.pdf</a>
		Updated (November 2021)	<a href="https://www.adb.org/sites/default/files/project-documents/54355/54355-001-Resettlement-Plan-en_1.pdf">https://www.adb.org/sites/default/files/project-documents/54355/54355-001-Resettlement-Plan-en_1.pdf</a>	<a href="http://www.nhdcl.bt/attachment/announcement/LD21%20Resettlement%20Plan%20Thimpu.pdf">http://www.nhdcl.bt/attachment/announcement/LD21%20Resettlement%20Plan%20Thimpu.pdf</a>
Phuentsholing	Resettlement Plan	Draft (September 2021)	<a href="https://www.adb.org/sites/default/files/project-documents/54355/54355-001-Resettlement-Plan-en.pdf">https://www.adb.org/sites/default/files/project-documents/54355/54355-001-Resettlement-Plan-en.pdf</a>	<a href="http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20phuntsholing.pdf">http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20phuntsholing.pdf</a>
		Updated (November 2021)	<a href="https://www.adb.org/sites/default/files/project-documents/54355/54355-001-Resettlement-Plan-en_0.pdf">https://www.adb.org/sites/default/files/project-documents/54355/54355-001-Resettlement-Plan-en_0.pdf</a>	<a href="http://www.nhdcl.bt/attachment/announcement/LD20%20Resettlement%20Plan%20Phuentsholing%20(Drungpa,%20Rinchending,%20and%20Amochhu).pdf">http://www.nhdcl.bt/attachment/announcement/LD20%20Resettlement%20Plan%20Phuentsholing%20(Drungpa,%20Rinchending,%20and%20Amochhu).pdf</a>
Trashiyangtse	Land Acquisition and Involuntary Resettlement Due Diligence Report	Draft (September 2021)	<a href="https://www.adb.org/sites/default/files/project-documents/54355/54355-001-sddr-en.pdf">https://www.adb.org/sites/default/files/project-documents/54355/54355-001-sddr-en.pdf</a>	<a href="http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20tashiyangtse.pdf">http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20tashiyangtse.pdf</a>
		Updated (November 2022 and August 2023)	<a href="https://www.adb.org/sites/default/files/project-documents/54355/54355-001-sddr-en_0.pdf">https://www.adb.org/sites/default/files/project-documents/54355/54355-001-sddr-en_0.pdf</a>	Not yet disclosed
Nganglam	Land Acquisition and Involuntary Resettlement Due Diligence Report	Draft (November 2022)	<a href="https://www.adb.org/projects/documents/bhu-54355-001-sddr-1">https://www.adb.org/projects/documents/bhu-54355-001-sddr-1</a>	<a href="http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20Nganglam.pdf">http://www.nhdcl.bt/attachment/announcement/Green%20and%20Resilient%20Affordable%20Housing%20Nganglam.pdf</a>
Samdrup Jongkhar (Dradulthang and Toed)	Land Acquisition and Involuntary Resettlement Due Diligence Report	Updated (December 2022 and August 2023)	<a href="https://www.adb.org/sites/default/files/project-documents/54355/54355-001-sddr-en_1.pdf">https://www.adb.org/sites/default/files/project-documents/54355/54355-001-sddr-en_1.pdf</a>	<a href="http://www.nhdcl.bt/attachment/announcement/Land%20Acquisition%20and%20Involuntary%20Resettlement.pdf">http://www.nhdcl.bt/attachment/announcement/Land%20Acquisition%20and%20Involuntary%20Resettlement.pdf</a>



		Updated (January 2024)	<a href="https://www.adb.org/projects/documents/bhu-54355-001-sddr-3">https://www.adb.org/projects/documents/bhu-54355-001-sddr-3</a>	<a href="https://www.nhdcl.bt/attachment/announcement/DDR%20Samdrup%20Jongkar.pdf">https://www.nhdcl.bt/attachment/announcement/DDR%20Samdrup%20Jongkar.pdf</a>
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Source: ADB and Project NHDCL websites

27. Based on the disclosed Resettlement Plans and the resettlement framework prepared for the project, it has been identified that an involuntary resettlement impact is expected in Phuentsholing and Thimphu. Specifically, at Thimphu, an earlier site Semtokha was canceled. To address the assessed involuntary resettlement impacts, two draft Resettlement Plans have been prepared, and these plans have subsequently been approved by the ADB and disclosed to the public. These Resettlement Plans outline the measures and actions to be taken to mitigate the impact of involuntary resettlement on affected households and communities. The Resettlement Planning document for the Amochu, Phuentsholing core, and Rinchending sites was drafted in November 2021. However, the Resettlement Planning document for the newly identified site at Sonamgang will be prepared once the detailed design for that specific site is finalized. Furthermore, the Resettlement Planning documents for Amochu and Phuentsholing core will undergo updates as needed to reflect any changes in the project after the details design is finalized. This indicates a commitment to ensuring that the Resettlement Plans are accurate and responsive to the project's specific design and requirements. Overall, the preparation and approval of these Resettlement Plans reflect the project's dedication to addressing and mitigating the impacts of involuntary resettlement on affected individuals and communities transparently and responsibly.

28. The anticipated types of losses due to the proposed sub-project components under the GRAHSP comprise:

- a. **Relocation and Involuntary Resettlement:** This includes losses associated with the acquisition of residential structures for the housing project. These losses affect individuals and families who currently reside in the areas designated for the housing project. This category encompasses people who may be renting or squatting in these locations and are required to relocate involuntarily due to the project's development.
- b. **Economic Displacement:** Economic displacement pertains to losses resulting from the acquisition or loss of private structure used for commercial operations. This can impact businesses and individuals who operate in these commercial spaces and face disruption or displacement due to the project's activities.

#### D. Measures to Avoid and Minimize Involuntary Resettlement Impacts

29. This comprehensive approach is designed to minimize any negative impact on the local community due to resettlement and ensure seamless integration with the surrounding infrastructure. It reflects a commitment to responsible project management and considering the well-being and convenience of the affected individuals and communities. The subproject has developed a comprehensive strategy to mitigate and reduce the adverse effects of involuntary resettlement.

- a. **Utilization of Government-Owned Land:** The project plans to use government-owned land that is currently accessible and officially under the ownership of the NHDCL. This approach helps minimize the need for acquiring private land and involuntary resettlement.

- b. **Utilization of Existing Government Road Right-of-Way:** The project intends to utilize the pre-existing right-of-way of government roads, specifically within the boundaries of the existing available space, to align the new approach roads leading to the designated site. This approach avoids the need for additional land acquisition and minimizes disruption to local communities.
- c. **Maintaining Access to Service Points and Ducts:** The project emphasizes maintaining access to existing service points and ducts. This ensures that essential services and utilities remain accessible to the affected community.
- d. **Guarantee of Unobstructed Movement:** The contractor responsible for project implementation will guarantee that movement to and from public roads neighboring the housing plot remains unobstructed. This commitment ensures that the local community's access to public roads is not hindered during the construction phase.

30. The project is committed to transparent communication and engagement with stakeholders, especially those close to the housing site. This includes private landowners and residents living in private housing or company residential areas. Several measures are planned to ensure effective communication:

- a. **Construction Timeline and Work Hours Discussion:** The project will engage in discussions with stakeholders to establish the construction timeline, work hours, and days off for laborers. This collaborative approach allows local stakeholders to have a say in how construction activities are conducted to minimize disruptions.
- b. **Information Display:** Project details will be prominently displayed on conspicuous boards (signposts) near the project strategic site both in English and Dzongkhag language. These information boards serve as a means to disseminate essential information about the project to the local community. They provide visibility and transparency regarding project plans and activities.

31. By involving local stakeholders in discussions and providing clear and accessible project information, the project aims to foster understanding and cooperation within the community, ultimately contributing to a smoother construction process and minimizing inconveniences for residents in the vicinity of the housing site. The subproject packages are presented in Table 3.

**Table 3: Subproject Packages**

<b>Package/ Subproject</b>	<b>Subproject / Package Components</b>	<b>Current Status</b>	<b>Bid / Contract type</b>
Trashiyangtse	(i) Construction of G+1 storied RCC Residential Building 8 numbers and Associated site development works	LOA issued and contract work awarded to M/s Penjor Construction Pvt Ltd on 9 May 2023. Construction started already.	National Competitive Bidding
Samdrup Jongkhar	(i) Dradulthang: G+3 storied RCC Residential Building 4 numbers (ii) Toed: G+3 storied RCC residential Building 11	(i) Dradulthang, LOA issued and Contract work to M/s Penjor Construction Pvt Ltd and signed the contract document on 10	(i) National Competitive Bidding for Dradulthang  (ii) International Competitive Bidding for Toed

Package/ Subproject	Subproject / Package Components	Current Status	Bid / Contract type
	numbers	October 2023. (ii) Toed, LOA issued and awarded the work to M/s Penjor Construction Pvt. Ltd and signed the contracted document on 26 December 2023.	
Nganglam	G+1RCC Residential Building 8 numbers	LOA issued and awarded the construction work to M/s KD-Chimmi (JV) and signed the document on 10 October 2023.	National Competitive Bidding
Phuentsholing	Phuentsholing Core area:G+5 RCC Residential Building 4 nos.	Design and Planning are in progress in the light of government's decision to change in type and size of the structure.	Yet to finalize the type of bidding
	Amochu: G+5 RCC Res. Building 5 Nos.	Geotechnical studies already completed and bidding already completed and proposed for re-bidding by ADB.	National Competitive Bidding
	Sonamgang: G+4 RCC Res. Building 4 Nos. proposed for PEB	The Rinchening site got canceled due to a geologically unstable site, therefore, identified Sonamgang. Planning and design for Sonamgang are in progress.	International Bidding
Thimphu	7 sites and an additional 1 site under JPPR have been identified.	The Semtokha site at Thimphu got canceled and instead identified 7 sites at Thimphu.	Yet to finalize the type of bidding

32. The measures and guidelines outlined, including the construction timeline, work hours, stakeholder engagement, and the Resettlement Plan will be integrated into the contractor's contract document. These provisions will be implemented under vigilant oversight by the relevant PIUs. It's crucial to emphasize that no construction activities or any form of physical or economic displacement will take place until the Resettlement Plan document is updated and cleared by ADB, and the compensation payments are provided as per the agreed entitlement matrix. This precaution is in place to ensure that the vulnerability status of affected individuals and communities is accurately assessed and that adequate measures are in place to prevent any undue adverse effects on the local populace. This approach reflects a responsible and cautious project management strategy that prioritizes the well-being of those affected by the project. The provided information mentions the status of various sub-projects. Here is a summary of the key points:

- a. **Design and Bid Preparations:** The construction for the Trashiyangtse, Dradulthang, Toed, and Nganglam subprojects has been started. The

subprojects of Amochu, Sonamgang, and Phuentsholing core are in the design and bid preparation stages.

- b. **Safeguards Studies:** Safeguards studies are being carried out in specific locations, including Sonamgang, Phuentsholing core, and Amochu. These studies focus on assessing and mitigating potential social and environmental impacts of the project.
- c. **Detailed Tables:** Details of all sub-projects/packages, the type of bid/contract, and the current status of implementation of sub-project packages are provided in Table 3. Further, Table 4 presents detailed implementation progress for each of the awarded packages.

33. Table 4 contains specific information about each sub-project's status, including their design and implementation stages, which can be valuable for tracking progress and managing the project effectively.

**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	Awarded	100%	39.43% achieved as of February 2024	Designed and bid preparation completed.	39.43% complete	None	Yes, the site layout plan was changed.	<ul style="list-style-type: none"> <li>• DDR updated</li> <li>• Subproject report submitted to ADB</li> </ul>
Samdrup Jongkhar (Dradulthang and Toed)	Awarded	100%	15.84% achieved at Dradulthang 3.10% achieved for Toed	Designed and bid preparation completed.	15.84% achieved at Dradulthang 3.10 % achieved for Toed	None	Yes, the site layout plan was changed.	<ul style="list-style-type: none"> <li>• DDR updated</li> <li>• Subproject report prepared to ADB</li> </ul>
Nganglam	Awarded	100%	6.2% achieved	Designed and bid preparation completed.	6.2% achieved	None	None	<ul style="list-style-type: none"> <li>• DDR has been updated following finalization of the project's design.</li> <li>• Subproject report submitted to ADB</li> </ul>
Phuentsholing	Not yet awarded	10%	0%	None	None	Yes	Yes	The resettlement plan document for Sonamgang shall be prepared. The Resettlement Plan for the Amochu and Phuentsholing sites has been revised, and if necessary, additional updates to the Resettlement Plan will be carried out to ensure it remains in compliance with project requirements. The updated Resettlement plan will be submitted to ADB for clearance and will form part of the bidding documents and contractor's contract. Contracts will only be awarded once updated Resettlement plan is cleared by ADB.
Thimphu	Not yet awarded	30%	0%	None	None	Yet to be finalized	Yet to be done	A new safeguard document shall be prepared for 7 sites.

Source: NHDCL, 2024

### III. SCOPE OF INVOLUNTARY RESETTLEMENT IMPACT

34. During the initial stages of project preparation, potential involuntary resettlement impacts were identified at housing sites in Phuentsholing and Thimphu. In response to these assessed impacts and the findings of socio-economic surveys conducted on affected individuals, two Resettlement Plans were developed in 2021. The two resettlements plans cover the (i) Amochu, Rinchening, and Phuentsholing core sites; and in Thimphu for Semtokha. Both of these Resettlement Plans were developed and subsequently approved by the ADB, which indicates that they meet the required standards and guidelines for addressing involuntary resettlement impacts. An updated Resettlement Plan for the Phuentsholing site (Amochu, Sonamgang, and Phuentsholing core) is in the process of preparation. The refinements or adjustments to the plan is underway to ensure that the involuntary resettlement assessment is undertaken following design changes and/or site changes.

35. Table 5 presents the details of involuntary resettlement impact.

**Table 5: Involuntary Resettlement Impact**

SI No.	Subproject	Package No.	No. of Affected Persons	Nature of Involuntary Resettlement impacts	Steps were taken to compensate the Affected Persons
1	Trashiyangtse	CW01	None	None	None
2	Nganglam	CW04	None	None	None
3	Samdrup Jongkhar				
A	Dradulthang	CW02	None	None	None
B	Toed	CW03	None	None	None
4	Phuentsholing				
A	Phuentsholing Core	-	9	(i) Physical relocation is anticipated for a government employee (Drungpa) (ii) Insignificant and impact to 1 household (Loss of minor structures presently not in use)	A one-time shifting allowance of Nu.10,000 was provided to the Affected Person by NHDCL.  Nu.16,150.90 is to be provided to the Affected Person for the cemented platform and temporary garage.
B	Sonamgang	-	1	Physical relocation is anticipated for the caretaker	A one-time shifting allowance of Nu.10,000 is to be provided to the Affected Person who is on the muster roll and during the transitional phase, no wages will be deducted or cut. The structure in which the caretaker is currently residing is government-owned, and arrangements are being made to provide a similar structure for his dwelling in the new location at Pasakha. A Resettlement Plan will be prepared and submitted to ADB for review.
C	Amochu	-	2	Significant impact on 1 household,	Compensation of Nu.326,173.25 has been

SI No.	Subproject	Package No.	No. of Affected Persons	Nature of Involuntary Resettlement impacts involving both physical and Economic Displacement	Steps were taken to compensate the Affected Persons
5	Thimphu	-	Yet to be confirmed	Yet to be confirmed	provided to the WHH at Amochu and Nu. 38,700.00 compensated to her an employee who is also a WHH.

Source: NHDCL 2023

36. The following section provides information on each subproject site based on field visits conducted within the reporting period:

#### A. Phuentsholing

37. Based on the transect walk and survey conducted on 10 October 2022, at all three project locations under Phuentsholing, involuntary resettlement impacts have been identified. Here is a breakdown of the impacts:

- a. **Number of Affected Households:** The detailed survey carried out in October 2022 identified a total of four (4) affected households in Phuentsholing, comprising 12 family members in total.
- b. **Significant Impact:** Out of these affected households, 3 households (8 members) are facing significant impact. This includes one household headed by a government employee (Drungpa) with (5 household members) at Phuentsholing core, one woman-headed household (WHH) at Amochu (2 members) that is facing relocation, and one caretaker (1 member) at Sonamgang facing relocation.
- c. **Non-Significant Impact:** There is one household in Phuentsholing with 4 members that is assessed to face a non-significant impact. To address the impact on the assets of the individual affected by this situation, compensation in the form of a sum totaling Nu. 16,150.90 has been calculated by the NHDCL engineers, Phuentsholing. This will not result in displacement or relocation. This compensation is intended to address the impact on the assets caused by the project activities. It reflects the project's commitment to providing compensation for losses, even in cases where the affected structures were encroachments or not actively in use by the affected individual.

38. These measures aim to mitigate the impact of the project on the affected individuals' assets, livelihoods, and overall well-being, demonstrating the project's commitment to addressing the needs of vulnerable households and individuals. The document includes Land Use Certificates (LUC) for Phuentsholing core, Sonamgang, and Amochu in Phuentsholing, and these certificates are provided as appendices. Here is the specific listing of these certificates: **Appendix 7:** LUC for Phuentsholing core. **Appendix 8:** LUC for Sonamgang. **Appendix 9:** LUC for Amochu, Phuentsholing.

39. These certificates serve as official documentation that confirms the approved land use for the respective sites, providing a legal and regulatory basis for the project's activities in these

areas. In the past at the Rinchending site, due to geological concerns rendered the proposed site non-viable, hence excluded from the project scope. Instead, a new site has been identified at Sonamgang to replace the non-viable Rinchending site. The project components for this newly identified site at Sonamgang are currently being finalized. This adjustment in the project scope demonstrates the project's responsiveness to geological and environmental concerns and its commitment to finding suitable and safe locations for housing developments.

40. To address the involuntary resettlement impact, an assessment shall be conducted, and the social safeguards document is currently undergoing updates and shall be reflected in the next SSMR. The updated Resettlement Plan will be comprehensive and will incorporate data gathered from a 100% survey of all three housing project sites. The survey will cover all affected individuals across these sites. A socio-economic survey was carried out in 2021 on inventory assets and quantify losses for all affected individuals.

41. These updates shall be initiated before the commencement of construction work by the PIUs and Contractors. The goal is to proactively identify any additional impacts that may arise once the project's footprint is established on the ground. This process ensures a comprehensive assessment of losses and the documentation of the socio-economic status of affected individuals within the subproject impact area, ultimately facilitating more effective and targeted support. The updated Resettlement Plan will undergo a thorough review and validation process by the PIU and PMU before being submitted to the ADB for approval. This ensures that the plan meets all necessary standards and addresses the needs of affected individuals effectively.

42. The contractor responsible for the construction will be trained and provide clear directives regarding construction-related noise levels and dust pollution. There will be close monitoring to ensure that noise remains within permissible levels, and adherence to construction regulations for controlling dust pollution, waste management, and other relevant aspects will be strictly enforced. These measures are put in place to minimize the environmental and social impacts of construction activities and to ensure compliance with regulations and standards. This includes information on the affected households, the nature of their impact (such as physical displacement or loss of assets), and the specific mitigation measures that will be implemented to address these impacts. It serves as a reference point for understanding the scope and scale of the resettlement impact and the project's commitment to mitigating adverse effects on affected individuals and communities.

## **B. Thimphu**

43. During the initial phases of project preparation, the Semtokha site was initially identified but was later canceled. Instead of Semtokha, 7 additional sites within Thimphu and 1 JFPR (Japan Fund for Poverty Reduction) site have been identified as replacements. These new sites are currently undergoing finalization as part of the project planning process. This adjustment in site selection reflects the project's flexibility in adapting to changing circumstances and its commitment to finding suitable locations for the project's housing developments. Confirmations regarding the ownership of these sites were made during site visits conducted on 17 October 2022. These visits verified that the sites are government-owned land, which is a crucial factor in ensuring the feasibility and legality of the project. The LUCs have been obtained for 7 of the subproject sites, further confirming the project's compliance with regulatory and ownership requirements. This documentation is essential for the transparent and lawful execution of the project on these sites.

44. During the site visits on 17 October 2022, it was observed that in 5 of the sites, nearby



tenants residing in private housing apartments were cultivating seasonal vegetables for domestic consumption. In response to this, NHDCL issued notices to the house owners of these buildings to communicate to their tenants that they should cease cultivating these vegetables. Copies of the notices issued by NHDCL to the private building owners have been attached in Appendices 19, 20, 21, 22, and 23. These notices serve as a formal communication to ensure that the cultivation of seasonal vegetables in these areas is halted as part of the project's preparations. The tenants have acknowledged this notice and confirmed during the initial discussion that it will not cause Involuntary Resettlement-related impacts to them. Following site visits led by NHDCL and an ADB mission visit on 28 October 2022, it was determined that no involuntary resettlement impacts have been identified in the Thimphu sites. This reaffirms the careful consideration and assessment carried out to evaluate the impact on affected individuals and communities in these areas. The absence of involuntary resettlement impacts in the Thimphu sites is a positive outcome and indicates that the project planning and site selection have been conducted in a manner that minimizes impacts on residents. The Resettlement Plan will undergo an update, wherein the outcomes of the impact assessment undertaken on the newly identified sites will be properly documented. The Resettlement Plan will be submitted to ADB for review and necessary clearance.

45. If potential impacts are identified across the seven identified sites in Thimphu, a new safeguards document will be prepared in the fourth quarter of 2024. The project team is committed to addressing any potential impacts on affected individuals and communities in Thimphu by creating a new plan tailored to the specific circumstances and needs. Furthermore, a brief site assessment conducted in October 2022 confirmed that, as of the present date, there are no impacts on private assets for the Thimphu sub-project sites. At the time of the assessment, there were no adverse impacts on private properties or assets related to the Thimphu sub-project sites.

### C. Nganglam

46. The project doesn't have any involuntary resettlement impact as the identified site is government-owned, and the LUC and Cadastral map issued by the NHDCL are appended in **Appendix 10 and 11**, confirming the project's compliance with ownership and regulatory requirements. During the site visit on 6 November 2023, the team confirmed from one of the residents staying near the proposed project that there are no claimants for the existing fruit trees such as mango trees, guava trees, jack fruit, bamboo, fodder trees, areca nut, fiber plant and banana plants which has the economic value. The two defunct water storage tanks and water taps were also observed. The team also observed electrical posts, telephone posts, and pipelines and informed the contractor and PIU to obtain the permits and clearances from the competent authorities such as Bhutan Power Corporation Limited (BPCL), Bhutan Telecom Limited (BTL), and Dungkhag before starting the construction works. The clearances from BPCL and BTL were obtained and had been attached in **Appendix 37 and 38**. This observation further supports the absence of Involuntary Resettlement impact associated with the subproject. No impacts on indigenous peoples are anticipated under the subproject, ensuring that the project aligns with relevant safeguards and regulations.

47. On February 19, 2024, during a site visit, it was noted that access to the site office was blocked following a directive from Dasho Dzongdag, halting the construction of buildings 7, 8, and 9. To facilitate access, a temporary footpath was created way to PIU and contractor office, but it was deemed too steep. It was recommended to construct a cement footpath with railing and adequate lighting to mitigate potential accidents. Further, attention was drawn to families residing in the staff camp, particularly those with school-going children. It was emphasized that

measures should be taken to ensure children are accompanied by parents or staff to enhance their safety. Concerns were raised about the labor camps constructed using CGI sheets, posing a risk of excessive heat during summer months. To address this, it was advised for electric fans to be installed by the contractor and PIU. Photograph 1, depicting the site before construction commenced and during the progress on 6 November 2023, and 19 February 2024, was examined during discussions. Subsequently, an action plan was formulated and detailed in Appendix 31, following mutual agreement among the teams.

48. The contract for the construction work was awarded to M/s KD- Chimmi (JV) on 10 October 2023, and for the reporting period, the work progress, as reported in the monthly meeting, stands at 2.6%. There is a workforce of 52 Labor workers (47 Indian workers (all male) and Bhutanese Laborers (4 male and 1 female) currently employed at the construction site.

**Photograph 1: Nganglam project site**



Source: Site visited on 6 November 2023 at Nganglam Project Site



Source: Site visit on 19 February 2024 at Nganglam Subproject

#### D. Trashiyangtse

49. The project is not expected to have any impact on involuntary resettlement impact since the designated site is government-owned and LUC and cadastral maps can be found in **Appendix 12 and 13** as a reference.

50. On 11 and 12 September 2023, the team visited the construction site with the PIU and contractor and observed that they are doing toolbox talks with short warm-ups every Monday with a short prayer for the safety of the construction work and also to build confidence and a sense of unity and motivation among the workers. During the site visit, the SGCES and Environment Specialist from PIAC provided essential information including introducing the team, emphasizing occupational health and safety measures, and raising awareness about HIV/AIDS. The team was informed that the PIU, project site engineers, and contractor are reviewing the week's achievements and planning for the pending tasks every Monday. The teams conducted a thorough site visit and labor camp led by the contractor's team and the PIAC site engineer to assess the construction site. During the site visit, the team observed that there was an archery range presence near the dumping yard and instructed the PIU and contractor to manage waste disposal in a manner that addresses concerns that may be raised by the players during the construction phase, ensuring a process that minimizes any grievances. The agreed action plan was prepared after the observation was made and a copy of the agreed action plan is attached in **Appendix 32**.

51. A courtesy meeting was conducted with the Dasho Dzongdag (district administrator) and other dzongkhag (district) officials. The details of the discussions and outcomes from the meeting with Dasho and their officials have been documented in **Appendix 33**.

52. The contract for the construction work has been awarded to M/s Penjor Construction Ltd, on 9 May 2023, and as of the reporting period, the work progress, as reported in the monthly meeting, stands at 39.43%. There is a workforce of 72 workers (53 Indian workers and 19 Bhutanese laborers) currently employed at the construction site. No female workers have been hired or recruited by the contractor or the PIU. However, there is an expressed intention to promote the inclusion of female workers both at the construction site and within the construction office. According to the PIU and the PIAC site engineer, a crucial safety measure known as "*toolbox talk*" is conducted by the laborers every Monday morning. This practice helps in ensuring that safety protocols are reinforced and communicated regularly among the workers. All necessary safety equipment and gear have been provided to the laborers to ensure their well-being. To enhance safety, the construction site has been enclosed with green netting, which serves as a protective barrier, and a picture showing green netting is attached in **Appendix 40**. Moreover, health workers have conducted advocacy sessions on HIV/AIDS awareness for the laborers, contributing to their overall well-being and health education. Health talk and information dissemination on health-related issues to the worker (laborers) is attached in **Appendix 39** as health talk organization such as HIV/AIDS and STIs. An approval for the construction of the labor camp is attached in **Appendix 41**.

53. Additional progress related to social aspects has been included in the upcoming QPR 4, 2023. This provides a comprehensive update on the project's social initiatives, achievements, and any developments in terms of social impact and prospects. The map presented in Figure 1 provides a perspective view of the housing area that will exist in the future once the housing project is completed and Figure 2 presents the Google map of the Housing site at Trashiyangtse. This visual representation offers stakeholders and interested parties a clear understanding of the layout and scale of the planned housing development, helping to visualize the project's impact on the landscape and the surrounding area.



**Figure 1: The updated site layout plan of the Trashiyangtse subproject**



Source: NHDCL 2023

**Figure 2: Location of Housing Site at Trashiyangtse on Google Map**



Source: NHDCL

54. Due to a change in the access road within the project site at Trashiyangtse, the site layout plan has been modified. Site Photographs of Trashiyangtse are presented in photograph 2. It is important to adjust the site layout plan to ensure efficient and safe operations on the construction site. When modifying the site layout plan, several factors are required to be considered:

- a. **Access and circulation:** The revised plan should accommodate the new access road and ensure smooth circulation of vehicles and equipment within the site. It is crucial to maintain clear pathways for construction vehicles and emergency access.
- b. **Utilities and services:** The location of utilities such as water, electricity, and sewage systems may need to be adjusted based on the new site layout ensuring all necessary services are properly integrated into the revised plan.
- c. **Work areas and zones:** Evaluate the impact of the access road change on the different work areas and zones within the site. Consider how it affects the positioning of temporary facilities, storage areas, construction activities, and worker accommodations.
- d. **Safety and security:** Review the revised site layout plan to identify any potential safety hazards or security risks. Ensure that emergency exits, fire extinguishers, and safety equipment are appropriately placed based on the new access road configuration.
- e. **Communication and coordination:** Information has been shared with all stakeholders, including project team members and contractors' teams about the changes in the site layout plan. Effective communication and coordination are essential to ensure everyone is aware of the modifications and can adjust their work accordingly.

**Photograph 2: Site Photographs Trashiyangtse**



Source: Trashiyangtse Sub project site, February 2024

#### **E. Samdrup Jongkhar (Dradulthang)**

55. The project is confirmed to have no involuntary resettlement impact, as the identified site is government-owned, and the LUC and Cadastral map has been provided in **Appendix 14 and 15**, demonstrating compliance with ownership and regulatory requirements. 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 reassess if any of the project subcomponents would impact structures or common property resources. No involuntary resettlement impacts, such as the loss of livelihood (temporary or permanent, full or partial), are anticipated under the subproject. Further, no impacts on indigenous peoples are expected under the subproject, ensuring that the project aligns with relevant safeguards and regulations.



56. During the site visit on 8 November 2023, it was observed that there are electrical posts, telephone posts, pipelines, and cable lines at the site, and was informed to PIU to get permits, approval, and clearances from the competent authorities such as BPCL, BTL, and thromde before the commencement of construction works. The clearances from BPCL and BTL were obtained and has been attached in **Appendix 37 and 38**. Further, it was noted that new futsal ground has been constructed next to the project site and there is a potential impact of dust and noise to the players. The contractor and PIU should ensure that the site is adequately fenced to minimize dust emissions in the surrounding vicinity.

57. During the site visit on 15 February 2024, the team recognized several noteworthy practices such as consistently wearing essential safety gear, establishing separate toilets, providing rest areas, and having separate waste bins for both dry and wet wastes at the site which are considered as a good practice. The issue was discussed and observations were made in the agreed action plan. A copy of the agreed action plan is attached in **Appendix 34**.

58. A courtesy meeting was conducted with the Dasho Thrompon (town mayor) along with the Dradulthang and Toed Project Engineer provided a brief overview of the project. The minutes of the meeting have been shared in appendix **35**.

59. The contract for the construction work has been awarded to M/s Penjor Construction Ltd, on 10 October 2023, and as of the reporting period, the work progress, as reported in the monthly meeting, stands at 15.84%. There is a workforce of 40 Indian laborers currently employed at the construction site. One female worker has been recruited by the contractor as a storekeeper and one female supervisor has been also recruited by the PIU.

60. The site photographs of Dradulthang, and Samdrup Jongkhar are presented in photograph 3.

### Photograph 3: Site Photographs of Dradulthang, Samdrup Jongkhar



Source: Site visited at Samdrup Jongkhar, Dradulthang on 8 November 2023



Source: Site visited on 15 February 2024

## F. Samdrup Jongkhar (Toed)

61. The project is confirmed to have no IR impact, as the identified site is government-owned, and the LUC has been provided in **Appendix 16**, demonstrating compliance with ownership and regulatory requirements. During the site visit on 8 November 2023, it was observed that from the middle of the proposed site, there was an access road leading toward the archery ground. The PIU project Engineer assured through a letter that the existing access road will be re-aligned from the outside project site. The assurance letter sent to Thromde and the response received are attached in **Appendix 20** along with the minutes of the meeting conducted on 16 February 2024. During the site visit, there were some bamboo plants which has economic value but it was confirmed from the previous regional manager that the plant was naturally grown with no claimant. The team also observed electrical posts and the clearance had been obtained from BPC and has been attached in **Appendix 37** for reference.

62. During the site visit on 15 February 2024, the team recognized several noteworthy practices such as consistently wearing essential safety gear, establishing separate toilets, providing rest areas, and having separate waste bins for both dry and wet wastes at the site which is considered a good practice. The issue was discussed, and observations were made in the agreed action plan. A copy of the agreed action plan is attached in **Appendix 36**.

63. The contract for the construction work has been awarded to M/s Penjor Construction Ltd, on 26 December 2023, and as of the reporting period, the work progress, as reported in the monthly meeting, stands at 3.10%. There is a workforce of 44 Indian laborers currently employed at the construction site. Two female staff have been recruited by the contractor as storekeeper and Environmental Health and Safety staff and two females have been recruited by the PIU as project engineer and supervisor.

64. Site Photographs of Toed, Samdrup Jongkhar is presented in Photograph 4. No impacts on indigenous peoples are anticipated under the subproject, ensuring that the project aligns with relevant safeguards and regulations.

**Photograph 4: Site Photographs Samdrup Jongkhar Toed**



Source: Site visited at Samdrup Jongkhar Toed in November 2023





Source: Site visited at Samdrup Jongkhar Toed in February 2024

#### IV. COMPENSATION AND REHABILITATION

65. The NHDCL team both from Thimphu and Phuentsholing has actively facilitated the disbursement process, which includes assisting affected individuals who do not possess bank accounts in opening new accounts. This demonstrates the commitment to ensuring that affected individuals receive the compensation and assistance they are entitled to in a timely and efficient manner.

66. The resettlement budget for the Phuentsholing sites, including (i) Phuentsholing Core (ii) Amochu, and (iii) Sonamgang subprojects, includes provisions for resettlement assistance as outlined in the entitlement matrix and a contingency provision set at 10% of the total cost. For the WHH at the Amochu site, steps have been taken to ensure the smooth disbursement of compensation and assistance. The costs associated with these efforts have been carefully estimated and confirmed during the comprehensive project preparation and planning stages. This meticulous planning and cost estimation is essential to ensure that WHH and other affected individuals receive their entitlements transparently and efficiently, aligning with the project's commitment to social safeguards and responsible implementation.

67. The cumulative resettlement cost for all subprojects covered amounts to Nu. 584,126.61. Payments have been released through account payee bank cheques issued in the names of the affected households, specifically at the Amochu site. For further details, including the Resettlement Budget, disbursement procedures, payment receipts, and calculated estimates for affected structures at the Amochu and Phuentsholing core subproject sites, (please refer to Appendices 11, 12, 13, 14, and 15). These appendices provide a comprehensive overview of the financial aspects of the resettlement process and the associated documentation, ensuring transparency and accountability in the disbursement of funds to affected individuals.

68. At the Amochu housing site, a single temporary residence cum commercial structure experienced an impact, leading to the need for relocation and resulting in structural and income losses for one vulnerable WHH. The affected WHH has received compensation amounting to Nu. 326,173.25. This compensation covers a range of vulnerabilities and losses, including:

- a. **The impact on property:** one vulnerable non-titleholder WHH located at Amochu is set to lose a temporary structure that serves as a residence-cum-shop. The estimated cost for the loss of structures is Nu. 35,173.25. The estimate calculated by the engineer, NHDCL, and Phuentsholing for the affected structure at Amochu based on the current market rate is appended in **Appendix 17**.
- b. **Shifting Assistance:** Shifting assistance has been provided due to the loss of the commercial structure. This assistance covers the expenses associated with the relocation of the household's belongings. The regional office at Phuentsholing had paid Nu. 10,000.00 as shifting allowance.
- c. **Livelihood Restoration Assistance:** Livelihood restoration assistance has been extended to support one affected individual and one employee amounting to Nu. 240,000.00. This support aims to help these individuals restore or establish alternative income sources.
- d. **Rental Assistance:** Rental assistance has been provided to affected individuals of Nu. 21,000.00 whomust relocate and will not be provided with housing. This is

- e. **Vulnerability Assistance:** Vulnerability assistance has been provided to address additional vulnerabilities that the affected household may face as a result of the project.
- f. **Employee Compensation:** An employee who is also a member and WHH of the affected household has received compensation totaling Nu. 38,700.00. This compensation reflects the impact on the employee's income and livelihood due to the project. Compensation and livelihood restoration for the affected person at Amochu, Phuentsholing was completed in November 2022 (**Appendix 1 and 2**).
- g. **Successful Conclusion of Compensation Procedures:** The compensation procedures for the two affected WHH at Amochu in Phuentsholing have been successfully concluded. The compensation process for these households, which includes compensation for various types of losses, has been completed.

69. At the Phuentsholing core housing site, two households were affected due to the project consisting of nine individuals. This information is based on site visits and household interviews conducted during the project assessment.

- a. **Shifting assistance:** An amount of Nu. 10,000 for Drungpa has been proposed which requires relocation. This assistance is based on charges per trip quoted by local trucks for multiple trips within Phuentsholing town.
- b. **Contingency Amount:** A contingency provision of 10% has been included in the budget to address any unforeseen impacts that may arise during the execution of civil work at the detailed design stage.
- c. **The impact on property:** One household will lose privately constructed structures, namely a concrete cemented platform and a temporary garage. The total estimated cost for the lost structures is Nu. 16,150.90. The estimates calculated by the Engineer, NHDCL for the cemented platform and temporary structure affected at the Phuentsholing core are in **Appendix 18**. The affected individual is an absentee property owner, and a specific approach has been proposed such as opening an escrow account.
- d. **Establishment of an Escrow Account:** The PMU of the NHDCL has been suggested for the establishment of an escrow account. The total amount in this account is Nu. 16,150.90, and it is intended to hold the compensation amount for the cemented platform and temporary garage. This approach is likely taken to ensure that the compensation is securely held until it can be disbursed to the absentee property owner. These measures reflect the careful and transparent management of compensation for affected individuals to ensure that they receive their entitlements accurately and fairly.

70. At the Sonamgang sub-project site one affected caretaker who is currently employed on the muster roll is scheduled for relocation to Pasakha. To facilitate this transition, the following arrangements have been suggested. A one-time transportation cost of Nu. 10,000 has been proposed to support the caretaker's relocation to Pasakha. This cost is intended to cover the expenses associated with the move. The caretaker's employment status will remain unaffected during this transitional phase. There will be no wage deductions, and the caretaker's position and benefits will be maintained. The NHDCL has affirmed its commitment to maintaining the caretaker's wages and benefits during this transitional phase, as detailed in **Appendix 19**. This approach demonstrates the project's dedication to ensuring that affected individuals experience a smooth transition without any adverse impacts on their employment or livelihoods during the relocation process.

71. These budget allocations are formulated to address the various impacts and needs of affected individuals and households within the project area, ensuring their welfare and smooth transition during the project implementation.

72. For the rest of the subproject sites at Trashiyangtse, Nganglam, and Samdrup Jongkhar (Dradulthang and Toed), no resettlement impacts have been observed. For the Thimphu 7 subproject sites, the Sub Project Report (SPR) is yet to be prepared in the fourth quarter of 2024. Upon preparation of the SPR, site visits shall be undertaken, and involuntary resettlement impacts will be assessed.

73. The status of compensation is summarized below:

**Table 6: Summary of Involuntary Resettlement Impact and its Compensation Status**

Sl. No.	Subproject	Land Acquisition and Resettlement Impacts Details	No. of Affected HHs	Compensation paid
1	Trashiyangtse	Government land	None	Not applicable
2..	Dradulthang	Government land	None	Not applicable
3.	Toed	Government land	None	Not applicable
4.	Nganglam	Government land	None	Not applicable
5.	Phuentsholing			
5.1	Sonamgang	Government land, permanent relocation, permanent loss of government structure	Yes (1 no.)	Impact assessed in the RP shall be avoided through non-deduction of daily wages, mitigated through replacement housing, and compensated for any unavoidable impacts such as shifting costs, in line with the agreed RF/EM.
5.2	Phuentsholing Core	Government land, permanent relocation, permanent loss of government structure	Yes (9 nos.)	Compensation not yet paid
5.3	Amochu	Government land, permanent relocation, permanent loss of structure occupying on government land	Yes (2 nos.)	Compensation paid.
6.	Thimphu (7 sites)	Government land	to be identified	DDR or Resettlement Plan document shall be prepared

Source: NHDCL 2024

## V. INDIGENOUS PEOPLES

74. Following the ADB's SPS of 2009, the safeguards for indigenous peoples are triggered when a project either directly or indirectly affects elements such as the dignity, human rights, livelihood systems, or cultural aspects of indigenous peoples. This is also relevant when a project impacts the territories, natural resources, or cultural resources that indigenous peoples own, utilize, inhabit, or claim as their ancestral domain. The field visits and consultations conducted in 2022 have affirmed that no indigenous people are residing at the proposed housing sites or close to the proposed project areas. There are no foreseen impacts on indigenous peoples under the subproject sites. None of the potentially affected individuals identified during the field visits and socio-economic surveys are members of indigenous peoples' groups. No anticipated impacts on indigenous peoples under the scope of the subproject sites.

## VI. PUBLIC PARTICIPATION AND CONSULTATION

75. Throughout the project preparation phase and the site visit conducted in 2022, active efforts were made to engage stakeholders, including beneficiaries, affected individuals, and institutional stakeholders, through a series of consultation meetings. These consultations served as a platform to share the project's goals and objectives. Stakeholders were provided with in-depth insights into the technical intricacies of the project, the implementation cycle, projected benefits, and potential adverse impacts.

76. To maintain a continuous and transparent channel of communication, a program of ongoing consultation and disclosure has been planned. To facilitate clear understanding among the affected persons and key stakeholders, a summarized version of the Resettlement Plan, once finalized, will be translated into the local language and shared by the NHDCL. The goal is to ensure that all stakeholders are well-informed about the project's scope, its implications, and the corresponding mitigation measures.

77. The particulars of stakeholder consultation initiatives and disclosure meetings with those directly impacted by the project will be meticulously documented in the subsequent SSMR. Table 7 offers an overview of the consultations carried out before the covered period. This approach underscores the commitment to inclusive communication and stakeholder engagement throughout the project lifecycle. It is planned to conduct further consultations to all the project sites, and it will be a continuous process.

**Table 7: Summary of Consultations Conducted within the reporting period**

Location/Sub-projectSite	Total Consultations Conducted (as reported in SSMR September 2023 – February 2024)	Attendees	Total Attendees	Male	Female
Nganglam	1	local people and shopkeepers	23	12	11
Trashiyangtse	1	NHDCL tenants	25	15	10
Samdrup Jongkhar(Toed Dradulthang)	1	NHDCL tenants, local people, and shopkeepers	23	8	15
<b>Total</b>	<b>3</b>		<b>71</b>	<b>35</b>	<b>36 (50.70%)</b>

Source: PMU from GRAHSP and PIAC consultants

78. **Trashiyangtse:** During a site visit on 13 September 2023, the team conducted consultations on community awareness and sensitization programs with various stakeholders of tenants from NHDCL (25 participants consisting of 15 male and 10 female) at Dzongkhag Tshogdu Hall (DYT) and two schools mainly Baylling Central School (approximately for 200 student participants) and Trashiyangtse Primary School (approximately 120 student participants) at their respective school. The list of participants with the photograph is provided in **Appendix 6**. It was noted that the community is concerned about the sustainability of the current housing in the town and the decrease of tenants for the house owners. The team clarified that the ongoing housing project was approved by the Dzongkhag Administration and was proposed after conducting a thorough survey by the Dzongkhag which revealed that the majority of the residents would prefer new and affordable housing if given the option.

79. The consultation details conducted in February 2024 as follows:

- a. **Nganglam:** During a site visit on 20 February 2024, initially the team had planned to conduct the community awareness program in Dungkhag Hall by inviting respective stakeholders and residents from the community. However, with the ongoing Tshechu (Annual Festival) in the Dungkhag starting from 18-20 February 2024, all the officials and general public were engaged in the event and therefore, the team decided to conduct the one-to-one consultations on community awareness and sensitization. Altogether 23 people were consulted of which 12 were male and 11 were female. During the one-to-one awareness, individuals were informed of the ongoing GRAHSP subproject housing construction, the potential social and environmental impact, and prospective beneficiaries of the low-income, Grievance Redressal Mechanism. The team informed that the GRAHSP provided women-headed households with employment opportunities and housing preferences. It was noted that the community is positive about the upcoming housing project given the current housing shortage and high rent in the town areas. The staff at Dungsam Cement Corporation Limited (DCCL) in Nganglam have highlighted the housing shortage in their colony, citing dilapidated structures and the risk of landslides. They have expressed their interest in occupying GRAHSP housing if given the opportunity. They believe that constructing housing facilities could greatly improve the living conditions of their employees. Through this housing project, they aim to prioritize their workforce's well-being and safety while promoting a more stable and productive work environment. The list of participants during the one-on-one consultation is provided in **Annexure 4**.
- b. **Samdrup Jongkhar (Dradulthang and Toed):** After a discussion with Dasho Thrompon as detailed in **Appendix 35**, it was decided that the community awareness program will be conducted in the afternoon on 16 February 2024 in Thromde Conference Hall. However, community awareness could not be conducted as there were no positive responses from the participants despite the numerous calls made to the respective focal and individuals by the project engineer. Therefore, decided to conduct one-to-one community awareness. Altogether, 23 people were consulted of which 8 were male and 15 were female. During the one-to-one awareness, individuals were informed of the ongoing GRAHSP subproject housing construction, the potential social and environmental impact, and prospective beneficiaries of the low-income, non-civil servant, Grievance Redressal Mechanism, and women-headed Households. It was noted that the community is positive about the upcoming housing project given the

current housing crunch and high rent in the town areas. The list of participants is provided in **Appendix 5**.

80. The team from PIAC and PMU conducted safeguards training for PIU and the Contractor of the Toed CW-03 sub-project on 17 February 2024 at the PIU Office.

81. The Community Consultation Plan has been meticulously developed by the team from PIAC and PMU to align with the specific requirements of the subprojects.

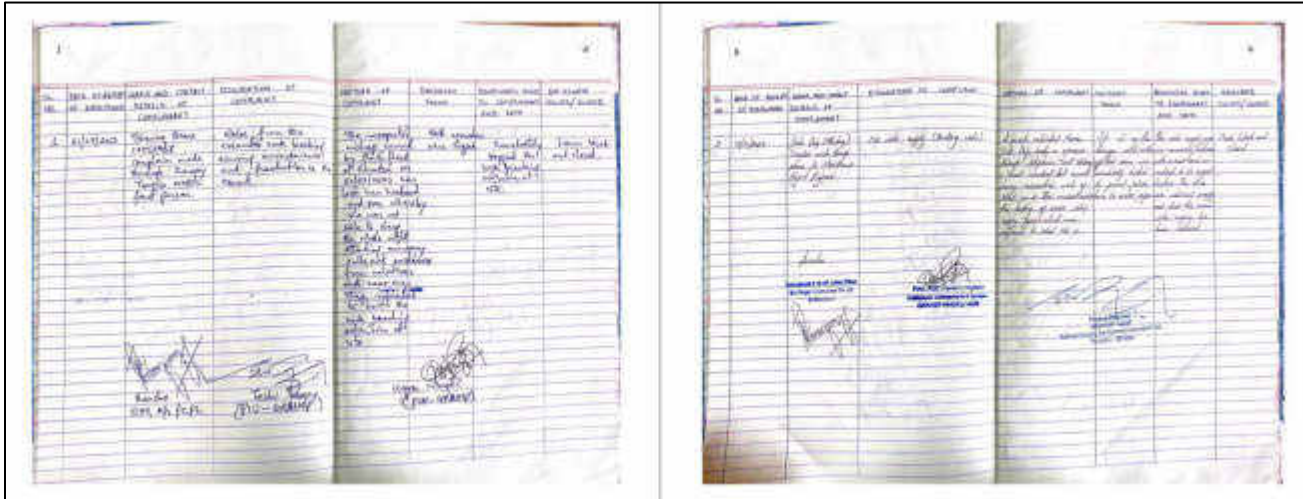
## VII. GRIEVANCE REDRESS MECHANISM

82. The project adopts a three-tier Grievance Redress Mechanism (GRM) in implementing the project. The GRM receives, evaluates, and facilitates the resolution of social, environmental, or any other project-related grievances. The GRM aims to provide a time-bound and transparent mechanism to voice and resolve social and environmental concerns linked to the project. The GRM described below has been developed in consultation with stakeholders. 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 the GRM. The established GRM is attached in Appendix 21. The notice provided by NHDCL, Thimphu to the private building owners is attached in Appendix 22, 23, 24, 25, and 26. A letter from the Project Director, PMU addressing GRM, communication link, Grievance registration format, and template for GRM record keeping is appended in Appendix 28, 29, 30, and 31.

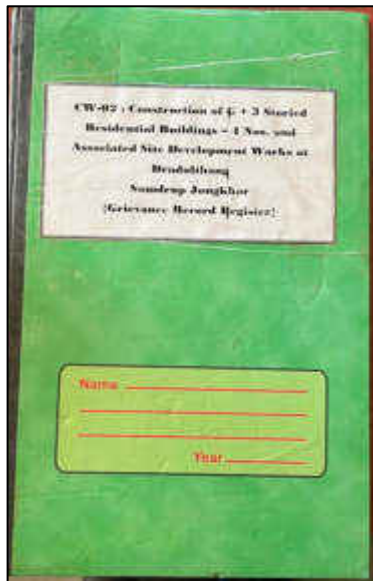
83. **Grievance Note:** According to the PIU Site Engineer, and the Contractor's team from the Trashiyangtse subproject, they have diligently maintained the GRM register. In this register, two complaints have been documented as of the reporting period, one complaint from the neighboring NHDCL housing colony regarding noise pollution and another from a private individual complaining about the interruption of the water supply.

84. The PIU and Contractor's team of sub-project at Samdrup Jongkhar and Nganglam, have maintained the GRM register, however, there have been no complaints received to date. The nature of the grievance is self-explanatory, and the details are outlined below in **photograph 5** as recorded and maintained in the register by the PIU office.

**Photograph 5: Maintenance of Grievance Register**



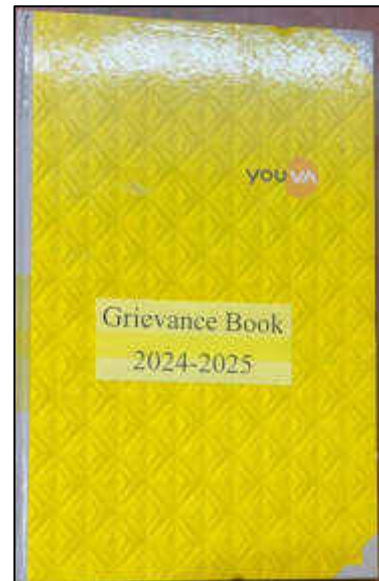
Source: Trashiyangtse sub-project site



Dradulthang



Toed



Nganglam

85. According to the grievance report, dated 21 July 2023, the complaints primarily revolved around two issues. Firstly, tenants expressed dissatisfaction due to incidents that occurred on the mentioned date, and secondly, they raised concerns about the excessive noise generated by the rock breaker, which affected their ability to sleep. It is noteworthy that the contractor's team responded effectively to address these grievances. The second complaint received was on 15 October 2023, a private individual, made a grievance through telephone call stating that the water supply had been interrupted due to excavation work of Block No. 2, as the High-Density Polyethylene (HDPE) water pipe got damaged that runs through Block No 2.

86. Detailed information regarding the complaints can be referred in the register maintained by the PIU. The details of the complaint resolved under CW01 are presented in Table 8.

Table 8: Details of Complaints Resolved

S. No.	GRM Level (Field/ PIU/ PMU)	Date of receipt of grievance	Name and contact details of the complainant	Description of complaint	Nature of complaint	Decisions taken	The response was given to the complainant and the date	Whether closed/ resolved
1	Field	15/10/2023	Yeshe Dorji (Tshaling) Complaint made through phone to Mani Kumar, Project Engineer	No drinking water Supply	A private individual, Yeshe Dorji made a grievance through telephone call stating a recent incident that occurred during excavation work of Block no. 2. This incident was the bursting of an HDPE water supply pipe that runs adjacent to Block no. 2	The team halt the work at block no.2 after noticing the bursting of the HDPE pipe to prevent further damage.	The water supply pipe was immediately restored with a new one and re-installed to its original location. The issue was addressed promptly and the normal water supply resumed	Issue resolved and closed.



## VIII. INSTITUTIONAL ARRANGEMENT

### A. Implementation Arrangements

87. The MOF serves as the Executing Agency for the project, while the NHDCL takes on the role of the implementing agency responsible for overseeing the delivery of all project outputs. In addition to MOF and NHDCL, both entities collaborate closely with relevant government agencies and non-government organizations (NGOs) to facilitate the development and operation of childcare centers, as well as to provide comprehensive services through these facilities and design and operationalize the project effectively. To ensure effective coordination among key stakeholders and to provide guidance and direction to the PMU and Project Implementation Units (PIUs), a central Project Steering Committee (PSC) and Grievance Redressal Committee (GRC) has been established as an integral part of the project's organizational structure. The PSC plays a pivotal role in overseeing and guiding the project's progress, making strategic decisions, and ensuring that the project objectives are met in a timely and efficient manner. The national and international consultants have been recruited to provide their expert insights and assistance to ensure the project's smooth execution and coordinated effort.

88. The project's organizational structure involves MOF as the executing agency, NHDCL as the implementing agency, collaboration with various government agencies for childcare center development and services, and the establishment of a central PSC to oversee and guide the project's overall direction and execution. This setup aims to enhance coordination and cooperation among all stakeholders involved in the project's successful implementation. The NHDCL assumes the primary responsibility for executing the project's outputs and monitoring the progress of each subproject's implementation. To streamline and facilitate this process, a dedicated PMU is located at the NHDCL headquarters in Thimphu.

89. In addition to the central PMU, decentralized PIUs have been established at each of the designated subproject locations. These decentralized units play a critical role in providing on-site assistance and support, ensuring that the project is effectively implemented at the local level. The PIUs serve as key operational hubs for overseeing and managing the various aspects of subproject execution, addressing local challenges, and liaising with stakeholders in their respective areas. This organizational structure, with a central PMU and decentralized PIUs, is designed to enhance the efficiency and effectiveness of project implementation by combining centralized coordination and oversight with localized expertise and support. It enables the NHDCL to manage and monitor the project comprehensively while addressing the unique needs and conditions of each subproject location.

90. A PSC has been established under the project's framework. The primary purpose of the PSC is to facilitate and maintain robust coordination among all relevant stakeholders. It plays a crucial role in guiding the PMU and PIUs. The PSC is designed to achieve several key objectives:

- The committee is set to convene at least semi-annually, with the possibility of more frequent meetings if the need arises.
- The PSC will offer guidance and ensure adherence to both government and ADB policies throughout the project.
- Should any inter-agency implementation issues arise, the PSC will play a role in their resolution.
- The committee will review pertinent reports and audit statements from the PMU

and PIUs, as and when required.

- The PSC will also play a pivotal role in ensuring that all the conditions specified in the Grant Agreement with ADB are met.

91. The establishment of the PSC and its intended functions reflect a commitment to effective oversight, collaboration, and adherence to project goals and stipulations. Through its efforts, the project's implementation will be guided by a comprehensive and coordinated approach, ensuring alignment with both government policies and ADB's requirements. 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 PMU social and Env. Focal at PMU, PIUs, PIAC, and at the dzongkhag or sub-dzongkhag level.

92. The PMU and PIUs are receiving support from a PIAC to assist in project management and implementation. Table 9 provides the current staffing status, while Table 10 presents the compliance with loan covenants related to social safeguards. Training on social ADB safeguards policy and participles were provided to PIU, contractor, and PMU staff at NHDCL Conference Hall on 20-23 November 2023 for the sub-project of Dradulthang and Nganglam. On 17 February 2024 provided the training to the PIU and Contractor of Toed sub-project as presented in **photograph 6**.

**Table 9: Staffing Update/Status for GRAHSP (Social Safeguards)**

<b>Positions</b>	<b>Staffing Update/Status</b>
Project Director (1)	The full-time Project Director has taken charge
Gender Officer (1)	The gender Officer focal person is assigned
Social Safeguards Officer (1)	Safeguard Focal is assigned
<b>PIAC</b>	
Gender Specialist (1)	Social Safeguard Specialist looks after both Social and Gender aspects and CAPP
Social Safeguards Specialist (1)	Social Safeguard Specialist assigned
<b>PIU</b>	
Project Engineer (one per PIU)	One Project engineer is assigned to each PIUs
Site Supervisor (one per PIU)	One Site Supervisor is assigned to each sub-project
<b>Contractor/s</b>	
EHS Supervisors and Social Safeguards Supervisor per Contractor	One EHS has been assigned by the contractor at each subproject

93. **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 1<sup>st</sup> half covered Environmental aspects by PIAC-GRAHSP by Env. Consultant and 2<sup>nd</sup> half were covered for Social Safeguards aspects by Social, Gender, and Community Engagement Specialists (SGCES) following SPS 2009 Policies and Principles. The opening ceremony of the training program was chaired by the CEO of NHDCL followed by the 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 SGCES from the PIAC-GRAHSP. There was a total of 28 participants consisting of 17 males and 11 females. 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 issues. The training program ended at 5:00 p.m. with a closing ceremony by the Project Director with closing photographs. The social and environment Safeguards training itinerary is attached in **Appendix 27**.

94. The contractor team, as well as the PMU, PIU, and PIAC site engineer, have undergone training on social and environmental policies following the ADB's, SPS 2009. The training put a significant emphasis on GRM principles. All policies related to social safeguards were thoroughly covered and discussed during the training sessions. The objective of the training was to ensure that all participants were well-informed about ADB SPS policies and understood the importance of compliance with them. It was expected that the training would contribute to the effective integration of social and environmental considerations into the project's activities and operations.

95. On 17 February 2024, at Toed subproject PIU site office hall the participants from PIU and the Contractor's site engineers, site supervisors, EHS Officer, etc. who was involved in the implementation conducted training cum workshop by PIAC domain experts SGCES, Environment Specialist, PMU Social, and Environment Safeguards Officers. The training was on the social and environmental safeguards such as Safeguard Policy Statement 2009 of ADB, Grievance redressed mechanism, Community Awareness Participation Plan, Gender Equality and Social Inclusion, and environmental safeguard requirements in the project. There was total of nine participants consisting of 6 male and 3 female employees from PIU and contractor. The list of participants is attached in **Appendix 42 and photograph 6**.

**Photograph 6: Training session at PIU office, Toed on 17 February 2024**

## IX. COMPLIANCE STATUS OF SOCIAL SAFEGUARDS-RELATED LOAN COVENANTS

96. Table 10 below summarizes the compliance status of the project activities with the loan covenants, in accordance with ADB SPS (2009) on SR 2 and approved final Resettlement Plans.

**Table 10: Compliance with Loan Covenants Social Safeguards**

Loan Covenants (Social Safeguards)	Status
The Borrower shall not any Works contract involving involuntary resettlement impacts until the Borrower has prepared and submitted to ADB the final Resettlement Plan for such Works contract based on the Project's detailed design, and obtained ADB's clearance of such Resettlement Plan	Resettlement plan will be updated once the design phase is finalized. To be complied.
Notwithstanding paragraph 5 above, the Borrower may award a Works contract involving involuntary resettlement impacts prior to the final Resettlement Plan having been submitted to and cleared by ADB if the contract: (i) Is a design and build or turnkey type under which the design must be	Resettlement plan will be updated once the design phase is finalized. To be complied.

Loan Covenants (Social Safeguards)	Status
<p>(ii) completed for the Works contract before the Resettlement Plan is finalized; and expressly provides that the installation and construction phase (and commencement thereof) is conditional upon: (i) a final Resettlement Plan for the Works contract based on the Works contracts detailed design having been submitted to, and cleared by ADB; and (ii) the Borrower having notified ADB and the contractor in writing that due consultation has been carried out, all required physical and/or economic displacement has been completed, compensation and other entitlements have been provided to affected people in accordance with the Resettlement Plan.</p>	
Land Acquisition and Involuntary Resettlement	
<p>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 RESETTLEMENT PLAN, and any corrective or preventative actions outlined in a SSMR.</p>	Being complied
<p>Without limiting the application of the involuntary resettlement safeguards, the Resettlement Framework or the Resettlement Plan, the Borrower shall ensure, or shall cause NHDCL to ensure, that no physical or economic displacement takes place in connection with the subproject until;</p> <p>(a) Compensation and other entitlements have been provided to the affected people following the Resettlement Plan; and</p> <p>(b) A comprehensive income and livelihood restoration program has been established following the Resettlement Plan.</p>	<p>Being complied.</p> <ul style="list-style-type: none"> <li>• Compensation will be paid to all affected persons as per the approved Resettlement Plan before the commencement of construction work.</li> <li>• Compensation to the WHHs at Amochu has been paid by the NHDCL on 21 November 2022.</li> </ul>
Indigenous Peoples	

<b>Loan Covenants (Social Safeguards)</b>	<b>Status</b>
The Borrower shall ensure or shall cause NHDCL to ensure, that the Project does not have any environmental, indigenous peoples impacts, or involuntary resettlement impacts within the meaning of ADB's SPS (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
<b>Safeguards – Related Provisions in Bidding Documents and Works Contracts</b>	
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:	Being complied
<p>(a) Comply with the measures and requirements relevant to the contractor outlined in the respective IEEs, EMPs, and Resettlement Plans (to the extent they concern impacts on affected people during construction), and any corrective or preventative actions set out in an SSMR;</p> <p>(b) Make available a budget for all such environmental and social measures;</p> <p>(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 Resettlement Plans; and</p> <p>(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.</p>	Being Complied
<b>Semi-annual Safeguards Monitoring and Reporting</b>	

Loan Covenants (Social Safeguards)	Status
<p>The Borrower shall or shall cause NHDCL to, do the following</p> <p>(a) Submit SSMR to ADB and disclose relevant information from such reports to affected persons promptly upon submission;</p> <p>(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 Resettlement Plans, promptly inform ADB of the occurrence of such risks or impacts; with a detailed description of the event and proposed corrective action plan; and</p> <p>(c) Report any actual or potential breach of compliance with the measures and requirements outlined in the respective EMPs and Resettlement Plans promptly after becoming aware of the breach.</p>	Being complied
Prohibited List of Investments	
<p>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.</p>	Being Complied

## X. MONITORING RESULTS - FINDINGS

97. Here are the key monitoring updates and actions related to various project components:
- a. **Community Awareness Participation Plan (CAPP) Strategy:** The draft CAPP strategy was prepared and submitted on 6 March 2024 to ADB. The CAPP strategy outlines the plan for engaging with and raising awareness among the local community about the project and its implications.
  - b. **Due Diligence Report (DDR) for Trashiyangtse:** The DDR has undergone updates due to changes in the site layout plan. The revised DDR for Trashiyangtse has been submitted to PMU, which is crucial for documenting any impacts on land and property and the corresponding measures taken for resettlement and compensation.
  - c. **Compensation:** Concerning compensation, compensation was provided to the affected WHH households at Amochu. The payment to an absentee owner in Phuentsholing Core cannot be made. Hence, an escrow account will be established in the name of the absentee owner. Presently, the NHDCL in Phuentsholing is actively engaged in the process of locating the absentee property owner.
  - d. **No women were employed at the project site at Trashiyangtse:** According to PIU at Trashiyangtse, no women labor or staff have been employed either at the construction site or at the contractor/PIU office. This statement suggests that compliance with the requirement to employ female workers, as intended by officials at the Trashiyangtse project site, has not been met. This issue highlights the need for further attention and action to ensure that the project's gender-social inclusion objectives are not realized, including the engagement of female

individuals in project-related employment opportunities. These updates and actions reflect the project's commitment to not addressing social and gender considerations.

- e. For other sub-projects such as Dradulthang, Toed, and Nganglam the women workers have been recruited.

## **XI. FOLLOW-UP ACTIONS, RECOMMENDATIONS, AND DISCLOSURE**

98. Site-specific SPR will be developed for the seven Thimphu subproject sites in the fourth quarter of 2024.

99. The social safeguards documentation for Thimphu 7 subproject sites will be developed based on site inventory and impact assessments. The DDR or Resettlement Planning document will be prepared by 29 August 2024 as per the PMU work plan for the Thimphu subproject, following the completion of the design processes.

100. The social focal officer from the PMU at NHDCL will conduct regular reviews during the implementation stage and provide progress reports on all aspects of resettlement activities.

101. An affected individual facing the loss of the cement platform was not available during the initial survey. Therefore, this person will be interviewed during a site visit at Phuentsholing Core. If the affected person is still unavailable, then an escrow account will be established to hold the compensation amount until it can be disbursed to the affected person.

102. The existing road toward the archery ground has been approved by Thromde to be diverted from outside the project boundary and the Thromde provide permission to block the existing road which was attached in **Appendix 20**.

103. The progress of various aspects, including project implementation status, updates to the Resettlement Plan, compensation disbursement to affected persons, stakeholder consultations, and GRM, will be comprehensively documented and shall be presented in the next SSMR.

104. The Resettlement Planning document for Sonamgang is scheduled to be prepared within the next few months. This will occur after the completion of the design process and the relocation of the Department of Surface Transport (DoST) office.



**Appendix 1: List of Affected Persons and Entitlements Resettlement budget and financing plan for Amochu sub-project under GRAHSP-ADB project no. 54355-001**

The resettlement budget allocated for the GRAHSP Phuentsholing site within the Amochu subproject comprises both resettlement assistance and a contingency provision equating to 10% of the total cost. The disbursement process was made by the NHDCL team from Thimphu and Phuentsholing, which includes tasks such as initiating bank account setups for affected individuals, particularly those who lack existing bank accounts.

The total resettlement cost amounts to Nu. 364,873.25, encompassing components such as compensation for impacted WHH and a female employee. Disbursements were executed through account payee bank cheques issued to affected individuals, with the process witnessed by a third party, an NGO.

The property impact assessment indicates the loss of a temporary residence-cum-shop, compensated at Nu. 35,173.25. In addition, shifting assistance amounting to Nu. 10,000 and livelihood restoration totaling to Nu. 240,000 for a duration of one year were provided to the affected WHH, while Nu. 38,700.00 was allocated to assist one female employee. Furthermore, rental assistance of Nu. 21,000 for a three-month period and vulnerability assistance of Nu. 20,000 were also extended as part of the support measures.

**Resettlement Budget**

S. No	Item	Unit/ Number of Affected Persons (APs)	Unit Rate (Nu.)	Amount
<p>A. Resettlement Costs: One affected WHH at Amochu has been paid as her total resettlement assistance amounting to <b>Nu. 326,173.25</b>, for which a separate account payee bank cheque was required to be prepared and disbursed the amount to her.</p>				



Photograph of the affected person (WHH) whose name is Ms. Ganga Maya Ghalleyni

1	Compensation for acquired structure – residence cum shop built by WHH (NTH)(copy attached)	1 residence-cum shop	Based on engineering estimates using the latestBSR	35,173.25
2	Shifting assistance has been considered for the affected households who have been relocated	-	Nu. 10,000 budgeted towards shifting allowance has been paid by the NHDCL, Phuentsholing.	10,000.00
3	Livelihood restoration	1 WHH (NTH)	Nu. 20,000 per month x	240,000.00

	Assistance was considered for the affected person for 12 months		12 months	
4	Rental assistance to an affected person who has been relocated and 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
<b>Total amount</b>				<b>326,173.25</b>



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 has been 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** was 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 has been prepared and disbursed	Nu. 215/day for 180 days (6 months)	38,700.00
<b>Total amount</b>				<b>38,700.00</b>

**List of Affected Persons at Phuentsholing Core**

<b>S. No</b>	<b>Item</b>	<b>Unit/Number of affected persons (Aps)</b>	<b>Unit Rate (Nu)</b>	<b>Amount (Nu)</b>
1	Compensation for acquired structure: (i) For concrete cemented platform (ii) Temporary garage	<b>4</b>	Current market rate	16,150.90
2	Shifting allowance to Drungpa	<b>5</b>	One-time shifting allowance	10,000.00

**List of Affected Persons at Sonamgang**

<b>S. No</b>	<b>Item</b>	<b>Unit/ Number of affected persons (APs)</b>	<b>Unit Rate (Nu.)</b>	<b>Amount (Nu.)</b>
1	Compensation for shifting allowance to a new location	1	One-time shifting allowance	10,000.00

## Appendix 2: Copies of the affected person's certification of payment (signed by the affected persons) to WHHs at Amochu on 21 November 2022

The disbursement of compensation and assistance to the affected non-titleholder household and the employee at Amochu, Phuentsholing, was carried out on 21 November 2022. The disbursement process involved various government officials and representatives from relevant organizations. Here are the key details of the disbursement arrangement:

**Date of Disbursement:** 21 November 2022.

**Participants Present:** Sub-District Administrator, Thromde Official, RENEW Representative, Safeguard Focal from NHDCL, Liaison Officer (LO) from NHDCL, Phuentsholing SGCES from PIAC, GRAHSP.

**Briefing:** The Safeguard Focal from NHDCL provided an overall briefing on the estimates for the Resettlement Budget and Financing Plan to the members present.

**Documentation:** Photographs and evidence confirming compensation payments to affected non-titleholder household and the employee receiving compensation were documented. This disbursement process was conducted following the resettlement budget and financing plan, ensuring that the affected individuals received the appropriate compensation and assistance as stipulated in Resettlement Plan.

	
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

Receipt of payment of compensation by the WHH and employee

**Date: 21-11-2022**

**Money Receipt**

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.



Name: Ms Ganga Maya Ghalleyni  
 CID No.: 10209000983  
 Address: Lokchina Gewog, Chukha Dzongkhag  
 License: 2013601  
 Contract No.: 17626028  
 Current Address: Amochu, Phuentsholing Throm


Witnessed by :-

<p>① <i>[Signature]</i> Karna Rinchen Dungkhag, Throm</p> <p>② <i>[Signature]</i> Sonam Dama P/ing Thromde.</p> <p>③ <i>[Signature]</i> Kuenpa Tshewang NHO, RENEW</p>	<p><i>[Signature]</i></p> <p>④ <i>[Signature]</i> Pradeep Khatwal NHDC, Thimphu</p> <p>⑤ <i>[Signature]</i> Sangay Atchak NHDC, P/ing</p> <p>⑥ <i>[Signature]</i> Rajesh Pradhan PIAC, GRAHSP NHDC, Thimphu</p>
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**Date: 21-11-2022**

**Money Receipt**

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.



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

Witnessed by :-

<p>① <i>[Signature]</i> Karna Rinchen Dungkhag, Throm</p> <p>② <i>[Signature]</i> Sonam Dama P/ing Thromde.</p> <p>③ <i>[Signature]</i> Kuenpa Tshewang NHO, RENEW</p>	<p><i>[Signature]</i></p> <p>④ <i>[Signature]</i> Pradeep Khatwal NHDC, Thimphu</p> <p>⑤ <i>[Signature]</i> Sangay Atchak NHDC, P/ing</p> <p>⑥ <i>[Signature]</i> Rajesh Pradhan PIAC, GRAHSP NHDC, Thimphu</p>
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### Appendix 3: 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	Sonam Jetto	Accounts	CFS, NIF PKIN4	17760631		
2	Dechen Pem	House wife	-	17758153		
3	Chaspa Kingpa Tamang	Marketing & Sales Dept	Marketing	1771029		
4	Mani Kr. Limbu Sonam Nagachok	Manager (Gen)	DNAL	17611615		
5	Pema Dolma Tenzin	House wife	-	77677 809		



## Appendix 4: One-on-one consultation at Nganglam

Community Awareness Program for the Subproject - Nganglam, CW04  
Green and Resilient Affordable Housing Sector Project (GRAHSP)  
National Housing Development Corporation Limited

Venue: \_\_\_\_\_ Date: 20/2/2024.

S.N	Name	Sex (M/F)	CID No.	Designation	Organization	Contact No.	Signature
1	Sangay Tshomo	F	11106001878	business	-	17968195	[Signature]
2	Wangchuk Milam	M	11658009225	Business	-	17944584	[Signature]
3	Dawa	F	11874001006	business	-	17333524	[Signature]
4	Yeshi Nidrup	M	11101002232	Business	-	17467073	[Signature]
5	Ngayen Dorji	M	10608001461	Business	-	17240445	[Signature]
6	Tashi Jamtsho	M	11513006206	Business	-	17491750	[Signature]
7	Sonam Tshering	M	11502001301	Business	-	17712283	[Signature]
8	Rachin Dawa	F	12003002435	Business	-	17698172	[Signature]
9	Dhany Rachen	N	11106003266	"	"	77935257	[Signature]
10	Tanna Dorji	M	11106003183	-	-	17447066	[Signature]
11	Uaden	F	-	-	-	17433010	[Signature]
12	Pana Selden	F	11101002641	-	-	17967718	[Signature]
13	Kinzang Khangmo	F	11106001663	-	-	17422199	[Signature]
14	Phurpa Tshering	M	1078300148	Business	-	17384582	[Signature]
15	Pema Uaden	F	11504004024	Business	-	77881528	[Signature]
16	Tshewang Zangmo	F	10705001430	Business	-	17989820	T-zangmo
17	Kintey Gyelmo	F	11106003915	Home wife	-	17205700	[Signature]
18	Sonam Chelal	F	10701001044	Business	-	17847829	[Signature]
19	Nangay	M	10207000922	DECL	-	17627887	[Signature]
20	Thinley Jamtsho	M	11504001682	BN	-	17482916	[Signature]
21	Sangay Sonam	M	11106002671	DECL	-	16936920	[Signature]
22	Pema Tshering	M	10905001661	DECL	-	77458288	[Signature]
23	Rinzin	F	11513002506	Garage Business	-	17370924	Rinzi
24							

**Photograph taken during one-to-one community awareness at Nganglam**



### Appendix 5: List of participants during one-to-one consultation at Samdrup Jongkhar (Dradulthang and Toed)

Community Awareness Program for the Subproject - Dradulthang and Toed, CW02 & CW03  
Green and Resilient Affordable Housing Sector Project (GRAMSP)  
National Housing Development Corporation Limited

Venue: \_\_\_\_\_ Date: 16/02/2024

S.N	Name	Sex (M/F)	CID No.	Designation	Organization	Contact No.	Signature
1	Chebi Deam	F	11512005679	-	-	17889765	
2	Ugyen Yangzen	F	10700005510	-	-	17995660	
3	Sonam Tashi	M	10905001123	-	-	17496311	
4	Sonu Kumar	M	-	Staff	SHOP	17340431	
5	Digme Wangchuk	M	11513000822	-	Pvt	17938130	
6	Tshewang	M	10717000209	-	Pvt	17946747	
7	Tenzin Denga	F	11509003975	-	-	99982054	
8	Tashi Zangmo	F	11509005780	-	-	17987653	
9	Pema Tshomo	F	10711002122	-	-	17907904	
10	Sangay Zangmo	F	-	-	-	17433390	
11	Dorj	M	10902001630	-	-	17726204	
12	Sangay Wangmo	F	10601003660	-	-	17653665	
13	Shambu Dama	F	10907002274	-	-	17302992	
14	Sangay Temo	F	100101000686	-	-	17436620	
15	Cheten Zangmo	F	115041004237	-	-	17468044	
16	Sonam Jam Pal	M	116041000750	-	Shop	17962550	
17	Sam Ten	F	106018002308	-	Shop	17983086	
18	Pema Dezan	F	10605001860	-	-	17671521	
19	Narmati	F	11109001661	-	Shop	17496110	
20	Deepak Pradhan	M	11020006524	MANAGER	HOTEL	17614708	
21	Seema Uban	F	11213002346	RA	NHDCL	17696526	
22	Deepak	M	11109003434	-	P.V.T	77345039	
23	Reg Maya Mlongar	F	11216002751	-	Private	17744182	
24							



**Photograph taken during one-to-one community awareness at Dradulthang and Toed at Samdrup Jongkhar**



**Appendix 6: Awareness program at DYT Hall, Baylling Central School, and Trashiyangtse Primary School at Trashiyangtse**

Community Awareness Program for the Subproject - Trashiyangtse CWOT  
Green and Resilient Affordable Housing Sector Project (GRAHSP)  
National Housing Development Corporation Limited

Venue: DT Hall, Trashiyangtse Date: 13/9/2023

S.N	Name	Sex (M/F)	CID No.	Designation	Organization	Contact No.	Signature
1	Santana	M	11514002466	Admin Asst	Construction	17124836	[Signature]
2	Linyang Wang	M	10904002178	Teacher	-11-	17647830	[Signature]
3	Sangphunika	M	116602125	ETA	-11-	12682926	[Signature]
4	Pragna Singh	M	11573008316	Driver	"	17756773	[Signature]
5	Prasanna	M	1106600533	Trainee	"	17595333	[Signature]
6	Telatan Nopay	M	11504000063	Technician	"	17695156	[Signature]
7	Shavabuddin	M	11504001526	-11-	"	17707033	[Signature]
8	Sonam Dorji	M	1090200432	-11-	-11-	17647936	[Signature]
9	Tashi Namgyal	F	10709003263	Hospital	Hospital	77227403	[Signature]
10	Gurda Wangmo	F	11904000196	GSP	Daglung	17363783	[Signature]
11	Tshering Dorji	F	11512002602	Technician	-11-	17552067	[Signature]
12	Sonam Dorji	F	10711000705	St. Tech I	Hospital	17282550	[Signature]
13	Tshering Dorji	F	11411000961	ESP	COMTE	17821605	[Signature]
14	Tashi Penjor	M	11506005986	Eye Tech	Hospital	17573756	[Signature]
15	Dawa Chasam	F	11504000129	Receptionist	(Hospital)	17682843	[Signature]
16	Pangyigitse	F	11502000873	Lab Tech	Hospital	17661094	[Signature]
17	Tshering Dorji	F	11504001726	Driver	Police	17493003	[Signature]
18	Sangye Dorji	M	11512002522	Architect	Designing	17633254	[Signature]
19	Ugyen Wangmo	M	1165800501	CEO	Construction	97285128	[Signature]
20	Kanchen	M	1101602529	ICPA	-11-	17442252	[Signature]
21	Rajesh	M	11203004136	ADB	ADB	1780366	[Signature]
22	K.A. Chhaling	M	11212002032	ADB	ADB	13111541	[Signature]
23	Daji Wangmo	F	1200600136	Environment safeguard officer	NHDC	17625089	[Signature]
24	Dorji Dorji	F	1166600503	Social safeguard officer	NHDC	17719357	[Signature]
25	Jamyang Dorji	M	11601002459	Demurp	-	77251655	[Signature]

**Community Awareness and Sensitization Program for the Subproject-Trashiyangtse  
Green and Resilient Affordable Housing Sector Project (GRAHSP)  
National Housing Development Corporation Limited (NHDCL)**

**Venue: Baylling Central School**  
**Time: 9:30 AM**

**Date: 13 September 2023**

A team consisting of members from the Environmental and Social Safeguards unit within the Project Management Unit (PMU) of NHDCL, along with consultants from the PIAC, GRAHSP, organized a community awareness and sensitization program for students and teachers at Baylling Central school and to further disseminate the information to their parents and neighbours. During this program, the students were also informed about the ongoing housing project happening in the core town area of Trashiyangtse. They were also briefed on the potential social impact that could arise from the presence of a significant number of foreign (Indian) workers in the area. This sensitization program was communicated to Dasho Dzongdag for approval and approval sought.

A total number of 200 students and 15 teachers attended the awareness/sensitization program.

Endorsed by



**Principal**  
**Baylling Central School**  
**Trashiyangtse**



**Community Awareness and Sensitization Program for the Subproject-Trashiyangtse  
Green and Resilient Affordable Housing Sector Project (GRAHSP)  
National Housing Development Corporation Limited (NHDCL)**

**Venue: Trashiyangtse Primary School**  
**Time: 10:30 AM**

**Date: 13 September 2023**

A team consisting of members from the Environmental and Social Safeguards unit within the Project Management Unit (PMU) of NHDCL, along with consultants from the PIAC, GRAHSP, organized a community awareness and sensitization program for students and teachers at Trashiyangtse primary school and to further disseminate the information to their parents and neighbours. This sensitization program was communicated to Dasho Dzongdag for approval verbally during discussions and approval sought. During this program, the students were also informed about the ongoing housing project happening in the core town area of Trashiyangtse. They were also briefed on the potential social impact that could arise from the presence of a significant number of foreign (Indian) workers in the area. This sensitization program was communicated to Dasho Dzongdag for approval and approval sought.

A total number of 120 students and 6 teachers attended the awareness/sensitization program.

Endorsed by



**Principal**  
**Trashiyangtse Primary School**  
**Trashiyangtse**

Photograph taken during public community awareness at Trashiyangtse



Photographs of students of Trashiyangtse Primary School attending the Housing awareness campaign




Photograph: Community awareness campaign at the DYT Hall.




Photographs of students of Bayling Central School attending the Housing awareness campaign.



Appendix 7: Land Registration Certificate issued by NLC to NHDCL for the Housing Plot at Drungpa Residence, Phuentsholing





དཔལ་ལྷན་འབྲུག་གཞུང་།  
རྒྱལ་ཡོངས་མ་ཚད་རྒྱན་རྒྱུ་གཞིའི་  
མ་ཚད་གོལ་སྤྱོད་ལག་ཁྲམས།



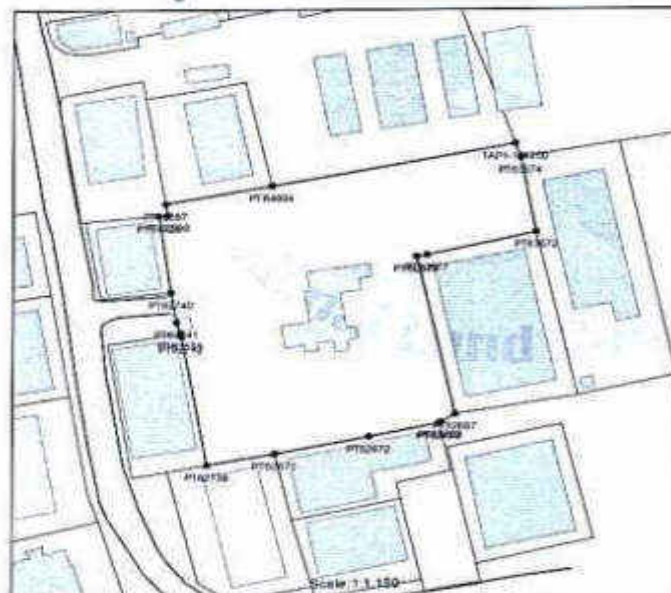
རྒྱུ་མིའི་མིང་གསལ།	རྒྱལ་ཡོངས་རྒྱུ་མིའི་མིང་ལམ་ལུགས་ཀྱི་མིང་།
ཚེས་ལྡེ།	ཕུན་རྫོགས་རྒྱུ་མིང་།
ལགོལ་སྤྱོད་ལག་ཁྲམས་ལེན།	3047
རྒྱུ་མིའི་ལག་ཁྲམས་ལེན་པའི་ལེན།	གཞུང་གི་གཞིག་ལྡེ།

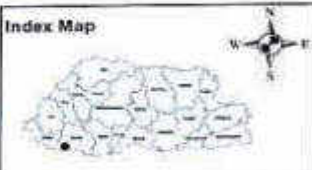
  

ལ་གནས།	མའི་ལམ་ལུགས།	མའི་རྒྱུ་མིང་།	མ་ཚུ། (Sq.Ft.)
ཕུན་རྫོགས་རྒྱུ་མིང་།	PGT-4027	Urban Village(UV-1)	3047.00
གནས་དོན།	Construction of Affordable House		



**Index Map**




**Coordinates:**

Plot ID:	PGT-4027	Nothing
Point ID	PGT1100	2972306.81
PT22672	100000.66	2972306.81
PT22673	100000.23	2972306.81
PT22674	100000.2	2972306.81
PT22675	100000.78	2972306.81
PT22676	100000.82	2972306.81
PT22677	100001.14	2972306.81
PT22678	100000.97	2972306.81
PT22679	100000.18	2972306.81
PT22680	100000.12	2972306.81
PT22681	100001.53	2972306.81
PT22682	100000.09	2972306.81
PT22683	100000.35	2972306.81
PT22684	100000.48	2972306.81
PT22685	100000.68	2972306.81
PT22686	100000.35	2972306.81
PT22687	100000.4	2972306.81
PT22688	100000.16	2972306.81
PT22689	100000.12	2972306.81
PT22690	100000.57	2972306.81

07/08/2027  
རྒྱུ་མིའི་རྒྱུ་མིང་།



རྒྱལ་ཡོངས་མ་ཚད་རྒྱན་རྒྱུ་གཞིའི་  
མ་ཚད་གོལ་སྤྱོད་ལག་ཁྲམས།

**Appendix 8: Registration Certificate issued by NLC to NHDCL for the Housing Plot at Sonamgang, Phuentsholing**



འབྲུག་རྒྱལ་ཁབ་ཀྱི་རྒྱུ་རྐྱེན་གྲུབ་ལུགས་ཀྱི་  
 རྒྱལ་ཡོངས་ལ་ཚུགས་ཚེགས།  
 རྒྱལ་ཁབ་ཀྱི་



མའི་ཚེ་བདག་གི་མིང།	རྒྱལ་ཡོངས་ལ་ཚུགས་ཚེགས་འཕེལ་རྒྱུ་ལྟེང་གི་འཕེལ་རྒྱུ་ལྟེང་གི་མིང།	
ཡུལ་ལྗོངས།	ཕུན་ཚོགས་གྲོང་ཁྱེར། ཕུན་ཚོགས་གྲོང་ཁྱེར།	
ཁྲུལ་ཡུལ།	༡༣༤༠	
བདག་དཔལ་གི་འདུལ་བ།	གཞུང་གི་གཞུང་གི་ལྷན་ཁྲུང་།	

ལག་ཁྲུང་།	མའི་ཡུལ།	མའི་དུལ་བ།	མི་གྲུ་ (Sq. Ft.)
ཕུན་ཚོགས་གྲོང་ཁྱེར།	1077-1220	Urban Village (High Density)(UV-21100)	5475.00
ཕྱན་བལྟེ།	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


མའི་ཚེ་བདག་གི་མིང།

རྒྱལ་ཡོངས་ལ་ཚུགས་ཚེགས།




རྒྱལ་ཡོངས་ལ་ཚུགས་ཚེགས།

Appendix 9: Registration Certificate issued by NLC to NHDCL for the Housing Plot at Amochu, Phuentsholing



དཔལ་ལྷན་འབྲུག་གཞུང་།  
 རྒྱལ་ཡོངས་ས་ཆ་ཕྲན་ཚོགས།  
 ས་ཆ་བཞོལ་སྤྱད་ལག་ཁྲེལ།



སྤྱད་མིའི་མིང་གསལ།	རྒྱལ་ཡོངས་རྒྱུས་བཞེ་གོང་འཕེལ་ལས་ལམ་འཛིན་ཚོང་།	 
ཚོས་ལྗེ།	ཕུན་ཚོགས་རྒྱུང་།	
བཞོལ་སྤྱད་ལག་ཁྲེལ་ཁང་།	༢༠༩༠	
སྤྱད་མིའི་ལག་ཁྲེལ་རྒྱུང་།	གཞུང་གི་གཞུག་ལྗེ།	

ས་གནས།	ས་འཛིན་ཁང་།	ས་འཛིན་ལྗེ།	ས་ཁྲི། (Sq.Ft.)
ཕུན་ཚོགས་རྒྱུང་།	PGT-1034	Urban Village High Density(UV-2(HD))	༠.༩༧༧༧
གནད་དོན།			



Scale: 1:1,150

**Index Map**



**Coordinates:**

Point ID	Easting	Northing
TAP1-102410	189072.25	2974967.31
TAP2-102431	189316.53	2974907.01
TAP3-102432	189510.81	2974941.71
TAP1-102431	189168.3	2974945.51
TAP1-102410	189138.65	2974907.34


༢༠/༠༧/༢༠༢༠  
 རྒྱལ་ཡོངས་ས་ཆ་ཕྲན་ཚོགས།




རྒྱལ་ཡོངས་ས་ཆ་ཕྲན་ཚོགས།



**Appendix 10: Land Use Certificate issued by National Land Commission to NHDCL for the housing plot, Nganglam, Pemagatshel**




པལ་ལྷན་འགྲུག་གཞུང་། རྒྱལ་ཡོངས་ཚུན་ཚོགས།  
 རྒྱུ་ཚོགས་པར་ཚུལ་གཏུང་།



མཚུངས་གསལ།		གསུན་པེག་གཏུང་།	
རྫོང་རྒྱུ	ཡུལ་པོ་ལོ་ལོ་	རྫོང་མིའི་མིང་གསལ།	རྒྱལ་ཡོངས་ཚུན་ཚོགས་པར་ཚུལ་གཏུང་།
རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།
རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།
རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།
རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།

མིང་མངའ་སྡེ།	མིང་མངའ་སྡེ།	མིང་མངའ་སྡེ།	མིང་མངའ་སྡེ།	མིང་མངའ་སྡེ།
NOR-5761	རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།
NOR-7841	རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།	རྫོང་མིང་།
				རྫོང་མིང་།

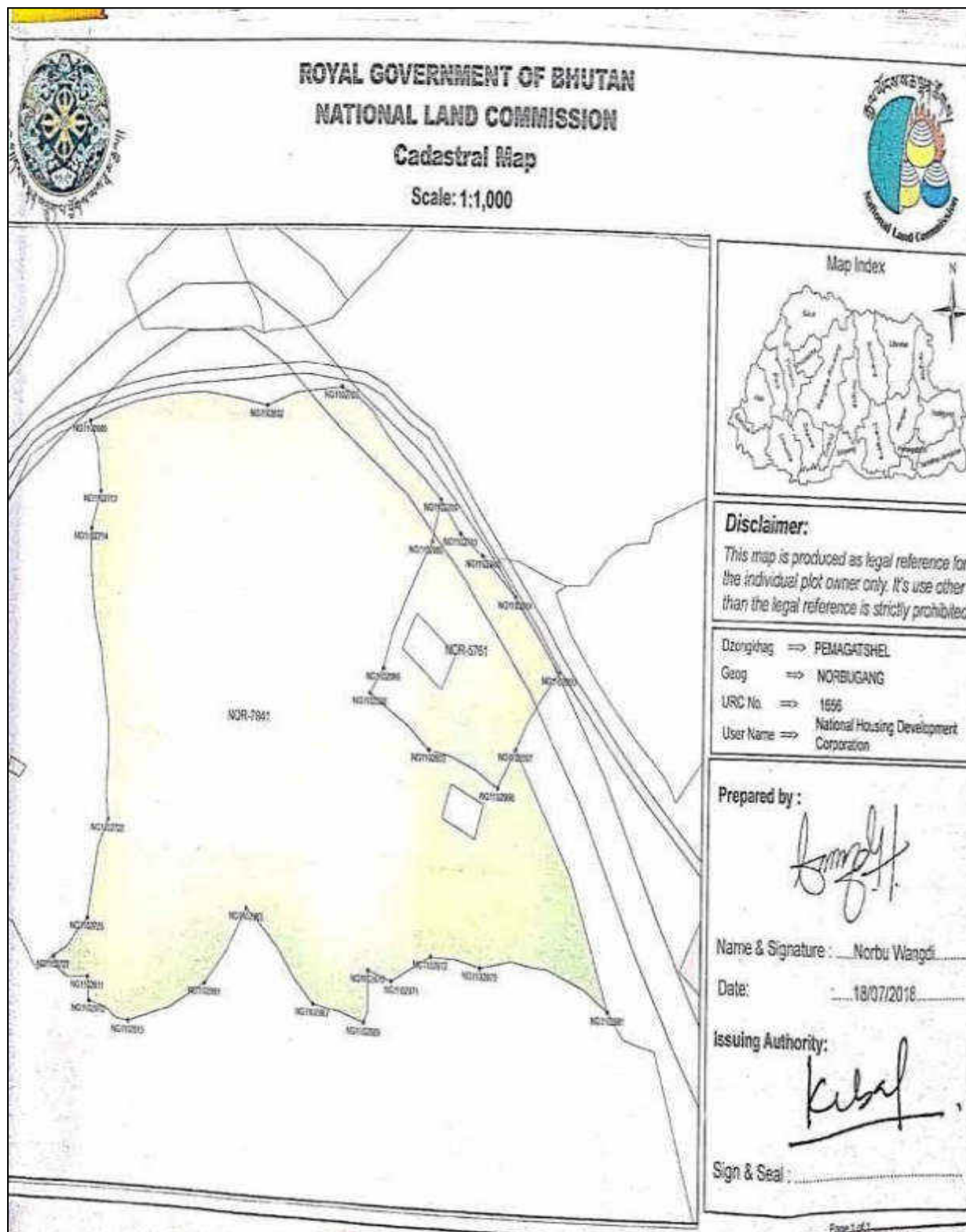


པལ་ལྷན་འགྲུག་གཞུང་། རྒྱལ་ཡོངས་ཚུན་ཚོགས་པར་ཚུལ་གཏུང་།

རྫོང་མིང་།  
 12/00/2024


རྫོང་མིང་།

**Appendix 11: Cadastral Map issued with the Land Registration Certificate, Nganglam, Pemagatshel**







**Appendix 12: Land Use Certificate issued by National Land Commission to NHDC for the housing plot, Trashiyangtse**




འཕེལ་རྒྱུ་ལྟན་ལྟུང་གི་ རྒྱལ་ཡོངས་ས་ཆ་ཕྱུར་རྒྱུ་གཞིའི་  
སྲིད་ཆོས་འཕེལ་རྒྱུ་གཞིའི་





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

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

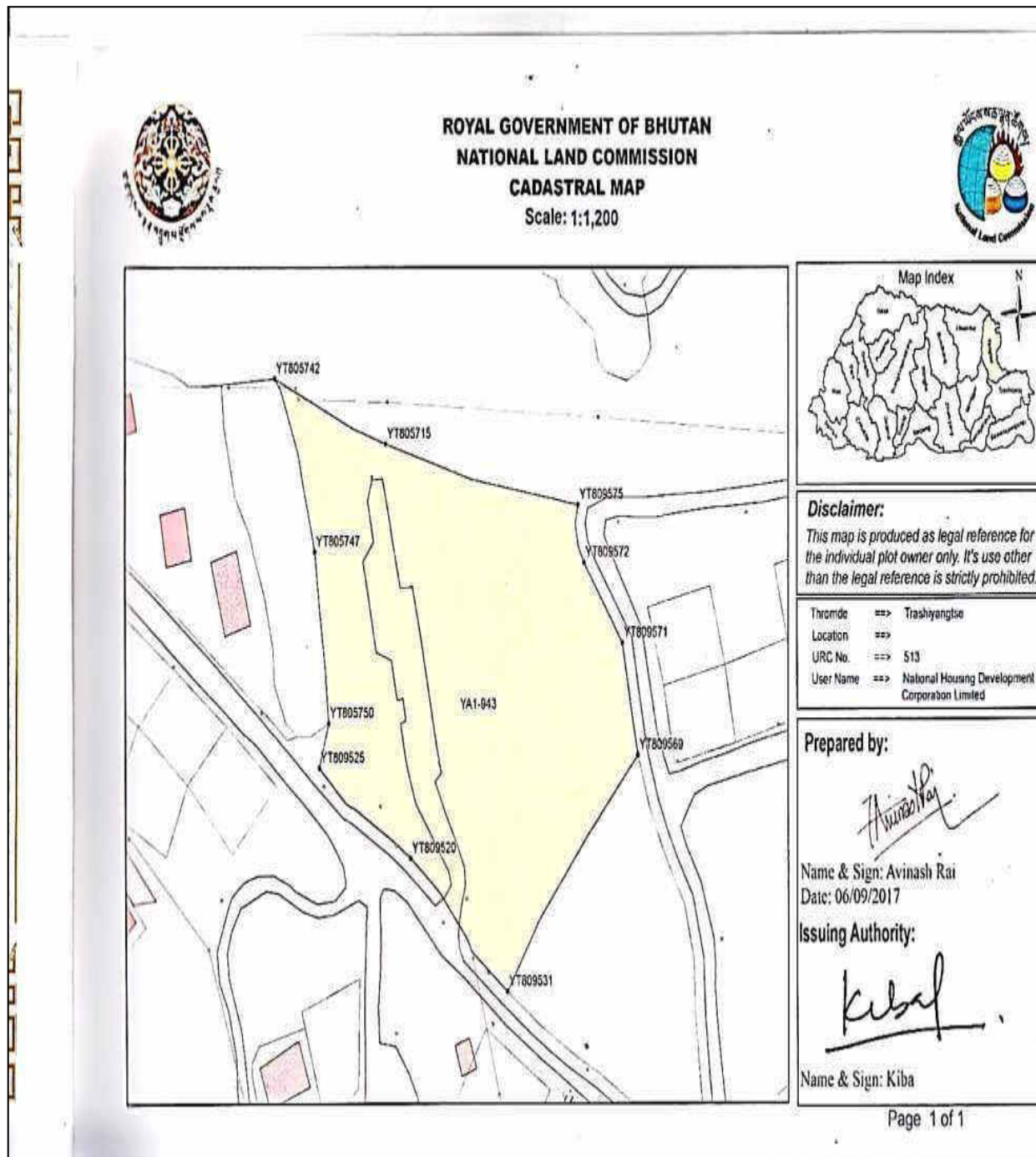


**National Land Commission**



15/09/2017  
སྲིད་ཆོས་འཕེལ་རྒྱུ་གཞི

Appendix 13: Cadastral Map issued with the Land Registration Certificate



**Appendix 14: Land Use Certificate issued by National Land Commission to NHDCL for the Housing plot, Samdrup Jongkhar (Dradulthang)**



འཕེལ་འགྲུབ་ལྷན་ཁག་གི་ རྒྱལ་ཡོངས་མ་ཚུན་ཚོགས་པ།

ཕྱི་རྒྱལ་དབང་ཚུན་ལྷན་ཁག་གི་



<p><b>Location Detail</b></p> <p>Thromchi: Samdrup Jongkhar          Thromchi Village: Samdrup Jongkhar          LUC No: 026</p>	<p><b>LUC Owner Detail</b></p> <p>Name of User: NHDCL          CID No: NA</p>	<p><b>LUC Owner Permanent Address</b></p> <p>Dongkhag:          Gowog/Thence:          Thram No:          House No:          Unique Hst No:</p>
<p><b>LUC Ownership Type</b></p> <p>Government Institutions</p>	<p><b>Co-Owners</b></p>	

Urban Village	Location	Precinct	Plot No	Area (Sq.ft)	Purpose
	LAP 3	97	SGT-0298	02455	For Housing Complex



འཕེལ་འགྲུབ་ལྷན་ཁག་གི་

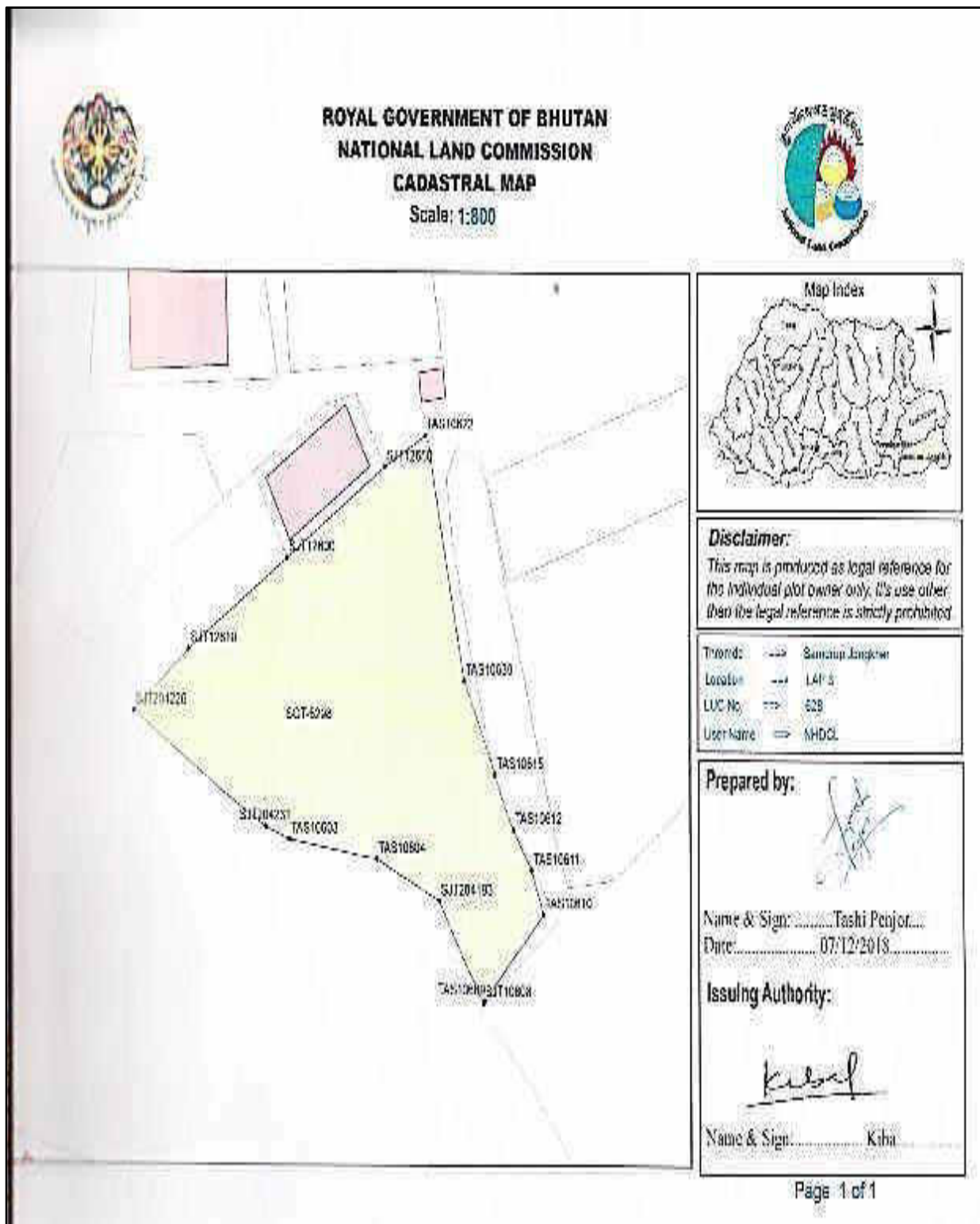
National Land Commission




ཕྱི་རྒྱལ་དབང་ཚུན་ལྷན་ཁག་གི་  
 Region Head  
 Urban Land Division  
 Region III




**Appendix 15: Cadastral map issued by National Land Commission to NHDCL for the Housing plot, Samdrup Jongkhar (Dradulthang)**




Appendix 16: Land Use Certificate issued by National Land Commission to NHDCL for the housing plot, Samdrup Jongkhar (Toed)

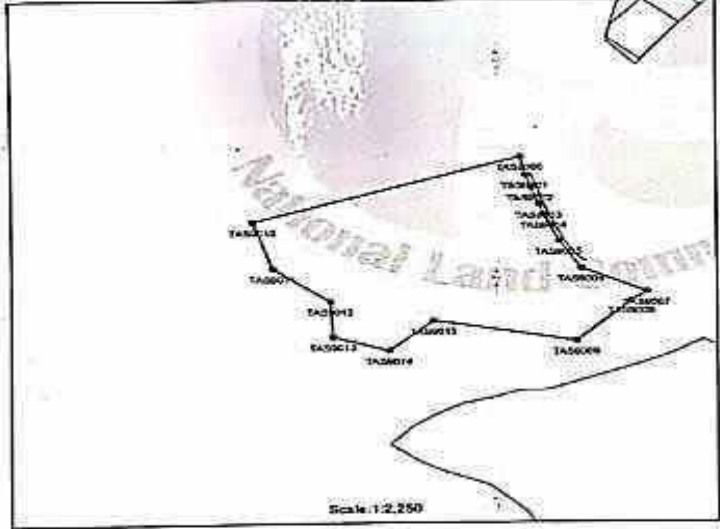


འབྲུག་རྒྱལ་ཁབ་རྒྱུ་གཞི་ལྟར་  
 རྒྱལ་ཡོངས་ས་ཆ་ལྷན་རྒྱུ་རྒྱུ་  
 ས་ཆ་བཀོད་སྤྲོད་ལྟར་



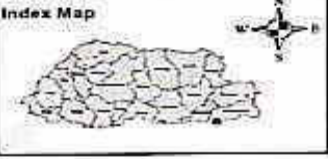
<b>ཕྱོད་མིའི་མིང་གི་ཚུལ།</b>	<b>རྒྱལ་ཡོངས་རྒྱུ་བཀོད་ལེ་བཤེལ་ལམ་ཁུངས།</b>	
<b>ཁྲིམས་ཁྲི།</b>	<b>བསམ་ལུགས་ལྟར་ལམ་ཁང་།</b>	
<b>བཀོད་སྤྲོད་ལྟར་གྱི་ཆུང་།</b>	<b>ལྷོ་</b>	
<b>ཕྱོད་མིའི་འཕེལ་བཤེལ་གྱི་ལུང་།</b>	<b>ལམ་ཁུངས།</b>	

<b>ས་གནས་གྲུ་ལུང་།</b>	<b>ས་འཕྲིམ་ལྟར་།</b>	<b>ས་འཕྲིམ་གྱི་ལྟར་།</b>	<b>ས་ཆུང་། (Sq.Ft.)</b>
བསམ་ལུགས་ལྟར་ས་མཐའ་ལྟར་།	S-1T-5292	Urban Periphery Enclave	48790
གནད་དོན།			



Scale: 1:2,250

**Index Map**



**Coordinates:**

Point ID	Easting	Northing
TA29005	399001.65	2966011.22
TA29004	399070.09	2966021.52
TA29003	399114.60	2966034.64
TA29013	399098.29	2966051.61
TA29012	399097.1	2966070.62
TA29015	399115.49	2966079.13
TA29014	399018.23	2966054.8
TA29004	399098.41	2966060.03
TA29008	399109.13	2966080.58
TA29011	399075.64	2966096.27
TA29012	399048.05	2966019.12
TA29003	399074.2	2966028.59
TA29008	399066.95	2966052.84
TA29003	399050.18	2966050.53
TA29002	399070.97	2966037.21
TA29001	399060.38	2966041.64

22/12/2022  
 ཕྱོད་མིའི་རྒྱ་རྒྱུ་།

དུང་ཚོགས།  
 རྒྱལ་ཡོངས་ས་ཆ་ལྷན་རྒྱུ་རྒྱུ་།

**Appendix 17: Estimates calculated by the Engineer, NHDCL, Phuntsholing 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			
							1063.80	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
									<b>Total</b>	<b>35,173.25</b>	

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

Tashi Deakin  
JE, NHDCL

Kamal Bdr. Shiva  
Surveyor, NHDCL

Sangay Khandu  
Liaison Officer, NHDCL  
The Housing Development Corporation Ltd.  
Phuntsholing, Bhutan


**Appendix 18: 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			
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	
									<b>Total Nu</b>	<b>16,150.90</b>	

Ngultrum Sixteen Thousand One Hundred Fifty and Chh. Nine only

  
 Tashi Dendup  
 JE, NHDCL

  
 Kamal Bdr. Shiva  
 Surveyor, NHDCL

  
 Sanggy Khandu  
 Liaison Officer, NHDCL

LIAISON OFFICER

Urban Development Corporation Ltd.



**Appendix 19: Declaration letter provided by NHDCL (self-explanatory) for Sonamgang**



ཕྱི་རྒྱལ་ཡོངས་ཁྱིམ་བཞོན་གྲོལ་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 20: The letter sent to Thromde and the response received along with the minutes of the meeting at Samdrup Jongkhar Toed**

	<p style="font-size: 1.2em; margin: 0;">ཕྱི་རྒྱལ་ལོ་ངས་ཁྱིམ་བཞོན་གྲོང་འཕེལ་ལས་འཛིན་ཚད།</p> <p style="margin: 0;"><b>National Housing Development Corporation Limited</b></p> <p style="margin: 0;"><b>Thimphu: Bhutan</b></p>	
<p>NHDCL/GRAHSP/SJ/Toed/2024/21</p>		<p>8 February 2024</p>
<p>Executive Secretary Thromde Administration Samdrup Jongkhar</p>		
<p><b>Reference:</b> SJT/PDD/04/LAP03/2022-23/891 dt. Nov 21, 2022 subject plans to relocate existing approach road to archery range and relocation of crusher plant near NHDCL plot</p>		
<p><b>Subject: Realignment of existing approach road to archery range and consent to block the same to start Toed subproject CW-03 construction works</b></p>		
<p>Dear Sir,</p>		
<p>The PIU office of Toed subproject CW-03 would like to bring to your attention regarding the relocation of existing approach road in our subproject site. The construction works that are to be established on the plot has been hindered due to the presence of the existing road leading to archery range. The contractor has submitted a hindrance letter to PIU (Project Implementation Unit) claiming for compensation against the delay borne by the contractor.</p>		
<p>In this regard, we would like to request for the permission to block the existing approach road through our subproject site and commence the construction works. Furthermore, we would like to request Thromde for the letter regarding the notification to the concerned party about the relocation of the crusher plant adjacent to the NHDCL Toed subproject site.</p>		
<p>Looking forward to your kind consideration and quick action regarding this matter</p>		
<p>Thanking you Yours Sincerely,</p>		
 <p style="margin-top: 10px;">Tandin Zangmo Project Engineer PIU GRAHSP-ADB NHDCL, Toed</p>	<p style="font-size: 1.2em; margin: 0;">Head, UPAD/DRB</p> <hr style="border: 0.5px solid black;"/> <p style="font-size: 1.2em; margin: 0;">pl. look into his possibility of temporary access to Archery Range and allow his blockage of existing road.</p> <p style="text-align: right; margin: 0;"><i>[Signature]</i></p>	
<p>Head office: Post Box No.1439, Tel # (PABX: 00975-2-322147/332734/332735), Fax: 331703, Website: www.nhdcl.bt</p>		



བསམ་གྲུབ་སྤྲོད་མཁའ་སྤྲོད་སྡེ།  
**THROMDE ADMINISTRATION**  
**SAMDRUP JONGKHAR**



SJT/UPDD/04/LAP-04/2023-24 / 1414

08/02/2024

The Tandin Zangmo  
 Project Engineer -PIU  
 GRAHSP-ADB,NHDCL, Toed

**Subject: Blockage of existing temporary road connecting archery range**

Dear Madam,

Thromde Administration is pleased to grant you permission to block the access road connecting archery range at LAP-04

Hope it resolves your issue and grievance

Yours sincerely,

Nima Dorji  
 Offg Executive Secretary  
 Samdrup Jongkhar Thromde

Copy:

1. Dasho Thrompon, SJT, For kind information please
2. Division heads, SJT, For kind information please
3. Office copy.

PABX: +975 7 251616, 251619, 251629

Fax: +975 7 251305

Website: [www.sjthromde.gov.bt](http://www.sjthromde.gov.bt)



**Record of Discussion**  
**Meeting with Executive Secretary, Thromde Administration, 2024**

Venue : Executive Secretary's Chamber  
Date : 16<sup>th</sup> February, 2024 at 9:00 AM

**List of Officials**

1. Mr. Dorji Gyelshen P., Executive Secretary, Thromde Administration, Samdrup Jongkhar
2. Mr. Tandin Dorji, Project Director, PMU, GRAHSP-ADB, NHDC
3. Mr. K.D Chamling, Environmental Safeguard Specialist, PIAC
4. Mr. Rajesh Pradhan, Social, Gender and Community Engagement Specialist, PIAC
5. Mrs. Dorji Dema, Social Safeguard Officer, PMU
6. Ms. Dorji Wangmo, Environmental Safeguard Officer, PMU
7. Mr. Karma Wangchuk, Sr. Urban Planner, Thromde Administration, Samdrup Jongkhar
8. Mr. Krishna Prasad Khatiwara, Sr. Asst. Engineer, Thromde Administration, Samdrup Jongkhar
9. Mr. Tshewang Phunsho, Project Engineer, PIU, Dradulthang
10. Ms. Seema Uroan, Rental Assistant, Regional Office, NHDC
11. Mrs. Tandin Zangmo, Project Engineer, PIU, Toed
12. Mr. Chimi Dorji, Project Manager, Penjor Construction Private Limited

**Introduction**

The Project Director introduced the officials from the PMU, PIAC, PIU Samdrup Jongkhar, NHDC Regional office, and Contractor Penjor Construction Private Limited to the Samdrupjongkhar Thromde Executive Secretary. The Project Director introduced and outlined the aims and objectives of the Green and Resilient Affordable Housing Sector Project (GRAHSP), which is funded by ADB and the ongoing subprojects of GRAHSP in Dradulthang and Toed, Samdrup Jongkhar to the Executive Secretary.

**Meeting Discussion**

1. Diversion of temporary access road to Archery range
2. Installation of rubber speed breakers
3. Lifting of scrap dump on land leased to Penjor Construction Pvt. Ltd.



**Discussion 01**

**Diversion of temporary access road to Archery range**

In line with the safeguard requirements of ADB, to prevent the grievances that may arise due to the blockage of existing temporary access road to archery range through the Toed subproject plot, the Thromde has inspected the site and asked NHDC to provide the diversion of the temporary access road to archery range along the outside boundary of NHDC Toed subproject plot.

**Discussion 02**

**Installation of rubber speed breakers**

In line with the safeguard requirements of ADB, for the safety of the personnel and others commuting the alternate national highway between the NHDC site office and the construction site, the installation of rubber speed breakers is proposed. NHDC has submitted a letter for the permission to Thromde and procured a rubber speed breaker for easily removable anytime. The Thromde agreed for installation as a temporary measure for the time being and will be ask to remove if required in future.

**Discussion 03**

**Lifting and clearing of scrap from land leased to contractor for material storage and site camps**



The discussion highlighted the need to remove scrap from the land lease to contractor by Thromde. The Thromde shared that an earlier scrap dealer will be notified for clearing, however, Thromde requested NHDC contractor to support in loading when Thromde send its truck for collection.

Recorded By:

Tandin Zangmo  
Project Engineer  
Samdrup Jongkhar Toed Subproject  
PIU, GRAHSP NHDC



## Appendix 21: Established Grievance Redressal Committee (GRC)


འཕེལ་རྒྱུ་ལྷན་ཁག་གི་འཕེལ་ལས་འཛུལ་ཚད།  
**National Housing Development Corporation Limited**  
 Thimphu: Bhutan
 

NHDCL/ADB Project/2022/6 རྟེན་འབྲེལ། 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  
 Chief Executive Officer  
 National Housing Development Corporation Ltd  
 Thimphu - Bhutan  
 Officiating Chief Executive Officer

Copy to:

- Mrs. Ngawang Choden, Senior Program/ADB Desk Officer, MoF for information;
- 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.nhdcltbt

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



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



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



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



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

Sangay Zangmo  
17266355  
Dangrina Site 2  
Letter Received  
08/11/2022



## Appendix 25 The notice provided by NHDCL, Thimphu to the private building owner



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



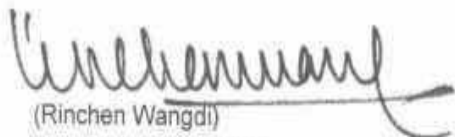
No. NHDCL/ CEO/06/2022 / 2293

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  
Hann

**Appendix 26: The notice provided by NHDCL, Thimphu to the private building owner**



ཕྱ ལྷ་ཡོངས་ཁྱིམ་བཞོན་ལམ་ལམ་འཛོལ་ཚད།  
National Housing Development Corporation Limited  
Thimphu: Bhutan



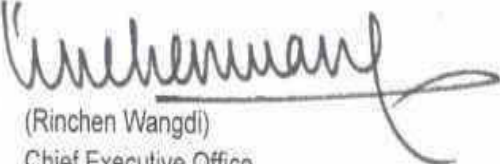
No. NHDCL/CEO/06/2022/294

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  
Bimbakha Kop Site 2.*

*Received  
08/11/2022*





## Appendix 27: Social and Environmental Safeguards Training Program of Activities

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

## Appendix 28: A letter from the Project Director, PMU addressing GRM

	<p>ལྷ་རྒྱལ་ཡོངས་ཁྱིམ་བཞོན་གྲོང་འཕེལ་ལས་འཛིན་ཚད།</p> <p><b>National Housing Development Corporation Limited</b> Thimphu: Bhutan</p>	
NHDC/ADB-GRAHSP/2023/1361		20 June, 2023
<p><b>The Chief Executive Officer,</b> M/s Penjor Construction Private Limited Thimphu: Bhutan</p>		
<p><b>The PIU,</b> <b>The PIAC National Site Engineer,</b> CW01 Trashiyangtse, GRAHSP, NHDC.</p>		
<p><b>Subject:</b> Grievance Redress Mechanism (GRM) and Communication link for CW01 Trashiyangtse</p>		
<p><b>Ref:</b> 1. Project No: 54355-001, Loan4150/Grant0812: BHU: GRAHSP-NHDC.</p>		
<p>Sir/Madam, The Contract Agreement for Civil Works Package (CW-01) Trashiyangtse was signed on 9th May 2023, between NHDC and M/S Penjor Construction Private Limited and the site was handed over to contractor on 22nd May 2023.</p>		
<p>Prior to the start of work at the site, the PMU informs the Contractor, PIU, and PIAC National Site Engineer that the GRM should be implemented as per PAM, and a communication link should be followed for the CW01 package. Any grievances should be reported and updated during the monthly review meeting. This will enable effective monitoring and ensure that the project adheres to the agreed GRM.</p>		
<p><b>Enclosed:</b> GRM (Mechanism and Process), Committee member at different level of GRM, GRM registration form, Grievance record keeping format, communication link between contractor, PIU, PIAC and PMU and Site organizational chart of contractor.</p>		
<p>Thanking you, Sincerely,  Project Director GRAHSP, NHDC.</p>		
		
<p>CC: CEO, PMU, PIAC, GRAHSP NHDC Project Officer, GRAHSP, ADB PM, Contractor CW01</p>		
<p>Head office: Post Box No.1439, Tel# (BANK: 09975-2-323147/332734/332735), Fax: 331703, Website: www.nhdc.bt</p>		





ལྷན་སྐྱོང་གི་ལྷན་ཁོངས་ལས་འཛིན་ཚད།  
National Housing Development Corporation Limited  
Thimphu: Bhutan



NHDCL/ADB-GRAHSP/2023/1382

20<sup>th</sup> June, 2023

**Grievance Redress Mechanism (GRM) Committee**

**Ref:**

1. Project No: 54355-001, Loan4150/Grant0812-BHU: GRAHSP-NHDCL

With reference to the Project Administration Manual and Agreed Action No. 26 of the Aide Memoire from the ADB Mission held from 22 May to 1 June 2023, the CW01 subproject in Tashiyangtse has adopted a three-tier GRM. The process and time frame to be followed are as per the PAM.

**Level 1: Site level**

1. PIU: Mr. Tashi Tobgay- PE/ Mr. Pema Norbu -Supervisor
2. Contractor CW01: Mr. Kencho, Environment, Safety and Social Safeguard Focal/manager and Mr. Tashi Tshering-PM
3. PIAC: Mr. KD Chamling-ESS/ Mr. Rajesh Pradhan-SGCES

**Level 2: PIU Level**

1. PIU: Mr. Tashi Tobgay- PE and Mr. Pema Norbu -Supervisor
2. Representative from local Govt. (on invitation-based on case nature)
3. PIAC: Mr. KD Chamling-ESS/ Mr. Rajesh Pradhan-SGCES/ Deputy Team Leader PIAC

**Level 3: PMU level**

1. Mr. Tandin Dorji, Project Director, GRAHSP
2. Ms. Dorji Wangmo-PMU Environmental Safeguard Focal, Ms. Dorji Dema-PMU Social Safeguard Focal, Ms. Sonam Choden-PMU Gender Focal
3. Project Management Committee members, NHDCL
4. PIAC: Mr. KD Chamling-ESS, Mr. Rajesh Pradhan-SGCES and Team Leader-PIAC

Issued for implementation with effect from 15<sup>th</sup> June 2023

Thanking you,  
Sincerely,

*Tandin Dorji*

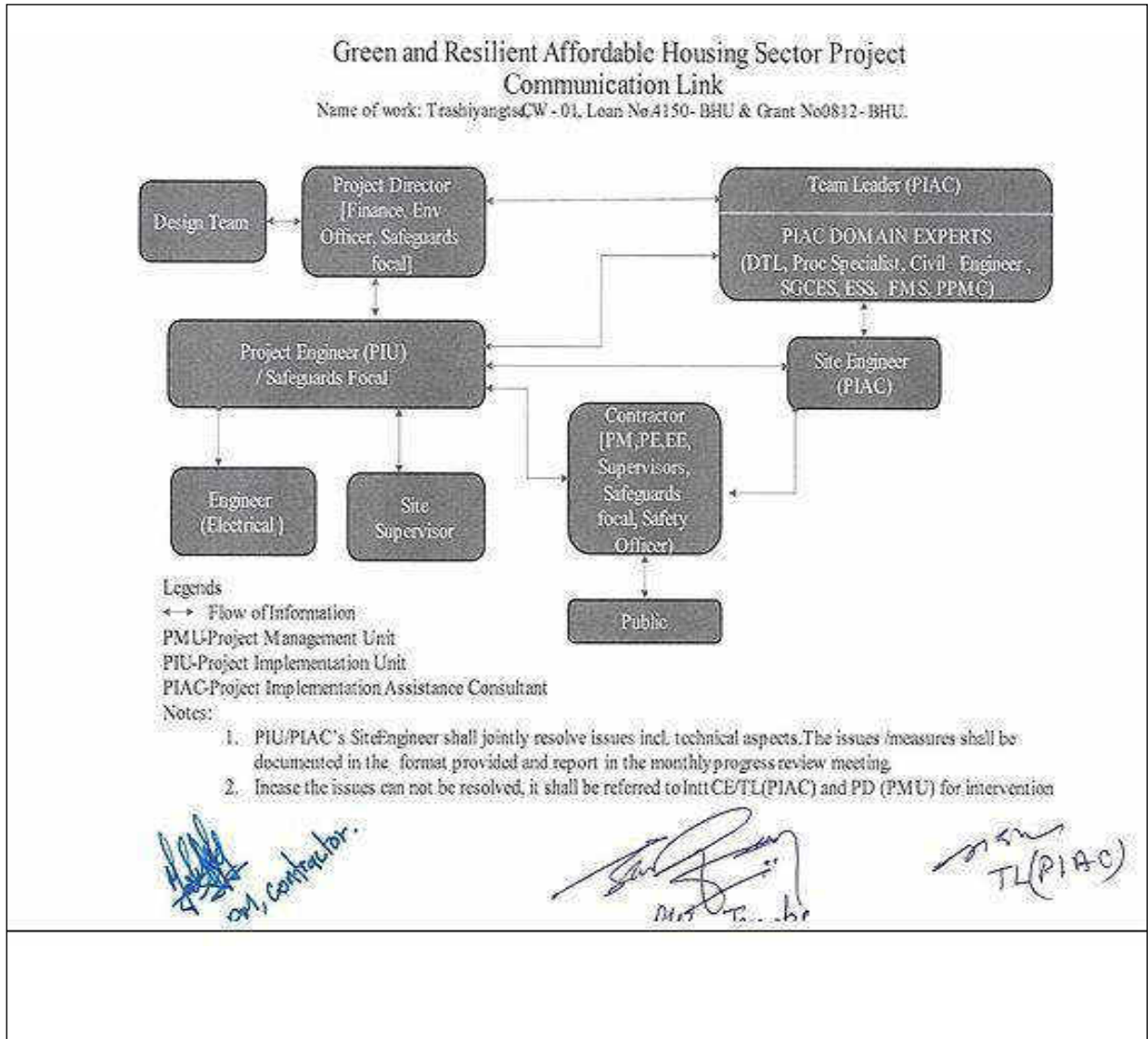
Project Director  
GRAHSP, NHDCL



**CC:**

CEO, PMU, PIAC, GRAHSP NHDCL  
Project Officer, GRAHSP, ADB  
PM, Contractor CW01

**Appendix 29: A communication link**



Appendix 30: Template for GRM record-keeping

Appendix 7 175

Appendix 8: SUGGESTED TEMPLATE FOR RECORD-KEEPING OF GRIEVANCES

S. No.	Date of receipt of grievance	Name and contact details of complainant	Description of complaint	Nature of complaint	Decisions taken	Response given to complainant and date	Whether closed/resolved



**Appendix 31: Agreed Action Plan for Nganglam, (CW-04) on 19 February 2024  
Conclusion/Agreed Action for Nganglam-CW04**

The Site visit team, PIU, and the Contractor agreed on the following time-bound actions:

**Actions Required and Timeline**

Sl. No	Observation	Agreed Actions	Responsibility	Target Start Date	Remarks
<b>Social and Environment Aspect</b>					
1	Enhance record keeping of the training/consultation provided at the site	Maintain a record of training/consultation provided in the visitors register or maintain a separate register. Note the trainer's details, the number and sex of participants and the subject matter/activity summary	Contractor	Immediately	
2	Need to improve waste management at the site	Manage waste/litter at site. Conduct cleaning every day after working hours	Contractor	Immediately	
3	Inadequate waste segregation at labor camp	Segregate the waste at the site.	Contractor	Immediately	
4	Inadequate wastewater treatment at the labor camp. Needs to be improved	Construct a soak pit to properly treat water for the labor camp (ensure proper sedimentation/filtration and ensure there is no stagnant water/ponding) Need to cordon off the soak pit	Contractor	25-Feb-24	
5	A grievance register is maintained at the site but no grievance/suggestion box at the site. No grievance/issue at the site	Maintain a suggestion box near the site office or at the project entrance given that the office is not easily accessible to people	Contractor	24-Feb-24	
6	Water is sprinkled to reduce dust at the site. However, need to increase the frequency	Increase the frequency of water sprinkling at the site	Contractor	Immediately	
7	Surface drains are provided at both the site office and the labor camp. Need to provide drains at the toilet of the labor camp and staff to reduce the risk of inundation during the rainy season. Need to improve to address the risk of landslide and additional stormwater from the nearby catchment (Above the labor camp)	Need to reinforce or improve the drainage to ensure there is no ponding during the rainy season. Construct a riser in front of the door to intercept or divert rainwater from entering the toilet	Contractor	29-Feb-24	

8	No emergency contact details were provided at either the site office or labor camp	Provide emergency contact details at both the site and the project entrance	Contractor	24-Feb-24	
9	The natural stormwater drain path within the project site is obstructed due to the upcoming building structures at the site. There is a risk of heavy stormwater inflow in the project site during the rainy season	Consult the PMU design team and ensure that the new alignment for the stormwater drain is designed to cater to stormwater from the drains located along the road (guest house). ***Construct temporary drains to divert stormwater from the project site	PIU & Contractor	PIU to immediately follow up with PMU	
10	Chances of stormwater/rainwater flow from the road to the backside of building 1,2, and 3. Risk of ponding and water entering the project site	Ensure that proper drainage is constructed behind the building to reduce the risk of waterlogging at the site	PIU & Contractor	PIU to immediately follow up with PMU	
11	Project signboards, safety & cautionary signboards, and speed limit signboards are erected near the entry point. However, it is recommended to be erected along the highway road to ensure visibility	Consult with DoST and seek approval to erect a signpost along the Row of the road	Contractor	26-Feb-24	
12	No internal drainage within the project site. Risk of erosion and siltation	Construct temporary drains with silt traps	Contractor	31-Mar-24	
13	Drinking water test not conducted at site	Ensure that drinking water test is conducted	Contractor	29-Feb-24	
14	As per the NEC clause, maintain a monthly record of the waste generated and the amount of water used, and excavated materials dumped	Maintain register/record	Contractor	29-Feb-24	
<b>Occupational Health and Safety</b>					
15	PPE use at the construction site is satisfactory	Ensure strict compliance.	Contractor	20-Feb-24	
16	Labor camp constructed using CGI sheets. Risk of excessive heat during the summer season	Provide fans to the labor camps. Ensure proper ventilation	Contractor	31-Mar-24	
17	Fire extinguishers are provided at the site. However, training on the use of fire extinguishers is not provided to the workers and staff	Provide training to the workers and staff	Contractor	4-Mar-24	

18	It is noted that there are children of the staff going to school from the construction site. Risk to the safety of the children due to the ongoing construction	Ensure that the children are accompanied by their parents or staff at the site and guided safely to and fro from the construction site. Ensure the children do not loiter at the site	Contractor	20-Feb-24	
19	No health talks were conducted for the laborers	Conduct a health talk (HIV AIDS, vector-borne diseases) to the laborers and staff in collaboration with the hospital	Contractor	11-Mar-24	
20	First aid box kept at both site office and labor camp. However, the medicines need to be refilled	Refill the first aid box with additional medicine	Contractor	20-Feb-24	
21	Provide temporary railings along the footpath towards the site office to ensure safety. It was noted that the contractor will construct a concrete footpath soon	Construct a sturdy temporary railing along the footpath until the concrete footpath is constructed. Ensure that the gradient of the footpath is less steep to minimize the risk of accidents. Install lighting around the footpath	Contractor	10-Mar-24	
22	MCB and sockets are not properly closed or waterproofed	Properly cover the MCB box and sockets to prevent the risk of short-circuit during the rainy season	Contractor	28-Feb-24	



## Appendix 32: Agreed Action Plan for Trashiyangtse, (CW-01) on 14 September 2023

<b>Annex 10: Agreed Action Plan of Trashiyangtse CW-01</b>					
<b>Conclusion/Agreed Action for Trashiyangtse-CW01</b>					
The Site visit team, PIU, NSE (PIAC), and the Contractor agreed on the following time-bound actions:					
<b>Actions Required and Time Line</b>					
Sl. No	Observation	Agreed Actions	Responsibility	Target Start Date	Remarks
<b>Social and Environment Aspect</b>					
1	The current green net fencing around the project site is constantly torn and damaged due to the strong wind	Construct a strong/permanent fencing	Contractor	1 <sup>st</sup> week of October 2023	
2	The sand stored in the current stockyard is not properly stored. Blown off by the wind	Reduce the height of the sand stockpile and fence the area with a double green net, A light sprinkling of water	Contractor	Height Reduction: 3 <sup>rd</sup> week of September 2023 Fencing: 1 <sup>st</sup> week of October 2023 Water Sprinkling: Immediate	
3	First aid kit available but not adequate	Increase the number of first aid kits (3 Nos.)	Contractor	1 <sup>st</sup> week of October 2023	
4	The size of the caution signboard is small	Replace the current caution signboard	Contractor	1 <sup>st</sup> week of October 2023	
5	The cement store is constructed of buckle and the cement dust escapes through the spaces in between the buckle planks	Properly cover the spaces with the plastic from inside to prevent cement dust from going out, and make it airtight	Contractor	3 <sup>rd</sup> week of September 2023	
6	Need to improve waste management in labour camp	Properly store used bottles and throw food waste in the allocated pit	Contractor	3 <sup>rd</sup> week of September 2023	
7	Inadequate waste segregation at labour camp	Segregate the waste at the site	Contractor	3 <sup>rd</sup> week of September 2023	
8	Dust pollution due to the ongoing work of stone dressing near the labour camp	Properly fence the area with green nets to minimize dust pollution	Contractor	1 <sup>st</sup> week of October 2023	
9	Risk of ponding at labour camp site due to the absence of drainage	Construct a proper drainage	Contractor	1 <sup>st</sup> week of October 2023	
10	Inadequate wastewater treatment at the labour camp and site office, Needs to be improved	Construct a soak pit to properly treat water	Contractor	2 <sup>nd</sup> week of October 2023	
11	No signboard at the labour camp site	Erect a signboard at a strategic site near the labour camp by incorporating emergency contact details (Hotline for police, health, fire, etc.)	Contractor	1 <sup>st</sup> week of October 2023	
12	The area near the sharp road turning towards the dzong is not properly fenced and cordoned off. Risk to people using the footpath.	Properly fence the area with bamboo	Contractor	Work initiated ( 14 September 2023)	
13	As per the NEC clause, maintain a monthly record of the waste generated and the amount of water used	Updated the Google Docs sheet monthly	Contractor	First week of the following month	
14	There is an archery range near the existing dump yard	Coordinate with the archers while dumping	Contractor	As and when the basis	
<b>Occupational Health and Safety</b>					
15	Hygiene of the toilets in labour camps needs to be improved	Need to improve the hygiene, regularly clean toilets	Contractor	Immediately	
16	PPE use at the construction site is satisfactory. Provide mask and safety goggles on need base	Ensure strict compliance.	Contractor	Immediately	
17	MCB and electrical sockets at the labour camp and site are not properly closed or waterproofed.	Properly cover the MCB box and electrical sockets	Contractor	Immediately	
<b>Update of SEMP</b>					
18	The SEMP needs to be updated	Include information regarding the unanticipated rock at the site. Include EMP. Such as the use of chemical (Aconex) and its proper storage	Contractor	End of September 2023	
		Under labour camp information, include the wastewater management plan	Contractor		
19	No Disaster and Emergency evacuation plan at place	Prepare Disaster and Emergency evacuation plans. Signboard for assembly point.	Contractor		

## Appendix 33: Meeting with Dasho Dzongdag at Trashiyangtse, (CW-01) on 11 September 2023

### Annex 2: Minutes of Meeting (MoM)

#### Courtesy Call to Trashiyangtse Dasho Dzongdag for GRAHSP-NHDCL

Date: 11 September 2023

Venue: Dasho Dzongdag's Chamber

Time: 4 - 5 pm

**Attendee:**

1. Mr. Babu Ram Sherpa, Dasho Dzongdag, Trashiyangtse
2. Mr. Sangay Tenzin, Architect/NHDCL Focal, Trashiyangtse
3. Mr. Ugyen Wangdi, Development Regulatory Officer, Trashiyangtse
4. Ms. Pema Choden, Environmental Officer, Trashiyangtse
5. Mr. Rajesh Pradhan, Social, Gender and Community Engagement Specialist (SGCES), PIAC
6. Mr. K D Chamling, Environmental Safeguard Specialist (ESS), PIAC
7. Ms. Dorji Dema, Social Safeguard Officer (SSO), PMU, NHDCL
8. Ms. Dorji Wangmo, Environmental Safeguard Officer (ESO), PMU, NHDCL

The Social Gender Community Engagement Specialist (SGCES) from Project Implementation Assistance Consultants (PIAC), Green and Resilient Affordable Housing Sector Project (GRAHSP) thanked Dasho Dzongdag and the Dzongkhag officials for agreeing to meet the team. The SGCES briefly introduced the team and the purpose of the visit.

The ESO from the PMU introduced the GRAHSP team and outlined the project's objectives, which aim to benefit prospective beneficiaries with 1018 housing units in locations including Trashiyangtse, Samdrup Jongkhar (Toed and Dradulthang), Nganglam, Phuentsholing (Amochu, Drungpa Residence, and Sonamgang), and Thimphu.

The team consisting of SGCES and ESO from PIAC and ESO and SSO from PMU provided an update on the current progress of the Trashiyangtse subproject. Also, explained that the primary purpose of the site visit was to monitor environmental and social safeguards and assess their implementation on-site. Also highlighted efforts to conduct community awareness and sensitization programs involving various stakeholders of Trashiyangtse Town, tenants from NHDCL, and two schools mainly Bayling Central School (approximately 200 student participants) and Trashiyangtse Primary School (approximately 120 student participants) and Trashiyangtse Town (25 participants including four resource persons).

The team further elaborated to Dasho on the importance of conducting regular monitoring and the necessity of ensuring social and environmental safeguards at the site. Also discussed were the practical mitigation and management practices currently in place at the site.

The courtesy call was followed by a detailed discussion and the key points raised by Dasho Dzongdag and dzongkhag officials are as follows:

Dasho addressed the team, clarifying that the project's initiation was based on a comprehensive survey conducted by Desuups. The survey's results indicated a desire for improved housing among the town's residents, despite some complaints from landlords. Many of the available housing units in the town were located in attics, raising hygiene concerns. In light of these findings, the Dzongkhag Administration approved the project and requested NHDCL to proceed with it.



1. It was communicated that the Dzongkhag intended to go for an underground electricity cable infrastructure and, therefore, requested that the project include this feature. An agreed action note was generated following discussions with the contractor team, confirming their commitment to comply with this request. The planters just below the road towards Dzong and above the project site are damaged due to the ongoing construction activities and the contractor should take mitigation action and rebuild it.  
**Agreed action note:** It was informed to the contractor's team and agreed to reinstate ASAP.
  2. The sharp turn leading towards the Dzong poses a potential hazard for commuters and new drivers due to the deep trench created by excavation work. Presently, there is no adequate protection in place at that spot. It is recommended to consider either reinstating or constructing a retaining wall to mitigate the risk of landslides in that area.  
**Agreed action note:** Upon in-house discussion with the contractor's team and project site engineer, the following day, the contractor team immediately reinstated the particular area with bamboo netting/barrier. The consultant team appreciated the immediate action taken by the contractor.
  3. The existing fencing with green netting at the site is frequently damaged and torn apart by strong winds. To address this issue and ensure a more cost-effective solution, it was suggested to consider using Balep (Bamboo mat) or CGI sheets for a permanent fencing solution, which would eliminate the need for frequent replacements.  
**Agreed action note:** An agreed action note confirms that the contractor team has agreed to commence the construction work for the retaining wall immediately. The entry road towards the project site from the junction is damaged due to the plying of heavy vehicles and Dasho reminded the team that the contractor should reinstate the road after completion of project work.  
**Agreed action note:** The access road shall be reinstated immediately.
  4. Dasho emphasized that every 2nd day of the month is designated as Zero Waste Hour and requested that the contractor also participate in observing Zero Waste Hour at the project site.  
**Agreed action note:** An agreed action note confirms that the contractor team has agreed to adhere to this practice and observe Zero Waste Hour.
  5. NHDCL Focal from the dzongkhag mentioned that the approach road towards the existing NHDCL colony was blocked for a week.  
**Agreed action note:** The contractor promptly cleared the road after receiving the grievance and is now restored.
  6. It was brought to our attention that the road leading to the site became dusty, and a request was made to spray water in the area to minimize dust pollution.  
An agreed action note confirms that the contractor team has acknowledged this concern and has taken the initiative to start sprinkling water to mitigate dust pollution.
  7. The residents in the existing NHDCL colony raised concerns regarding the noise pollution during the use of the rock breaker and the NHDCL focal from the dzongkhag suggested that the work could be delayed and start from 9:00 am till 4:00 or can be extended till 5:00 pm, especially during the weekends.  
**Agreed action note:** This was discussed with the contractor team and agreed to maintain the time as suggested by the dzongkhag officials, especially during weekends.
- To conclude the discussion, Dasho Dzongdag and his team praised the ongoing progress and the impressive pace of work at the site, emphasizing that it would set a remarkable example

for other local contractors in the area. The NHDCL team reassured Dasho that they would communicate the suggestions and recommendations to both the contractor and the project team, ensuring the seamless continuation of the project on-site. The meeting concluded at 5:00 p.m.

**Appendix 34: Agreed Action Plan for Samdrup Jongkhar Dradulthang, (CW-02) on 16 February 2024**

**Conclusion/Agreed Action for Dradulthang-CW02**

The Site visit team, PIU, and the Contractor agreed on the following time-bound actions:

**Actions Required and Timeline**

Sl. No	Observation	Agreed Actions	Responsibility	Target Start Date	Remarks
<b>Social and Environment Aspect</b>					
1	The current green net fencing around the project site is worn out and torn. Need to replace the green net towards the access roadside to cordon off the project site	Provide a strong/permanent green net fencing	Contractor	29-Feb-24	
2	Enhance record keeping of the training/consultation provided at the site	Maintain a record of training/consultation provided in the visitors register or maintain a separate register. Note the trainer's details, the number and sex of participants, and the subject matter/activity summary	Contractor	16-Feb-23	
3	Need to cordon off the project buildings from the existing buildings. Currently, there is barricading tape at the site but need to provide a green net fence behind buildings no.1 and 2	Need to cordon off the site with a green net fence	Contractor	29-Feb-24	
	No barricade or fencing around building no.4. Risk to the laborers/Staff	Barricade or fence the site	Contractor	29-Feb-24	
4	Need to improve waste management at the site	Properly store used cement bags and manage waste/litter at the site	Contractor	16-Feb-24	
5	Inadequate waste segregation at labor camp	Segregate the waste at the site	Contractor	16-Feb-24	
6	Inadequate wastewater treatment at the labor camp and site office. Needs to be improved	Construct a soak pit to properly treat water for the labor camp. The soak pit at the site office needs to be improved (ensure proper sedimentation/filtration and ensure there is no stagnant water/ponding)	Contractor	19-Feb-24	

7	A grievance register is maintained at the site but no grievance/suggestion box at the site. No grievance/issue at the site	Maintain a suggestion box near the site office	Contractor	19-Feb-24	
8	No signboard at the labor camp site	The erect signboard near the labor camp	Contractor	19-Feb-24	
9	Need to cordon off the soak pit and septic tank	Construct green net around both the site	Contractor	19-Feb-24	
10	Existing drainage near the access road towards the RBP colony is damaged. No drains at the labor camp, risk of inundation during the rainy season	Need to reinstate the drainage and construct drainage for the project site to ensure there is no ponding during the rainy season	Contractor	25-Feb-24	
11	As per the NEC clause, maintain a monthly record of the waste generated and the amount of water used, and excavated materials dumped	Maintain register	Contractor	16-Feb-24	
<b>Occupational Health and Safety</b>					
12	Hygiene of the toilets in labor camps needs to be improved	Need to improve the hygiene, regularly clean toilets	Contractor	Immediate	
13	PPE use at the construction site is satisfactory. Provide masks and safety goggles as per the need base	Ensure strict compliance	Contractor	16-Feb-24	
14	Ensure a free pathway for the laborers to walk toward the site from the labor camp	Ensure there are no raw materials obstructing the path	Contractor	18-Feb-24	
15	Safety concerns to the laborers due to the sharp edges of bamboo mats ( <i>Balep</i> ) used for labor camp construction	Trim off the sharp edges or provide covering	Contractor	19-Feb-24	
16	MCB is not properly closed or waterproofed	Properly cover the MCB box to prevent the risk of short-circuit during the rainy season	Contractor	16-Feb-24	
17	No Disaster and Emergency evacuation plan write-up is in place. The evacuation map/assembly point is in place	Prepare Disaster and Emergency evacuation plans. Provide briefing to the laborers during the toolbox talk	Contractor	23-Feb-24	

## Appendix 35: Courtesy call with Samdrup Jongkhar Dasho Thrompon Minutes of Meeting on 15 February 2024

<p style="text-align: center;"><b>Courtesy call to Samdrup Jongkhar Dasho Thrompon for GRAHSP-NHDCL</b></p> <p>Date: 15 February 2024 Venue: Dasho Thrompon's Chamber Time: 9:30 AM – 10:30 AM</p> <p><b>Attendee:</b></p> <ol style="list-style-type: none"> <li>1. Mr. Thinley Nangay, Dasho Thrompon, Samdrup Jongkhar Thromde</li> <li>2. Mr. Rajesh Pradhan, Social, Gender and Community Engagement Specialist (SGCES), PIAC</li> <li>3. Mr. K D Chamling, Environmental Safeguard Specialist (ESS), PIAC</li> <li>4. Ms. Dorji Dema, Social Safeguard Officer (SSO), PMU, NHDCL</li> <li>5. Ms. Dorji Wangmo, Environmental Safeguard Officer (ESO), PMU, NHDCL</li> <li>6. Mr. Tshewang Phuntsho, Project Engineer, PIU, Dradulthang CW-02, NHDCL</li> <li>7. Ms. Tandin Zangmo, Project Engineer, PIU, Toed CW-03, NHDCL</li> </ol> <p>The Project Engineer of Dradulthang CW-02, Project Implementation Unit (PIU) thanked Dasho Thrompon for his time for the courtesy meeting despite his busy schedule and briefly introduced the team and the purpose of the visit. The ESO from PMU introduced Green and Resilient Affordable Housing Sector Project (GRAHSP) to Dasho and outlined the project's objectives, which aimed to benefit prospective beneficiaries with 1018 housing units in locations including Trashiyangtse, Samdrup Jongkhar (Toed and Dradulthang), Nganglam, Phuentsholing (Anochu, Drungpa Residence, and Sonamgang), and Thimphu.</p> <p>The team provided an update on the current progress of the Dradulthang and Toed subprojects. Also, explained that the primary purpose of the site visit was to monitor environmental and social safeguards and assess their implementation at the site. Also highlighted efforts to conduct community awareness and sensitization programs to the general public. The team further elaborated to Dasho on the importance of conducting regular monitoring and the necessity of ensuring social and environmental safeguards at the site. Also discussed were the practical mitigation and management practices currently in place at the site.</p> <p>The courtesy call was followed by a detailed discussion and the key points raised by the team to Dasho requesting his continuous support to expedite the project are as follows: Dasho expressed his support for the upcoming GRAHSP project stating that this project would help Thromde in addressing the housing crunch in the town. He also informed the team that there had also been a request from Motanga Real Estate stating the requirement of approximately 300 units and as such that NHDCL housing would be beneficial. Dasho also praised the ongoing progress of the two subprojects.</p> <ol style="list-style-type: none"> <li>1. The team raised a concern to Dasho regarding the existing access road through the project site towards the archery ground. The Thromde had previously issued an assurance letter stating that the road would be realigned once the project commences. Therefore, the team requested Dasho to look into this matter and expedite the realignment or diversion of the road for the smooth construction of the project and to avoid grievances from the archery players using the existing access road.</li> <li>2. In line with the assurance letter provided to NHDCL by Thromde, the team also informed Dasho that Thromde had assured that the crusher/bitumen plant located near the project site would be relocated as the lease was to expire in December 2022. However, it was noted that the crusher/bitumen plant, though non-operational was still at the site. The team requested Dasho to kindly expedite the relocation of the crusher/bitumen plant.</li> </ol>	<ol style="list-style-type: none"> <li>3. The team also informed Dasho of the requirement for the installment of a speed breaker on the road from the primary school to the project site. Dasho was informed that the increased number of heavy vehicles plying the road posed a serious accident and over-speeding risk to the school-going children and regular commuters as there were no speed breakers towards the project site.</li> <li>4. The team informed Dasho that the team is planning to conduct a community awareness program for the host community and solicited Dasho's support and approval in providing the Thromde Conference Hall for the team on 17 Feb. 2024.</li> </ol> <p>Regarding the Thromde Conference Hall, Dasho informed the team that the Hall is booked on 17 Feb. 2024 for the meeting with the business community. Dasho also suggested that we include the business community in the meeting and therefore it was confirmed with Dasho that the community awareness will be postponed to 16 Feb. 2024 and include the business community. Dasho reassured the team that all the aforementioned concerns from the team will be communicated with the respective officials and addressed at the earliest to ensure the seamless continuation of the project at the site.</p>
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**Appendix 36: Agreed Action Plan for Samdrup Jongkhar Toed, (CW-03) on 17 February 2024**

**Conclusion/Agreed Action for Toed-CW03**

The Site visit team, PIU, and the Contractor agreed on the following time-bound actions:

**Actions Required and Timeline**




Sl. No	Observation	Agreed Actions	Responsibility	Target Start Date	Remarks
<b>Social and Environment Aspect</b>					
1	There is a green net around the project site towards the road. However, need to put up the green net fence encompassing the boundary area from the access road. Further, the boundary towards the northern side (crushing plant) also needs to be cordoned off/ fenced once the diversion of the access road is completed or the boundary is demarcated	Provide a green net fencing	Contractor	19-Feb-24	
2	Enhance record keeping of the training/consultation provided at the site	Maintain a record of training/consultation provided in the visitors register or maintain a separate register. Note the trainer's details, the number and sex of participants, and the summary of the training/activity	Contractor	Immediate	
4	Need to improve waste management at the site	Properly manage waste/litter at the site office and labor camp	Contractor	Immediate	
5	Inadequate waste segregation at labor camp	Segregate the waste at the site	Contractor	Immediate	
6	Inadequate wastewater treatment at the labor camp and site office. Needs to be improved	Construct a soak pit to properly treat water for the site office to prevent direct discharge of grey water to the Dungsam River located below. The soak pit at the labor camp needs to be improved (ensure proper sedimentation/filtration and ensure	Contractor	19-Feb-24	

		there is no stagnant water/ponding)			
7	A grievance register is maintained at the site but no grievance/suggestion box at the site. No grievance/issue at the site	Maintain a suggestion box near the site office	Contractor	Immediate	
8	No signboard at the labour camp site	Erect signboard near the labor camp	Contractor	Immediate	
9	Need to cordon off the soak pit and septic tank	Construct green net around both the site	Contractor	19-Feb-24	
10	Vehicles transporting construction materials were not covered with taraulin sheets to reduce the release of dust along transport routes	Vehicles transporting soil, sand, and other construction materials and waste will be covered with taraulin sheets to reduce the release of dust along transport routes	Contractor	18-Feb-24	
11	Labor camp and site office located near the Dungsam river bank. Risk of landslide during heavy monsoon time	Ensure that no wastewater is directly discharged down the slope. Construct/use soak pits. Fence the area to ensure the safety of the staff	Contractor	19-Feb-24	
12	No drains at the labor camp and site office. Risk of inundation during the rainy season	Construct drainage for the labor camp and site office to ensure there is no ponding during the rainy season	Contractor	18-Feb-24	
13	Fire extinguisher provided at both site office and labor camp. However, training on the use of fire extinguishers is not provided	Provide training on the use of fire extinguishers to the staff and laborers	Contractor	29-Feb-24	
14	MCB/Distribution box at the site office is not properly closed or waterproofed	Properly cover the MCB box to prevent the risk of short-circuit during the rainy season	Contractor	25-Feb-24	

15	As per the NEC clause, maintain a monthly record of the waste generated and the amount of water used, and excavated materials dumped	Maintain register/record	Contractor	29-Feb-24	
<b>Occupational Health and Safety</b>					
16	Hygiene of the toilets in labor camps needs to be improved	Need to improve the hygiene, regularly clean toilets	Contractor	Immediate	
17	Three toilets are constructed for the laborers. However, it was noted that there are no bathrooms and water storage tanks	Construct a separate bathroom for the laborers and provide a water storage tank to ensure an adequate water supply	Contractor	25-Feb-24	
18	There is a first aid kit at the site. However, there is no first-aid kit at the laborer camp	Need to increase the number of first-aid kits at the site	Contractor	Immediate	
19	Labor camps with 8 rooms are constructed for the laborers. However, need to construct additional labor camps to house additional laborers. No proper ventilation provided at camps though there is a huge opening above the door without any window or covering which poses a risk to the residents due to the chances of insects/mosquitoes entering the room. Mosquito nets are not provided to the laborers. Health-talks (HIV-AIDS) were also not conducted for the labourers	Construct an additional labor camp with proper ventilation along with the existing labor camp. Provide mosquito nets and conduct health talks in collaboration with the hospital. Conduct health awareness talks to the labor	Contractor	29-Feb-24	
20	PPE use at the construction site is satisfactory. Provide mask, hand gloves, and safety goggles as per the need base	Ensure strict compliance	Contractor	19-Feb-24	
21	The access road towards the archery range falls within the project area. Discussions with Thrompon and ES were conducted and it was confirmed that the road will be diverted from outside the project boundary	Ensure free traffic to the archery ground and construct the new diversion road in consultation with Thromde as soon as possible	Contractor	Upon consultation and confirmation with Thromde Administration. Shall be carried out as early as possible	

22	There is an electrical wire passing through the plot catering to the archery range	Ensure that the power supply is not disrupted and the cable/wire is overhead to ensure free movement to the construction vehicles	Contractor	Immediate	
23	Safety concerns to the laborers due to the sharp edges of bamboo mats ( <i>Balep</i> ) used for labor camp construction	Trim off the sharp edges or provide covering	Contractor	18-Feb-24	
24	No Disaster and Emergency evacuation plan write-up is in place	Prepare Disaster and Emergency evacuation plans. Provide briefing to the laborers during the toolbox talk	Contractor	25-Feb-24	
25	Standing bamboo within the project plot with no claimant	Consult with Thromde Environment Officer and Forest officials regarding the felling of bamboo plants and the concerned authority to whom the felled bamboo should be handed over	Contractor & PIU	26-Feb-24	

**Appendix 37: Clearance for the use of BPC infrastructure  
CW-02**

	<p><b>འབྲུག་ལྗོངས་ལས་འདུན།</b>  <b>Bhutan Power Corporation Limited</b>  <i>(ISO 9001:2015, ISO 14001:2015 &amp; ISO 45001:2018 Certified Company)</i>  Registered Office, Thimphu  Distribution &amp; Customers Services Division  Electricity Services Division  Samdrup Jongkhar : Bhutan</p>	
<p>BPC/DCSD/ESD/SJ/Tech 13/2024/512</p>		<p>17<sup>th</sup> January 2024</p>
<p>The Project Engineer  NHDCL, GRAHSP  S/Jongkhar</p>		
<p>Subject: <b>Power Clearance (PC)</b></p>		
<p>Dear Sir,</p>		
<p>This has reference to your letter no. NHDCL/GRAHSP/SJ/Dradulthang/2024/11 on dated 17 January 2024 requesting for the issue of power clearance for the CW-03 Project at Toe, Samdrup Jongkhar Thromde. In this regard, BPC is please to issue this power clearance based on our assessment with the following conditions:</p>		
<ol style="list-style-type: none"> <li>1. The applicant has to make its own arrangement for drawing of power lines from the existing BPC infrastructure.</li> <li>2. Avoid dumping of debris/excavated soils under power lines (Need standard clearance of conductor to ground).</li> <li>3. If any construction falls under electrical corridor, do inform to BPC immediately so that power shutdown will be initiate for safety reasons.</li> <li>4. Any damages caused to power lines shall be borne the O&amp;M expenditures by concern agency or holder of clearance.</li> <li>5. During construction, make use of good practices of electrical wiring all times for safety prospect.</li> </ol>		
<p><b>Issued of clearance on 17/01/2024.</b></p>		
<p>Thanking you,</p>		
<p>Yours Sincerely,</p>		
		
<p>(Tshewang Dorji)  <b>Sr. Divisional Manager</b></p>		
<p>Copy to: O&amp;M Head, ESD, BPC S/Jongkhar for kind information and necessary action,</p>		
<hr/> <p>web: <a href="http://www.bpc.bt">www.bpc.bt</a>, Email: <a href="mailto:tshewangdorji@bpc.bt">tshewangdorji@bpc.bt</a> / <a href="mailto:esdsjongkhar@bpc.bt">esdsjongkhar@bpc.bt</a>, Phone no: Manager : 17131147/07251135</p>		



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**Bhutan Power Corporation Limited**

(An ISO 9001:2015, ISO 14001:2015 & OHSAS 45001:2018 Certified Company)

Registered Office, Thimphu  
Electricity Services Sub-Division  
Nganglam, Bhutan



09/BPC/ESSD/NL-Deposit/2023/ 126

December 28, 2023

The Project Engineer  
GRAHSP-ADB  
PIU, Nganglam  
Dungsam Pemagatshel

Sub: **Site clearances**

Dear Sir,

This is in reference to the letter no. NHDCL/GRAHSP-ADB/CW-04/2023/2889 dt. 28.11 2023, regarding the requirement of electrical clearance for construction of G+1 storied RCC Residential Building at Nganglam. In this, ESSD BPC office Nganglam had completed all the shifting works of LV A/C line and site has been cleared for development works in all respects.

This is submitted for your kind information please.

Yours faithfully,

  
(Lungten Chagdor)  
Sub-Divisional Manager  
Thimphu

Copy to:-

1. The Chief Divisional Manager, ESD, BPC, P/Gatshel for kind information please.

**Address**  
Electricity Services Sub Division  
Distribution Customer & Services Department  
Bhutan Power Corporation Ltd

**Email Address**  
essdnganglam@bpc.bt  
Telephone# 07481188  
5 07481194

**Registered Office**  
Bhutan Power Corporation Ltd  
PO Box# 580  
Thimphu, Bhutan





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**Bhutan Power Corporation Limited**  
 (ISO 9001:2015, ISO 14001:2015 & ISO 45001:2018 Certified Company)  
 Registered Office, Thimphu  
 Distribution & Customers Services Division  
 Electricity Services Division  
 Samdrup Jongkhar : Bhutan



BPC/DD/DCSD/ESD/SJ/ADM/Gen/2024/520

29<sup>th</sup> January, 2024

The Project Engineer  
 NHDCL  
 Samdrup Jongkhar

**Subject: Clearance for Construction Works**

Dear Sir,

This has reference to your letter No. NHDCL/GRASHSP/SP/Dradulthang/2024/11 dated 17<sup>th</sup> January 2024, BPC and your officials had carried out Joint Inspection. BPC had shifted the LT Pole from the proposed construction area.

Therefore, BPC is hereby submitting the power clearance to execute the construction works.

Thanking you,

Yours Sincerely,

  
 (Tshewang Dorji)  
 Sr. Divisional Manager

Copy to: Head (POMU), ESD, BPC Samdrup Jongkhar for kind information.

## Appendix 38: Clearance for the use of BTL infrastructure



འབྲུག་བརྗུན་འཕྲིན་ཚོང་ཁང།

BHUTAN TELECOM LIMITED  
 NGANGLAM PROFIT CENTER  
 Tele. : 02-343434 (Ext. 5500)



BT/ER/NL/15/2023/ 101

Date: 25/12/2023

The Project Engineer  
 GRAHSP-ADB  
 PIU, Nganglam

Subject: Bhutan Telecom Post/infrastructure clearance at CW-04 Project site, Nganglam.

Sir,

This is to response to your letter no. NHDCL/GRAHSP-ADB/CW-04/2023/ 2887 dated 28<sup>th</sup> November, 2023 that the office of the Bhutan Telecom Nganglam has relocated and removed the Telecom posts and cables from the project work site as requested.

Therefore, this office had verified and confirmed that there is no any Telecom infrastructures within the project construction area whereby the construction works be continued as planned.

Thank you

Yours Sincerely

  
 (Manager) Manager  
 Bhutan Telecom Limited  
 Nganglam Profit Center  
 Eastern Region

1. Regional Director ER,sjk For kind information
2. Office copy.



**BHUTAN TELECOM LIMITED**



BT/ER/ADM-02/2023/- 672

21 December 2023

The Project Engineer  
GRAHSP-ADB  
PIU Samdrup Jongkhar

Subject: - Clearance for existing BTL Infrastructures.

Sir,

We Confirmed that BTL, don't have any infra like landline UG /Overhead Cable, and other infra installed at the location where your project will be executed. Therefore, BTL hereby issued the clearance for executing the project.

Thanking you

**Ugyen Chopel**  
Regional Director  
Eastern Region

CC:

1. Office Copy.



**Appendix 39: Health talk and information dissemination on health-related issues**








**Appendix 40: Construction site cordoned with green netting**



## Appendix 41: Approval for the construction of Labor Camp

 <p style="text-align: center;">         དཔལ་ལྷན་པ་བཟུང་བ་ལྟུང་།          ཡེ་ཤི་མགུང་ལཱ་ཤིང་འགན་ཁུངས་།          ROYAL GOVERNMENT OF BHUTAN          DZONGKHAG ADMINISTRATION, TRASHIYANGTSE       </p>	
<hr/> Yangdzong/Throm-(12)2022-2023/ 4.554 <span style="float: right;">Date: 29/06/2023</span> <hr/>	
<p>Project Manager          Penjore Construction Pvt Ltd          Thimphu</p>	
<p><b>Sub: Approval for Construction of Labor camp.</b></p>	
<p>Sir,          As per your application submitted to Dzongkhag Administration regarding the above cited subject, the Dzongkhag Administration is pleased to issue approval with the following terms and conditions</p>	
<ol style="list-style-type: none"> <li>1. Labor camp to be constructed at the identified area by the Dzongkhag Administration.</li> <li>2. Septic tank and proper drainage to be constructed within the camp.</li> <li>3. Waste produced from the camp to be dumped at the identified site.</li> </ol>	
<p style="text-align: center;">           (Baburim Sherpa)          Dzongdag       </p>	
<p>Cc.</p> <ol style="list-style-type: none"> <li>1. BI, Dzongkhag Administration, Trashi Yangtse for information and necessary follow up</li> <li>2. Office copy</li> </ol>	
<hr/> PABX 973-04-781109/781252/781202    FAX No: 04-781135    website: www.trashiyangtse.gov.bt	



## Appendix 42: Training Participation list at Toed subproject

Green and Resilient Affordable Housing Sector Project (GRAHSP)  
National Housing Development Corporation Limited  
Project Number: S4355-001, Loan Number: 4150-BMU, Grant Number: 0812-BMU  
Training/workshop to PIU, and Contractors' Project Manager, EHS Officer, Site Engineer and Supervisors for Toed Subproject CW-03

### Participants' Registration Sheet

Venue: PIU office, Toed CW-03  
Date: 17/02/2024  
Time: 9:30 AM

S.No.	Name of the participant/Resource Person	Sex (M/F)	Designation/Position	Agency	Contact Number	Email ID	Signature
1	Chitini Dasji	M	PM	PCPL	17652002	chitini2331@gmail.com	
2	Ferdin Zangrad	F	PE	PIU	19392628	ferdin.zangrad@ndcl.bt	
3	Yeski Wangmo	F	Store	PCPL	19432655	yeshyig9765@gmail.com	
4	Tshering Wangzang	F	Site Supervisor	PIU	17611990	tshering9@gmail.com	
5	Nangay Wangchuk	M	" "	PCPL	17528090	nangay2000@gmail.com	
6	Gagan Gurari	M	PE	PCPL	17578719	gagangurari750@gmail.com	
7	Kuzaga	M	site supervisor	PCPL	77868124	kuzagasonam805@gmail.com	
8	Utthar Ky Rai	M	PE	PCPL	17253632	uttharstamrai@gmail.com	
9	Sorom Dorj	M	Site Supervisor	PCPL	77399685	drj.sorom48@gmail.com	
10	K. D. Chawalpa	M	ESS	PIU, NHDCL	19111541	chawalpa20@gmail.com	
11	Dorji Wangmo	F	EO, PMU	PMU, NHDCL	19464505	dorjiwangmo@ndcl.bt	
12	Karsten Pradhan	M	SECRES	PIU, NHDCL	17025661	karstendm2018@gmail.com	
13	Dorji Doma	F	SSO, PMU	NHDCL	1719857	d.dorji@ndcl.bt	
14							
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17							