



PT PLN (PERSERO)
UNIT INDUK PEMBANGUNAN JAWA BAGIAN TENGAH

**ADDENDUM ABBREVIATED LARAP
(LAND ACQUISITION AND RESETTLEMENT ACTION PLAN)
FOR TEMPORARY FACILITIES CAMPSITE CONTRACTOR PACKAGE 4
PLTA UPPER CISOKAN PUMPED STORAGE 1040 MW**



PLN

**PT PLN (PERSERO) UNIT INDUK PEMBANGUNAN
JAWA BAGIAN TENGAH
October 2024**



Table of Contents

Table of Contents	2
List of Tables	3
List of Pictures.....	4
A. Background	5
B. PAP Inventory Data, Affected Assets and Socio-Economics	5
C. Summary of Potential Social Impacts and Risks.....	6
D. Asset Valuation and Compensation Calculation	11
E. Public Consultation	12
F. Land Acquisition Methods	13
G. Entitlement Matrix.....	15
I. Implementation Schedule.....	19
J. Cost and Budget.....	20
K. Grievance Redress Mechanism.....	21
L. Reporting.....	21
M. Information Disclosure	22



List of Tables

Table C.1 List of Inventory, Affected Assets and Socio-economic PAPs	8
Table D.1 Method of Compensation Assessment.....	12
Table E.1 Public Consultation Activities	13
Tabel G.1 Entitlement Matrix.....	15
Table H.1 Land acquisition implementation team of PT PLN (Persero) UIP JBT	17
Table I.1 Land acquisition implementation schedule	19



List of Pictures

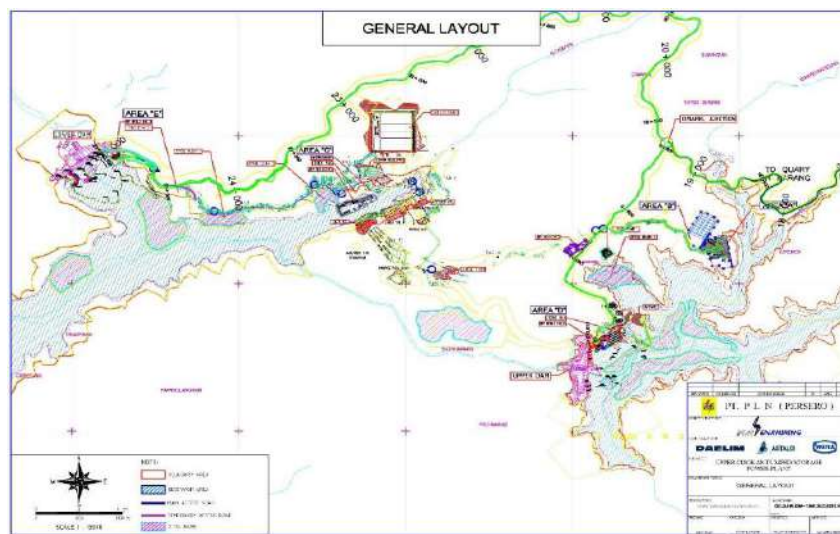
Picture B.1 General Layout PLTA UCPS 1040 MW	5
Picture B.2 Location of Temporary Facilities	6
Picture C.1 Residential buildings affected	10
Picture C.2 Stable building affected.....	11
Picture C.3 Plant Growth.....	11
Picture K.1 Process flow of GRM PLTA <i>Upper Cisokan Pumped Storage</i> 1040 MW	21

A. Background

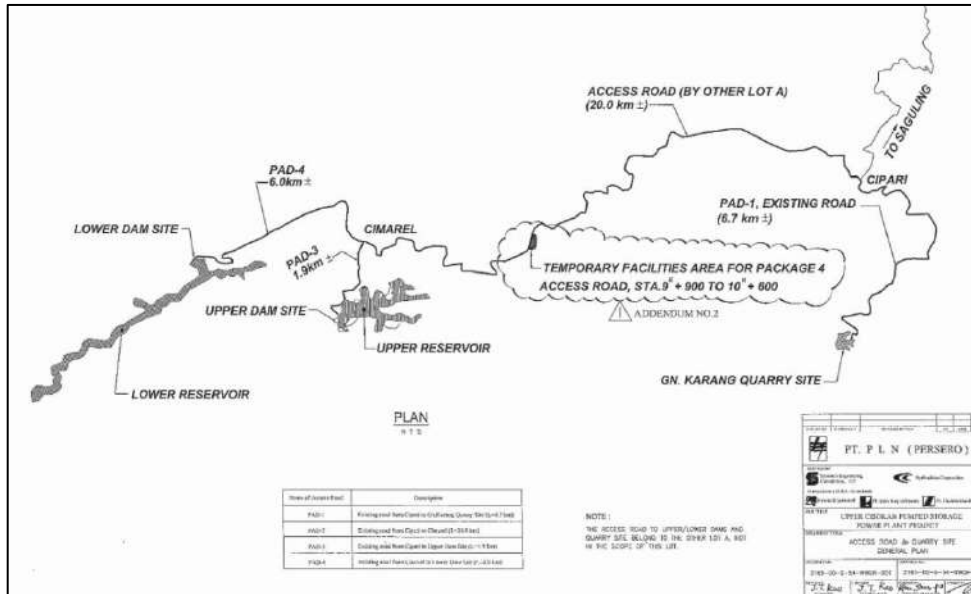
Providing land for the construction of temporary facilities for the Upper Cisokan Pumped Storage 1040 MW Hydroelectric Power Plant camping contractor is an obligation of PT PLN (Persero) as stated in the work contract document. In December 2023, Abbreviated LARAP (Land Acquisition and Resettlement Action Plan) for Temporary Facilities for the 1040 MW Upper Cisokan Pumped Storage Hydroelectric Power Camping Contractor, received approval from the World Bank. Land acquisition has been completed by UIP JBT, PLN. Along the way, according to the design of the campsite, there is a need for additional land of 1488 m². Based on this, PLN UIP JBT prepared this 2023 LARAP Campsite Addendum Document.

B. Project Affected Persons Inventory Data, Affected Assets and Socio-Economics

Additional land for the construction of campsite contractor package 4, the Upper Cisokan Pumped Storage 1040 MW hydroelectric power plant covering an area of ± **1,488 m² (One Thousand Four Hundred and Eighty Eight)** includes 4 plots of land belonging to local community located in Sukaresmi Village, Rongga District, West Bandung Regency. The following is Table C.1 data on Project Affected Persons (PAP), assets, and socio-economic PAP.



Picture B.1 General Layout PLTA UCPS 1040 MW



Picture B.2 Location of Temporary Facilities

C. Summary of Potential Social Impacts

Based on the results of the inventory and socio-economic survey, the land to be acquired covering an area of ± 1,488 m² is owned by 4 households (PAHs).

All PAHs will lose all their assets, including land, residential buildings, and plants. Socio-economic survey confirmed that all heads of affected households have multiple income streams including farming, trading, and tailor. They also have land assets (rice fields and gardens) outside the affected locations. The PAHs are considering to move to their other lands that are located in the same village.

The PAHs plan to use the compensation funds to build a better house compared to their current residence and aim to purchase land, specifically rice fields, to enhance their income potential.

Reflecting on the value of compensation in other places affected by the Upper Cisokan Pumped-Storage Project, residents feel the benefits of the value of compensation paid by PLN being greater than the local market price, so they can get new, larger land



in other places. As an illustration of the amount of compensation for land acquisition in the campsite area in December 2023 with a land value of \pm Rp. 400,000,- – Rp. 650,000/m², while the market price of land according to the local HamI Head is around Rp. 200,000/ m².

Table C.1 List of Inventory, Affected Assets and Socio-economic PAPs

No	Name of land owner	Address	Number of family members	land area (m ²)	Affected Land (m ²)	Percentage Affected	Locations affected	Building	Type	Building size (m ²)	Affected building	Plant		Other sources of income	Assets in other locations (m ²)		Asset location	Nominal Income / Year				Total income
												Type	Amount		Ricefield	Garden		Farming	Gardening	Tailor	Trade	
1	Acep	Kp Saninten, Sukaesmi village	2	488	488	100 %	Sukaresmi Village, Rongga District, West Bandung Regency	Residential home	Semi Permanent	49	All house and pens are affected by the project	Banana	5	A	2000	1000	Kp Saninten, Sukaesmi Village	Rp. 18.000.000	Rp. 3.600.000	-	-	Rp. 21.600.000
												Corn	20									
												cassava	10									
												Papaya	5									
2	Apen	Kp Saninten, Sukaesmi village	3	400	400	100 %	Sukaresmi Village, Rongga District, West Bandung Regency	Residential home	Semi Permanent	57	All house and pens are affected by the project	Papaya	3	A	4000	400	Kp Saninten, Sukaesmi Village	Rp. 36.000.000	Rp. 2.000.000	-	-	Rp. 38.000.000
												Banana	10									
												Corn	30									
												Cayenne pepper	10									
							Goat pen	Semi Permanent	16		Rambutan	1										



No	Name of land owner	Address	Number of family members	land area (m ²)	Affected Land (m ²)	Percentage Affected	Locations affected	Building	Type	Building size (m ²)	Affected building	Plant		Other sources of income	Assets in other locations (m ²)		Asset location	Nominal Income / Year				Total income						
												Type	Amount		Ricefield	Garden		Farming	Gardening	Tailor	Trade							
3	Rohmat	Kp Saninten, Sukaesmi village	3	200	200	100 %	Sukaesmi Village, Rongga District, West Bandung Regency	Residential home	Semi Permanent	63	All house and pens are affected by the project	Eggplant	10	A	2500	-	Kp Saninten, Sukaesmi Village	Rp. 22.500.000	-	Rp. 6.000.000	-	Rp. 28.500.000						
								Goat pen	Semi Permanent	14		Banana	4										Corn	20	Cayenne pepper	10		
4	Abdul rohman	Kp Saninten, Sukaesmi village	3	400	400	100 %	Sukaesmi Village, Rongga District, West Bandung Regency	Residential home	Semi Permanent	52	All house and pens are affected by the project	Mango	10	A	1600	-	Cijambu village	Rp. 14.400.000	-	-	Rp. 18.000.000	Rp. 32.400.000						
								Chicken coop	Semi Permanent	2		Rambutan	4										Banana	20	Strawberry	10	Guava	

a. Land Tenure and Ownership Status

All PAHs do not have a *Sertifikat Hak Milik*/land certificate ownership but possess SPPT/*Proof of Payment of Land and Building/Property Tax*. A *Proof of Payment of Land and Building/Property Tax* is an official document issued by the local government in Indonesia to inform property owners of their tax obligations on land and buildings. This proof outlines the amount of tax owed, which is calculated based on the assessed value of the property. The *Proof of Payment of Land and Building/Property Tax* is essential for ensuring compliance with local property tax laws and must be paid annually by property owners to avoid penalties.

The affected lands are dry land utilized for residential, gardens, and livestock pens. All land owned by the four households will be acquired hence the PAHs will have to move from that location (Table C.1).

b. Building

The affected buildings are typical of Sundanese architecture made of bamboo and livestock pens made of bamboo and wood (Picture C.2).

c. Plant

Several plants/ trees will be affected include bananas, fruit trees (mango, rambutan, guava), corn, cassava, chilies (Picture C.3)



Picture C.1 Residential buildings affected



Picture C.2 Stable building affected



Picture C.3 Plant Growth

D. Asset Valuation and Compensation Calculation

Based on Presidential Regulation Number 19 of 2021, the assessment of compensation must be carried out by an appraisal service/public appraiser/official appointed by the Minister as an independent and licensed appraiser. The results of the assessment will be used as a basis for value deliberations and forms of compensation with the PAHs. The assessment is carried out on land plots, namely all objects on the land, buildings, plants, and things related to the land and/or other losses that can be assessed (for example non-physical losses equivalent to the value of money, loss of work or source of income, relocation/moving costs, transition costs, and residual property value).

Asset appraisal by a licensed appraiser will be carried out based on the MAPPI Standard, SPI 204. In principle, details of the appraisal method carried out by the appraiser are presented in table D.1.

Table D.1 Method of Compensation Assessment

No	Object	Assessment Basis
1	Land	Market price and/or loss of incomes
2	Building	Reconstruction cost without depreciation or cost for making a new building
3	Crops/plants and perennials	Market prices that based on applicable standards, total input costs, and labor for replanting or the value of one production cycle, whichever is higher
4	Transaction Cost	Relocating costs, taxation, notary fees, labor
5	Waiting period for compensation payment time	Bank deposit/lending interest
6	Remaining unusable land	Market price
7	Other damages	Recovery cost as much as the replacement value

E. Public Consultation

The deliberation process will be carried out directly by PLN and accompanied by the local village government with all affected land, building and plant owners.

In the deliberation process, options for the form of compensation and amount of compensation are presented in accordance with the assessment results from the Public Appraisal Services Office. Before the deliberation is held, as a form of openness, the results of the inventory and measurements by BPN are announced at the Village Government Office. The consultation process is also to hear the aspirations of local community for the desired options. Some of the consultation activities that have been carried out and confirmed that all PAHs prefer cash compensation as they could easily spend the compensation funds to buy new rice fields and build new houses or

renovate their existing houses elsewhere. The four PAHs will build new houses on land they own elsewhere or renovate their other houses to better conditions than now.

Table E.1 Public Consultation Activities

No.	Activity	Date
1.	Initial socialization of land procurement for temporary facilities for campsite package 4, Upper Cisokan Pumped Storage 1040 MW Hydroelectric Power Plant	December 2023
2.	Announcement of Land Inventory and Measurement Results	February 2024
3.	Socialization of deliberations on forms of compensation for land acquisition for temporary facilities for campsite package 4, Upper Cisokan Pumped Storage 1040 MW Hydroelectric Power Plant	March 2024

F. Land Acquisition Methods

The land acquisition method is carried out by referring to the land acquisition regulations in force in Indonesia. The legal basis for implementing land acquisition in Indonesia is as follows:

- a. Law of the Republic of Indonesia Number 2 of 2012 concerning Land Acquisition for Development in the Public Interest ;
- b. Law of the Republic of Indonesia Number 6 of 2023 concerning Job Creation, Chapter VIII concerning Land Acquisition for Development in the Public Interest;
- c. Republic of Indonesia Government Regulation Number 19 of 2021 concerning Implementation of Land Acquisition for Development in the Public Interest;
- d. Presidential Regulation Number 3 of 2016 concerning the Acceleration of Implementation of National Strategic Projects as amended the last 3 (three) times by Presidential Regulation Number 109 of 2020.



- e. Presidential Regulation Number 4 of 2016 concerning the Acceleration of Electricity Infrastructure Development as amended 1 (one) time by Presidential Regulation Number 14 of 2017.
- f. Presidential Regulation Number 18 of 2020 concerning National Medium Term Development Plan 2020-2024.
- g. Regulation of the Coordinating Minister for Economic Affairs of the Republic of Indonesia Number 7 of 2021 concerning Changes to the List of National Strategic Projects as amended 1 (one) time by Regulation of the Coordinating Minister for Economic Affairs of the Republic of Indonesia Number 9 of 2022.
- h. Regulation of the Minister of ATR/Head of BPN of the Republic of Indonesia Number 19 of 2021 concerning Provisions for Implementing Government Regulation Number 19 of 2021 concerning Implementation of Land Acquisition for Development in the Public Interest

For the land procurement process for campsite package 4 which is less than 5 Ha, it will be carried out using the direct land procurement method by the PLN Land Acquisition Team.



G. Entitlement Matrix

Tabel G.1 Entitlement Matrix

Assets	PAP Category *	Type of Compensation	Entitlement Description
1. Land	1. Land owner with a certificate	Cash payment and Non-Cash assistance	<p>1. Cash payment at replacement cost, following assessment by the licensed appraiser under SPI 204</p> <ul style="list-style-type: none"> a. Administrative costs and taxes assistance b. Transition and moving fee assistance <p>2. Non-Cash assistance</p> <ul style="list-style-type: none"> a. Capacity building in the form of one-time skills improvement assistance to project-affected families and/or b. One-time assistance to raise capital in the form of Cooperative (koperasi).
	2. Land owner without a certificate	Cash payment and Non-Cash assistance	<p>1. Cash payment at replacement cost, following the results of the assessment by the licensed appraiser under SPI 204</p> <ul style="list-style-type: none"> a. Administrative costs and taxes assistance , b. Transition and moving fee assistance <p>2. Non-Cash assistance</p> <ul style="list-style-type: none"> a. Capacity building in the form of one-time skills improvement assistance to project-affected families and/or b. One-time assistance to raise capital in the form of a Cooperative (koperasi) .



<p>2. <i>Building/ House</i></p>	<p>1. <i>Building owner</i></p>	<p><i>Cash payment and Non-Cash assistance</i></p>	<p>1. <i>Cash payment at replacement cost, following the assessment by the licensed appraiser under SPI 204, for reconstruction cost without depreciation or cost for making a new building</i></p> <ul style="list-style-type: none"> <i>a. Transition and moving fee assistance</i> <i>b. Administrative costs and taxes assistance</i> <i>c. Relocation fee assistance</i> <i>a.</i>
	<p>2. <i>Small shop/ workshop owner</i></p>	<p><i>Cash payment and Non-Cash assistance</i></p>	<p>1. <i>Cash payment will be given to building owners who have small shops/workshops separated from their houses, following the results of the assessment by the licensed appraiser under SPI 204</i></p> <ul style="list-style-type: none"> <i>a. Transition and moving fee assistance</i> <i>b. Administrative costs and taxes assistance</i> <i>c. Relocation fee assistance</i> <p>2. <i>Non-Cash assistance</i></p> <ul style="list-style-type: none"> <i>a. Capacity building in the form of one-time skills improvement assistance to project-affected families and/or</i> <i>b. One-time assistance to raise capital in the form of a Micro Business Package to families who have to move and can choose one of the packages available</i>
<p>3. <i>Crops/ plants and/or annual and perennials</i></p>	<p>1. <i>Crops/ plants and/or annual perennials owner</i></p>	<p><i>Cash payment for crops/ plants</i></p>	<p><i>Cash payment</i></p> <ul style="list-style-type: none"> <i>a. Following the results of the assessment by the licensed appraiser (refer to SPI 204, MAPPI)</i> <i>b. Compensation for crops and plants will consider annual and perennials for the number of crops to be compensated for.</i>

H. Organizational Responsibility

UIP JBT, PLN has formed a land acquisition team for PT PLN (Persero) Unit Induk Pembangunan Jawa Bagian Tengah in accordance with the General Manager's Decree number 0055.K/GM/2022 dated 12 October regarding the Formation of an Accompanying and Executing Team for Land Acquisition and Providing Compensation for Land, Buildings and Plants located under the free space of PT PLN (Persero) Unit Induk Pembangunan Jawa Bagian Tengah.

Table H.1 Land acquisition implementation team of PT PLN (Persero) UIP JBT

No.	Unit	Description
1.	PLN Unit Induk Pembangunan Jawa Bagian Tengah (UIP JBT). 1. Chairman of Land Acquisition: SRM of Permits, Land Matters & Communication 2. Vice Chairman I: Manager of Land Matters and Asset 3. Vice Chairman II: Manager of Permits and Communication 4. Secretary I: Assistant Manager of Land Matters and ROW 5. Secretary II: Assistant Manager of Permits 6. Planning Team Members: General Planning Manager 7. Financial Team Members: Financial and Budget Manager 8. Core Team Members: a. Seto Andi Setiawan b. Rahayu Widyastuti c. Muhamad Juanda d. Rila Sari e. Amalina f. Deni Heryanto	Decree of the General Manager of PT PLN (Persero) UIP JBT Number 043.K/GM/2024 regarding the Formation of an Accompanying and Executing Team for Land Acquisition and Providing Compensation for Land, Buildings and Plants Under the Free Space

	<ul style="list-style-type: none"> g. Della Hafita Vidyana h. Dewi Utami Ningsih i. Laeina Destia j. Ahmad Fadly k. Velina Prismayanti Susanto l. Andrian Juliano m. Lia Yuliani n. Ari Saputra o. Achmad Wildan p. Ira Kusumawati q. Primanda Fauzi Pamungkas r. Doby Riynaldi Gusti 	
2.	<p>PLN Unit Pelaksana Proyek Jawa Bagian Tengah 1</p> <ul style="list-style-type: none"> 1. Coordinator: Manager of UPP JBT 1 2. Vice Coordinator: Assistant Manager of Permits and General 3. Members: <ul style="list-style-type: none"> a. Team Leader Permits and Land Matters b. Azifah Sabila Fatharani c. Bimo Ari Baskoro d. Didik Rahmadi e. Ielman Wahid Nawazir f. Rio Nendra Purwa Prakoso g. Renal Yudistian h. Hasrianti i. Habib Malik 	<p>Decree of the General Manager of PT PLN (Persero) UIP JBT Number 043.K/GM/2024 regarding the Formation of an Accompanying and Executing Team for Land Acquisition and Providing Compensation for Land, Buildings and Plants Under the Free Space</p>

I. Implementation Schedule

Table I.1 Land acquisition implementation schedule

NO.	ACTIVITY	SCHEDULE
A.	PLANNING STAGE	
1.	Memorandum on Land Acquisition	July 2022
2.	Preparation of Technical Data for Campsite Contractor Land	July 2022
B.	PREPARATION STAGE	
1.	Announcement of Land Acquisition Plan	December 2022
2.	Initial Data Collection of Planned Development Location	September 2022
C.	IMPLEMENTATION STAGE	
1.	Socialization of Land Acquisition	December 2023
2.	Inventory of PAPs, assets, and socio-economic aspects	December – January 2024
3.	Creation of Physical Map and Nominal List	February 2024
4.	Publication of Inventory List, Identification, and Nominal List	March 2024
5.	Objections from Eligible Parties Verified by Task Force	March 2024
6.	Appointment of Public Appraiser	May 2024
7.	Appraisal Results	June 2024
8.	Deliberation with the Community	June 2024
9.	Submission of LARAP Campsite Addendum Draft to the World Bank	October 2024
10.	Approval of LARAP Campsite Addendum by the World Bank	October 2024
11.	Payment and Release of Rights	M2 Nov - Dec 2024
D.	HANDOVER STAGE	
1.	Handover of land acquisition documents from the Land Acquisition Team to the General Manager of UIP JBT	December 2024



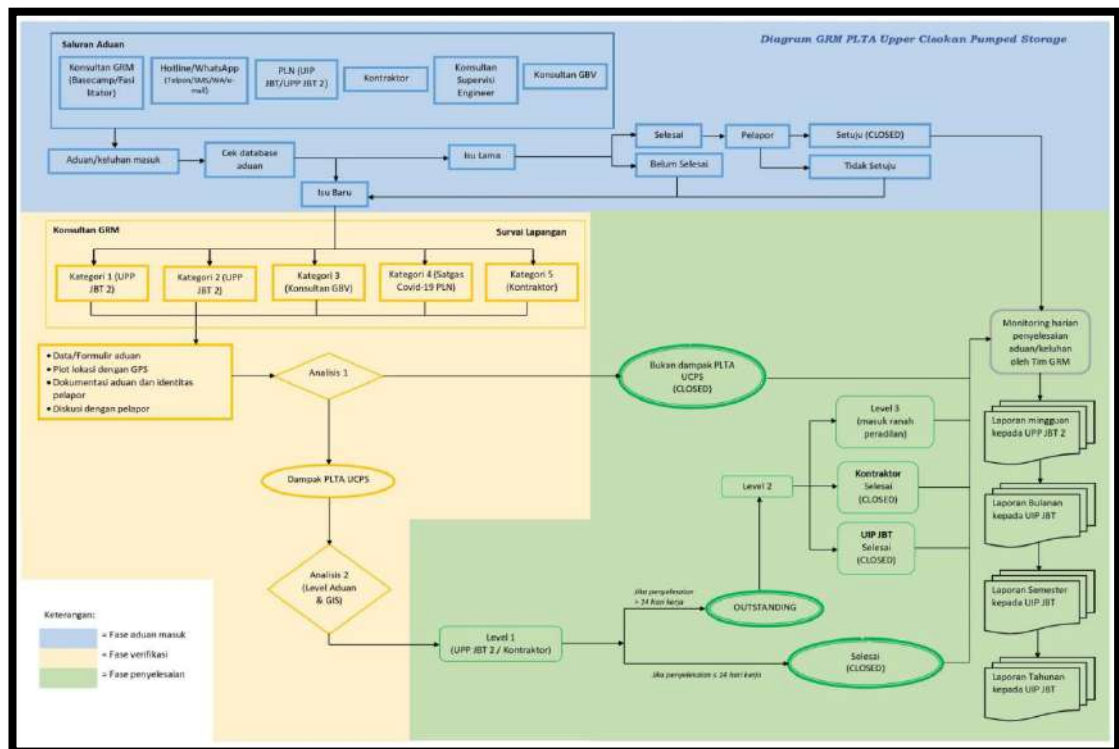
J. Cost and Budget

The budget plan for land acquisition of temporary facilities for the campsite contractor of Package 4 in the *Upper Cisokan Pumped Storage 1040 MW* project will use the 2024 APLN budget, with the following fund allocation details:

Planning Stage	: Rp. 10.000.000,-
Preparation Stage	: Rp. 15.000.000,-
Implementation Stage	: Rp. 1.975.000.000,-
Handover Stage	: Rp. 0,-
Total Budget	: Rp. 2.000.000.000,- (Two Billion Rupiah)

K. Grievance Redress Mechanism

In the Upper Cisokan Pumped Storage 1040 MW construction project, a grievance mechanism for affected communities has already been established through the Grievance Redress Mechanism (GRM). The complaint process flow has been clearly outlined and communicated to the community by the project team.



Picture K.1 Process flow of GRM PLTA Upper Cisokan Pumped Storage 1040 MW

L. Reporting

The report on the implementation of land acquisition for temporary facilities for the campsite contractor of the Upper Cisokan Pumped Storage 1040 MW will be included in the Project's bi-annual report and the monthly land aspect discussions with the World Bank.



M. Information Disclosure

As an effort for information transparency and public accessibility, the Addendum and LARAP for Campsite Package 4 will be uploaded through the official PLN website <https://web.pln.co.id/stakeholder/plta-upper-cisokan-pumped-storage>.