



Memo No: WDB/CEIP/S-14/622

Date: 30-12-2013

Request for Expressions of Interest (EOI) for Senior Revenue Specialist (SRS) under PMU

Bangladesh

Coastal Embankment Improvement Project, Phase-1(CEIP-1)

Disaster Risk and Climate Change Unit

Sustainable Development Department

Senior Revenue Specialist (SRS) under PMU

(Contract Package No. CEIP-1/D1/S14)

Credit No-5280- BD

Project ID No.:P128276

The Government of the People's Republic of Bangladesh has received for a credit (No. 5280-BD) from the International Development Association towards the cost of Coastal Embankment Improvement Project, Phase-1 (CEIP-1) and the Project is being implemented with the aim to increase the resilience of coastal population to natural disasters and climate change by rehabilitating and improving the polder system in the contiguous six coastal districts comprising Satkhira, Khulna, Bagerhat, Pirojpur, Barguna and Patuakhali Districts. The Project would be implemented by the Ministry of Water Resources (MOWR), through the Bangladesh Water Development Board (BWDB). BWDB will set up a Project Management Unit (PMU) to oversee the development and execution of the project. The PMU will be led by a Project Director and will be located in BWDB's headquarters in Dhaka. The PMU will be assisted by a Construction Supervision Consultants; an M&E Consultants and experienced NGOs to implement the social afforestation, social action plan and resettlement action plan. The total project cost is estimated to be about US\$ 400 million equivalent, including physical and price contingencies. As part of the PMU, the BWDB plans to hire a highly qualified Senior Revenue Specialist with sound knowledge and expertise of land acquisition and land management system relevant to right and title, title transfer, mutation, land rent payment, land lease by government agencies, khas land management, land laws, revenue laws, settlement records, valuation of land, and the process for and stakeholders involved in land acquisition for infrastructure projects. The main role of Senior Revenue Specialist is to assist the PMU in land acquisition process including preparation and implementation of Land Acquisition Plans for selected polders following Bangladesh Acquisition and Requisition of Immovable Property Ordinance, 1982 (Ordinance II of 1982 with subsequent amendments up to 1994).

2. Key Functions of the Senior Revenue Specialist (SRS):

Overall responsibility of the Senior Revenue Specialist will be to assist the PMU in land acquisition process as well as to assist the affected persons in arranging relevant documents and records in favor of their rights and title to the land for expediting land acquisition process. The specific responsibilities of the specialist will include but not necessarily be limited to the following:

Preparation of Land Acquisition Proposal (LAP)

- (1) Review the engineering design of project infrastructures and long sections and cross-section of embankments to understand the requirement of additional land along the existing embankments and water control structures.

- (2) Assist collection of mauza maps of land parcels, digitization of mauza maps and superimposing embankment alignments on the digitized mauza maps.
- (3) Coordinate land survey following the long sections of the embankment design and the mauza maps with demarcation of alignment and adjust the alignment on ground.
- (4) Coordinate and supervise finalization of land plans and preparation of land schedule/ plot index for each polder as an LA Case.
- (5) Coordinate and liaise with the Director, Land and Revenue of BWDB in obtaining Administrative Approval on the proposed land acquisition for each polder.
- (6) Develop and collect constituent documents and certificates as per requirement of the law and rules on land acquisition and prepare Land Acquisition Proposal with all required maps, drawings, schedules, documents and certificates for each polder.
- (7) Involve the Executive Engineers (XEN) at field level ensuring that land acquisition remains the minimum and no vulnerable and tribal peoples are affected in the process of preparing the LAP.
- (8) Coordinate and seek technical assistance from the Senior Social Specialist on social issues and community agreement on the land acquisition plans.

Submission of LAP and Following up LA Process

- (1) Closely follow up submission of the LAPs and the approval process by the Ministry of Water Resources, the District Land Allocation Committees (DLAC) and Central Land Allocation Committee (CLAC) /Ministry of Land.
- (2) Liaise with the LA officials in concerned Deputy Commissioners (DC) office and follow through the acquisition process for payment of compensation under law to eligible persons timely.
- (3) Follow up notifications under sections 3, 6 and 7, joint on site verification of physical assets and land use and valuation of land and assets under acquisition.
- (4) Assist affected landowners in procuring any missing legal documents required to claim compensation under law (CUL) with assistance from the AD, Land and Revenue at the zonal office of BWDB.
- (5) Seek assistance from the Senior Social Specialist in the above process through mobilization of the land owners to ensure that everybody turns up in the process of expediting land acquisition.

Taking Over Possession of Land

- (1) Monitor payment of compensation under law by the LA Office of concerned DC offices and assist the RAP Implementing NGO in obtaining payment records from the LA offices.
- (2) Coordinate handing over land by the DC offices and taking over possession of land by the Executive Engineers on behalf of BWDB.
- (3) Ensure that land title is transferred against Bangladesh Water Development Board.
- (4) Notify the land owners for dispossession of their lands acquired following the payment of compensation at replacement value at the time of dispossession.

Assist in Relocation Planning

- (1) Assist the Senior Social Specialist and the RAP Implementing NGO in finding out vacant public land and untitled new land in the vicinity of the physically displaced households and persons.
- (2) Review future plans of BWDB and other government agencies involving the available public lands in the vicinity and assess the suitability of the lands for relocation of the vulnerable project affected households.
- (3) Inform and assist the Physical Relocation Assistance Committee at the polder level in developing relocation strategy and plan for permanent group relocation of the vulnerable project affected households.
- (4) Involve the circle level AD, Land and Revenue in the above process and the Senior Social Specialist for social preparation to implement the relocation strategy and plan.

3. **Qualifications and Experiences:**

The Senior Revenue Specialist should have at least three year graduation in any discipline with about 10 years of work experience in land administration and acquisition of land for infrastructure projects. The specialist must have demonstrated technical expertise in land survey, mapping, digitization of mauza maps, and preparation of land plan and land schedule/plot index. The incumbent must have working experience with any of the infrastructure agencies in Bangladesh on land acquisition and dealing with DC offices and communities affected due to land acquisition in development projects. S/he must have excellent understanding of land administration structure including Tahshil office, AC land office, DC office and the Ministry of Land. Knowledge and skills in operating AutoCAD, MS Word, and MS Excel will be desired.

4. **Duration of the Assignment:** Duration of the consultancy services would be for **36 (Thirty Six months)**. However the performance for first year will determine the continuity of the contract for the remaining years. The Contract may be extended for subsequent 3 (three) years; based on project needs and subject to satisfactory performance of the assignment during the first three years.

5. **Selection Procedures:**

BWDB now seeks the application from eligible applicants to express their interest in providing services (complete CV with detail information about employment history with duties and responsibilities, current remuneration, academic details, major publication(if any), contact address including telephone number and e-mail). The consultants will be selected in accordance with World Bank Guidelines: Selection and Employment of Consultants by the World Bank Borrowers, [January 2011]. Applicants currently in government service in the client's country may apply only if they satisfy Paragraph 1.13 (d) of the Consultant Guidelines.

6. **Remuneration :** Negotiable

7. Expression of interest (hard copy) must be delivered to the address below by **January 23, 2014** in three sets (1 original + 2 copies) and clearly marked "**Expression of Interest**" for the "**Consultancy Services for Senior Revenue Specialist (SRS)**" under PMU, CEIP-I, (Contract Package No.CEIP-1/D1/S14).
8. Interested Consultants may obtain further information at the address of the undersigned during normal office hours.
9. The authority reserves the right to accept or reject any or all the EOIs, or annul the process at any stage without assigning any reason(s) whatsoever and without incurring any liability to the affected applicant(s)

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