

CIVIL AVIATION AUTHORITY OF NEPAL
GAUTAM BUDDHA INTERNATIONAL AIRPORT
PROJECT BHAIRAHAWA,
ADB LOAN NO. 2579: GRANT NO. 0179-NEP (SF)

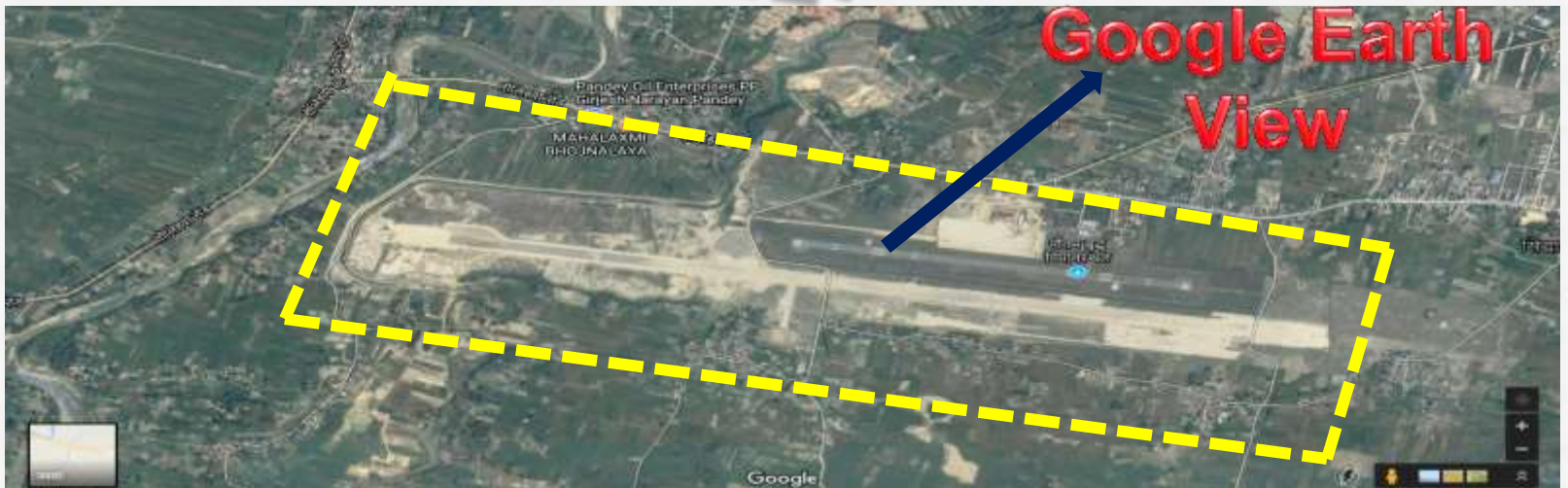
**Land Acquisition for Mega-Projects a
Challenging Work : An Example of Gautam
Buddha International Airport Lumbini, Nepal**

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Location of Gautam Buddha Airport in Bhairahawa, Rupandehi



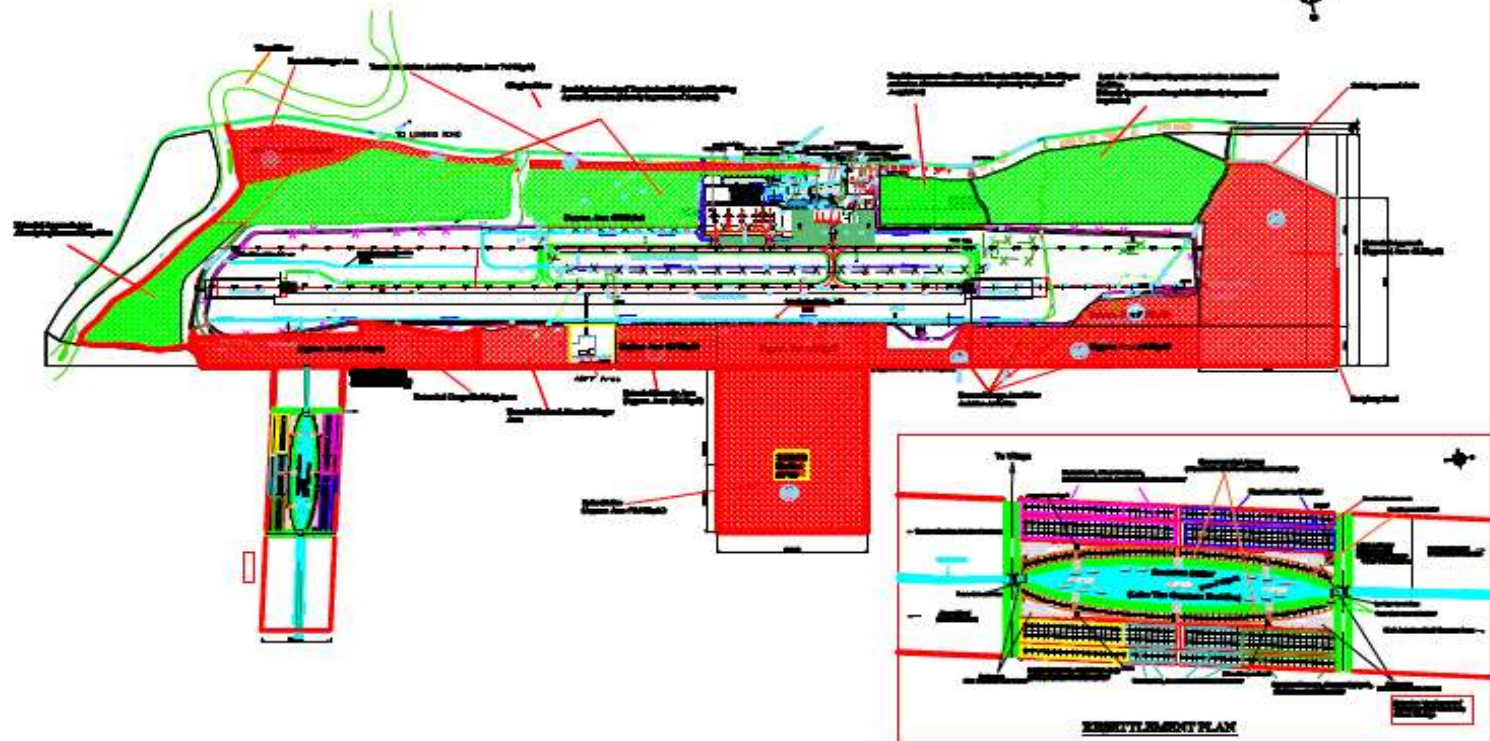
Master Plan/Project Scope



GAUTAM BUDDHA INTERNATIONAL AIRPORT

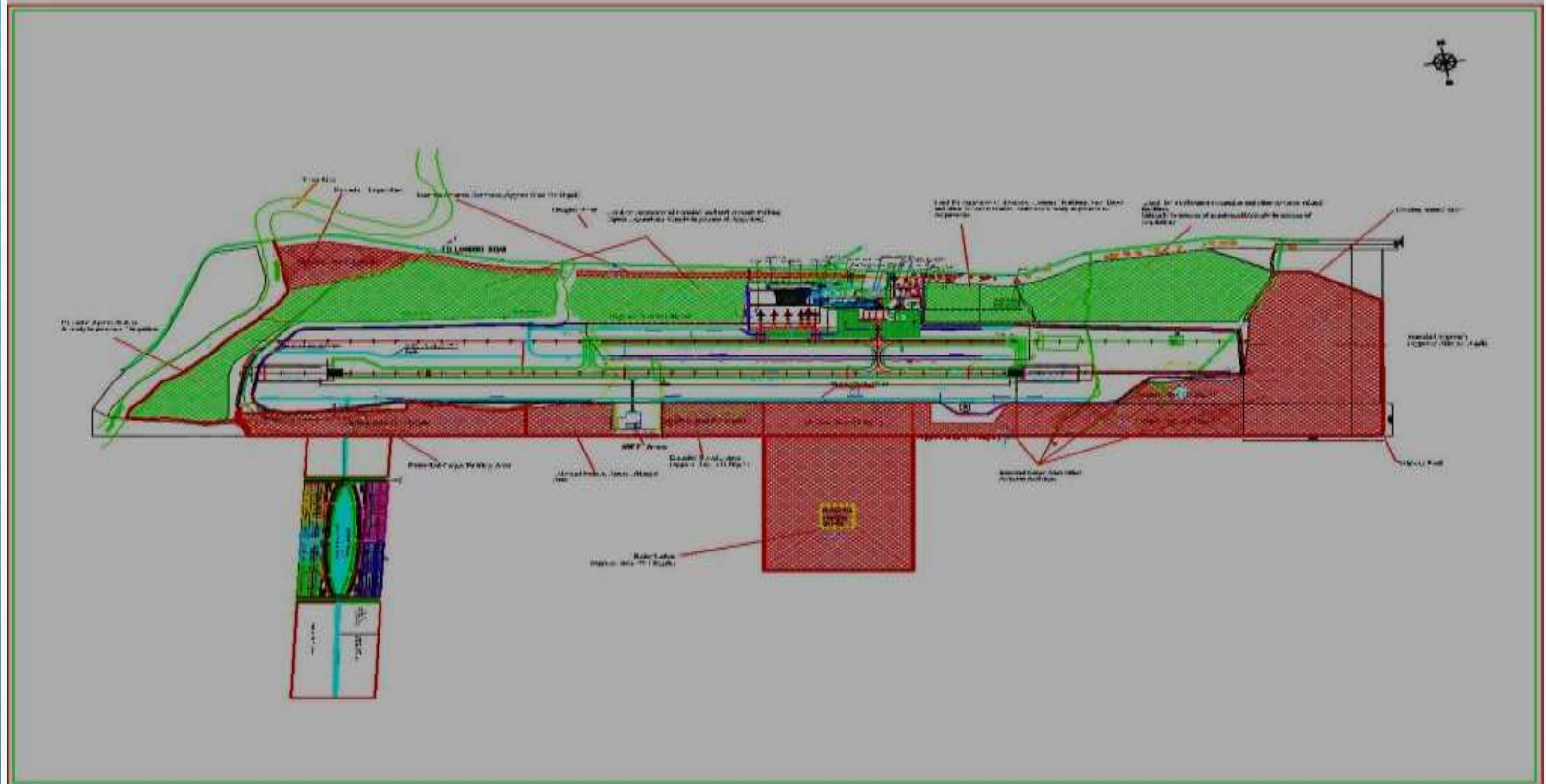
REVISED MASTER PLAN 2016 (APPROVED BY CAAN ON March 27, 2016)

PHASEWISE LAND ACQUISITION PLAN with RESETTLEMENT PLAN



CIVIL AVIATION AUTHORITY OF NEPAL GAUTAM BUDDHA INTERNATIONAL AIRPORT	TITLE LAND ACQUISITION PLAN	DRAWN BY [Signature] [Signature] [Signature]	CHECKED BY [Signature] [Signature] [Signature]	SCALE 1:1000	Yousin Engineering Corporation Korea In Association with BDA Nepal (P) Ltd / BDMC (P) Ltd / YBIM (P) Ltd				DATE: 2016, MAR SCALE: 1:1000 PROJECT NO.: 100001/2016
					NO.	DATE	REVISION		

Land Acquisition Master Plan



Project Background

Gautam Buddha Airport (GBA), an entrance to the footstep of Buddhist Circuit to Lumbini is located in Bhairahawa in Western region (Province No. 5) nearly middle part of Federal Republic of Nepal and lies at an altitude of 109 above level.

It has capacity of handle only smaller air craft (ICAO code B & C). Lumbini region, a world heritage site, is in the process of development and is expected to grow as an important tourist destination.

Also, Lumbini is birthplace of Lord Buddha, he spent in his childhood in Tilaurakot which is close from Lumbini & GBIA.

Lumbini Region, a world heritage site is in the process of development and is expected to grow as an important tourist destination. Lumbini the birthplace, Tilaurakot the place where Siddhartha spent his childhood any youth das, also are close form Lumbini & GBIA.

Project Background (continued)

Other important Buddhist pilgrim destinations are, Kundan (Kapilvastu) where Buddha educated his son Rahul, Ramgram, (Nawalparasi) where 1/8 of the Buddha's holy residue (Astu) is being preserved, Devdaha birthplace of Maya Devi (Buddha's Mother) including Bodh Gaya, where Siddhartha got more enlightened and Kushinagar, where he died, these destinations make a complete Buddhist Pilgrimage circuit. Further important tourist destinations like Pokhara, Sirubari, Gorkha, Devghat, Chitwan Deuchuli, Triveni, Palpa Ridi, Resunga, Supa Deurali, Dhorpatan etc. are also close by and are accessible by air or motorized transport system which will be an added attraction for Lumbini bounded tourists.

Project Background (continued)

This tourism potential has so far remained untapped due to poor connectivity of Lumbini region. By upgrading the GBA to an international airport this connectivity snag could be overcome.

Lumbini is one of the most favorable tourists hub in Nepal. It is located 200 Km. south west of Kathmandu, capital city of Nepal and is about 20 Km. south west of GBA, Bhairahawa.

Nepal Government (Council of Ministries) decided to acquire 140 Bigha land on Jan 13, 2016 and another (288 Bigha) on April 19, 2016 to expand and development of Gautam Buddha International Airport which is beyond the scope of ongoing ADB project for GBIA as per revised Master Plan 2016 of GAUC.

Series of Land Acquisition for Airport

- FY 2061/62 BS 60 Bigha (40.64 Ha) Land
- FY 2064/65 BS 15 Bigha (10.09 ha)
- FY 2066/67 BS 142 Bigha (81.27 ha) for upgrade GBA to GBRIA
- FY 2070/71 BS 2.8 Bigha (1.9 ha)
- FY 2072/73 BS Approx 500 Bigha (338.63 ha) for GBIA
- Total land of GBIA will be Aprox 800 Bigha (541.81 ha)

Process for additional Land acquisition

- Government (Cabinet Meeting) decision on 13/01/2016 (29/09/2072 BS) and 19, April 2016 (2073/ 01/07 BS)
- Land acquisition and Compensation fixation committee as per land acquisition act 1977 conduct first meeting on 25/10/2072 BS
- Compensation fixation committee formed sub-committee on 21/01/2073
- Land acquisition process has been started with preliminary boundary notice.

- Land acquisition notice was published Census survey/detail measurement survey (DMS) obstruction faced by technical team at site.
- Social and Public consultations
- Regular meeting on Compensation Fixation Committee (CFC) and Sub-committee.
- Compensation fixation rate published on Daily Newspaper May 19, 2017.
- Collected applications from affected households and accordingly applications registered.

Impacts

- More than 5000 Land plots totalling of land area 541.81 Ha (500 Bigha) acquired.
- Approximately 1800 Households affected.
- Approximately 9,000 Persons will be affected
- 615 Household physically displaced (lose their habitat) and 323 household fully displaced.
- Approximately 2000 fruits trees, 2300 tress and 115 bamboos trees estimated to be remove.
- 3 Rice mills, 2 factories, 95 shops confirmed to be dismantle.

Obstructions/Protest/Rally

- Protest program with rally on April & May 2016 at GBA Gate
- Several time obstruction to technical team from demarcation of boundary of land acquisition
- Protest program with rally at the Office of Chief District Officer on 27 November 2016
- Several obstructions observed during data collection, infrastructure measurement from November 2016 to March 2017
- Regular Consultation carried out related to land acquisition with district level officials.

Public consultations

- Public hearing program on community consultation
- Sub committee of Compensation Fixation committee (CFC) consulted at with project communities at field level on Dec 09 & 19, 2016
- District level political parties conducted meeting at the Office of Chief District Officer on Dec 27, 2016
- CAAN/ GBIA project employed full time social safeguard specialist

Challenges of Land Acquisition

- Vested interest of the political parties, persons, & dignitaries
- Local level Non Governmental Organisations (NGOs) spread unnecessary rumours about the additional Land Acquisition required for the project.
- Un-necessary demand of public (obviously, elevated expectation)
- Sentiments/attachments of project affected persons (PAP) to the land
- Vulnerable groups
- Co-ordination problems among Governmental inter-agencies
- Gaps in laws, loop hole in existing Laws
- Inadequate laws for social safeguards matters

Solutions/ Mitigations

Regular Public consultation



Close contact with affected peoples



Frequent visit to the communities



Solutions/ Mitigations

- Plan according to Stakeholder analysis
- Proper handling of grievances
 - Listening and recording of grievances.
 - Consultation.
 - Addressing of the affected peoples grievances.
- Reasonable compensation
 - Land, infrastructures compensation rates are more than government rates
- Timely Distribution of Compensation

Resettlement area development

७ विघा क्षेत्रफलमा फैलिएको बुद्धसागरको चारैतर्फ रहेको सुन्दर व्यापारिक स्टलहरु ।



पुनर्स्थापना क्षेत्रको दृश्य: (घाघरा Canal लाई तलाउको रूपमा विकास गरी दायाँ-बायाँ वगैँचा, पैदलमार्ग तथा करीब १०० वटा पर्यटकीय व्यापारिक स्टलहरु रहने छ।)



बुद्ध सरोवर (Lake the Gautam Buddha) र छेउमा मठ मन्दिर, मस्जिद तथा स्तुपहरू ।





Photographs



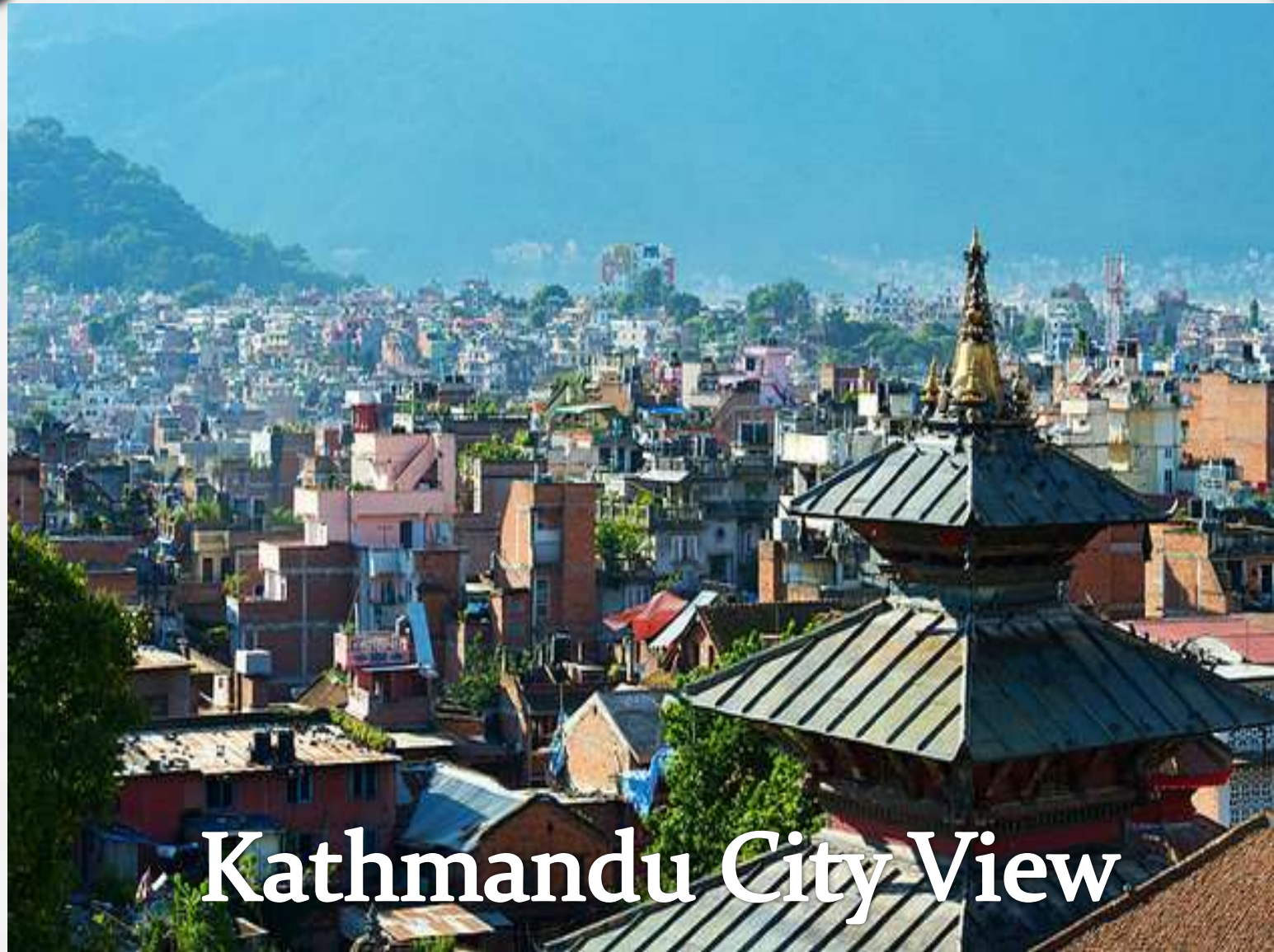




VIEW OF NEPAL

Map Of Nepal





Kathmandu City View



Bhaktapur Durbar Square



Boudhanath Stupa



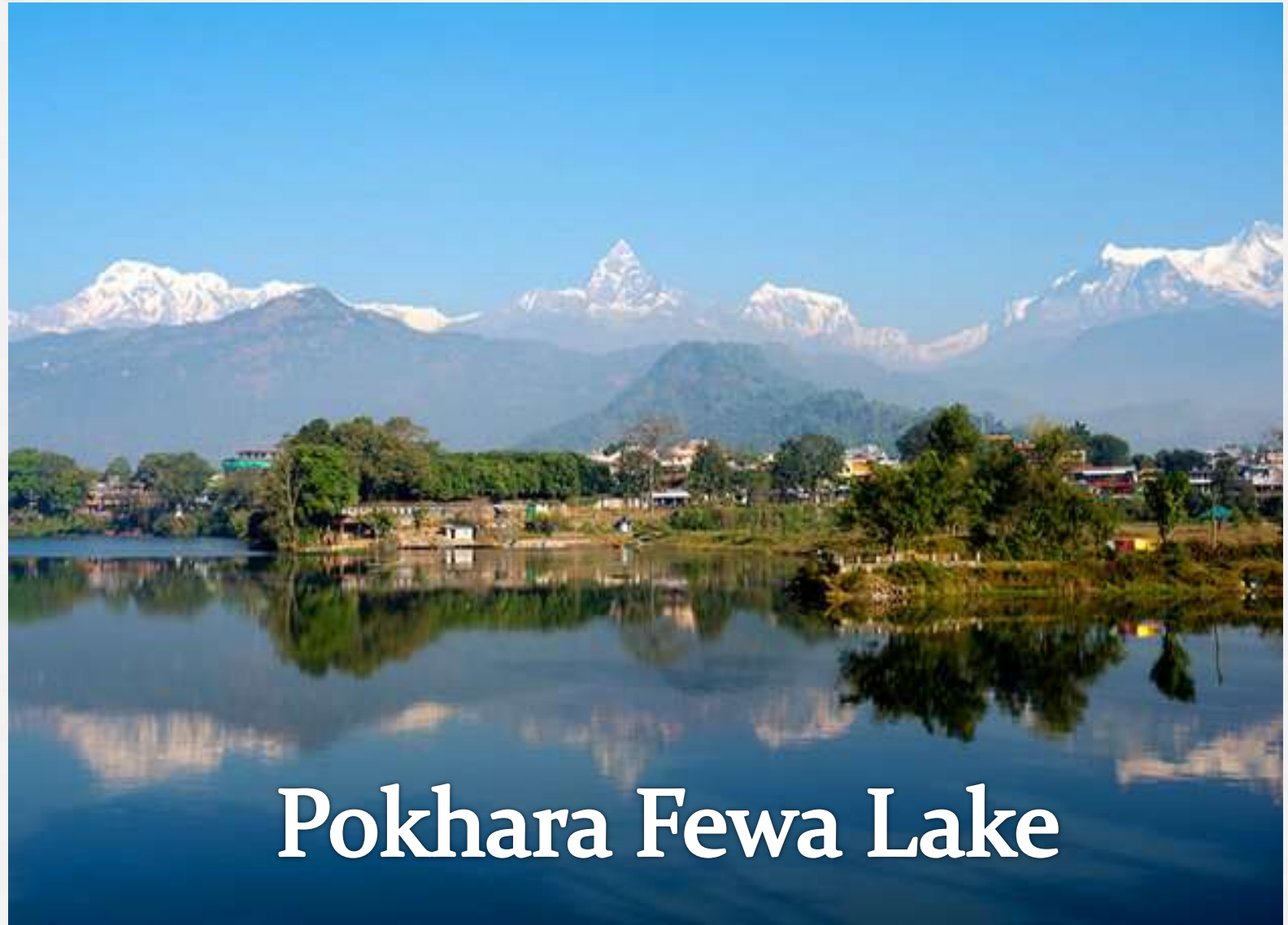
Mangal Bazar Patan



Traditional Village in Hilly Region



Himalayan Village Mustang



Pokhara Fewa Lake



Chitwan-National-Park-Rhino



Bardiya National Park



Helambu-Trek



Tea Farm



Langtang-Trek



Nepal Annapurna Region Hiking



Manaslu Mountain

Rara Lake (2500 m Elevation)





Lumbini Birthplace of Lord Buddha





Thank you!

