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# **Transmission Line Reconstruction Project**

## **Hrazdan to Shinuhair Corridor**

### **Abbreviated Resettlement Action Plan**

**Revision: RO**

**Contract:**

**Procurement of Plant, Design, Supply and Installation of Noraduz – Lichk –  
Vardenis –Vyak – Vorotan 1 – 220kV Transmission Lines. Contract No.:  
HV\_W\_1/2011 dated 21.11.2012**

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## ABBREVIATIONS

AH	Affected households
AHH	Affected household head
CC	Contractor
DMS	Detailed Measurement Survey
DP	Displaced persons
EPPSP	Expropriation of Property for Public and State Purposes
ESIA	Environmental Social Impact Assessment
ESRP	Electricity Supply Reliability Project
GoA	Government of Armenia
GRM	Grievance Redress Mechanisms
HH	Household head
HVEN	High Voltage Electric Networks
ISC	Implementation Support Consultant
KPTL	Kalpataru Power Transmission Limited
LA	Local Authorities
LSGBs	Local Self Governance Bodies
MLSI	Ministry of labor and Social Issues
NGO	Nongovernmental organizations
OP	Operational manual
PAP	Project affected persons
PC	Public Consultation
PCDP	Public Consultation and Disclosure Plan
Project	Project Hrazdan to Shinuhayr Corridor
RA	Republic of Armenia
RAP	Resettlement Action Plan
ROW	Right of Way
RPF	Resettlement Policy Framework
SCREC	State Committee of Real Estate Cadaster
SNCO	State Non-commercial Organization
SS	Substation
TOR	Terms of Reference
VM	Village Mayor
WB	World Bank

## GLOSSARY

Resettlement, in Bank terminology, covers all direct economic and social losses resulting from land taking and restriction of access, together with the consequent compensatory and remedial measures. Resettlement is not restricted to its usual meaning—physical relocation.

Resettlement can, depending on the case, include (a) temporary or permanent acquisition of land and physical structures on the land, including businesses; (b) physical relocation; and (c) economic rehabilitation of displaced persons (DPs), to improve (or at least restore) incomes and living standards.

Project affected persons (PAPs) means persons who suffer from a direct economic or social adverse impact of the project, through

- loss or damage of assets
- land expropriation
- involuntary displacement
- adverse effect on right, title, interest in any house, land (including premises, agricultural and grazing land) or any other fixed or movable asset acquired or possessed (temporarily or permanently);
- adverse effect on access to productive assets (temporarily or permanently); or
- adverse effect on business, occupation, work or place of residence or habitat.

Resettlement Policy Framework (RPF) is a resettlement document to be prepared if the extent and location of resettlement cannot be known at appraisal because the project has multiple components or if the final design (as in this case) is determined at a later stage (final design during construction process). The policy framework establishes resettlement objectives and principles, organizational arrangements, and funding mechanisms for any resettlement operation that may be necessary during project implementation. The framework also estimates the probable number of affected persons and resettlements, and especially for financial intermediary projects, assesses the institutional capability to design, implement, and oversee resettlement operations. When during project implementation the extent of resettlement in any subproject becomes known, a RAP (or an abbreviated RAP, depending on the scale and severity of impacts) is prepared before the investment is approved for funding (OP 4.12, paras. 29–30).

Resettlement Action Plan (RAP) is a resettlement document to be prepared when the exact location of the project i.e. final detailed line routing and exact tower locations are identified. If the final line impacts settlements below the safety distance specified in the law, land acquisition leads to physical displacement of persons, and/or loss of shelter, and /or loss of livelihoods and/or loss, denial or restriction of access to economic resources. RAPs are prepared by the party impacting on the people and their livelihoods. RAPs contain specific and legally binding requirements to be abided by to resettle and compensate the affected party before implementation of the project activities causing adverse impacts. RAPs contain a census of PAPs, including cadastral information and a detailed inventory of losses.

Compensation means the payment in kind, cash or other assets given in exchange for the taking of land, or loss of other assets, including fixed assets thereon, in part or whole.

Land acquisition means the taking of or alienation of land, buildings or other assets thereon for purposes of the Project.

Replacement cost for agricultural land means the pre-project or pre-displacement, whichever is higher, value of land of equal productive potential or use located in the vicinity of the affected land, plus the costs of:

preparing the land to levels similar to those of the affected land;  
any registration, transfer taxes and other associated fees.

Replacement cost for houses and other structures means the prevailing cost of replacing affected structures of the quality similar to or better than that the affected structures, in an area. Such costs shall include:

- a) building materials
- b) transporting building materials to the construction site;
- c) any labor and contractors' fees; and
- d) any registration costs.

Cut-off date is the date of commencement of the census of PAPs within the project area boundaries. It is the date from which onwards, any occupation or purchase of land that is used for the project, will not be eligible for compensation.

Vulnerable Groups refers to people who cannot cope with crisis or shock situations to maintain their livelihood. In practice, these are often:

- widows, the disabled, marginalized groups, low income households and informal sector operators;
- incapacitated households – those no one fit to work and;
- child-headed households and street children.

This group is among other things, characterized by low nutrition levels, low or no education, lack of employment or revenues, old age, ethnic minority and/or gender bias.

# 1. INTRODUCTION

## 1.1 Project Background

1. The Transmission Line Reconstruction Project Hrazdan to Shinuhayr Corridor (the Project) financed by World Bank (WB) is being implemented by High Voltage Electric Networks (HVEN) under the sub loan from Government of Armenia (GoA). The project aims at a complete replacement of the around 230 km long high-voltage transmission line from Hrazdan substation (in the north-east of Armenia) to Shinuhair substation (in the south of the country) to enhance the reliability and capacity of the transmission network and to close the power supply gap in Armenia.

## 1.2 Project Location

2. Republic of Armenia is mountainous country with an area of 29,743 km<sup>2</sup>. On the north, it is bordered by Georgia, to the east by Azerbaijan, in the south by Iran and to the west by Turkey. The project area is located in the South area of Armenia and covers Kotayk, Gegharkunik, Vayots Dzor and Syunik Marzes.

3. The power transmission rehabilitation component comprises the five separate sections Noraduz (45 km), Lichk (25 km), Vardenis (45 km), Vayk (70 km) and Vorotan 1 (40 km) from the central regions (Kotayk Marz), via the city of Vayk, to Southern Armenia (Syunik Marz, City of Goris). Total length of the line is 232,5 km. Substations and power plants are located in Hrazdan (Hrazdan Thermal Power Plant), Gavar, Lichk, Yeghegnadzor, Shaghat village (Spandaryan Hydro Power Plant) and Shinuhair.

Figure 1 Project Location





## 1.3 Project Description

4. The Project includes the erection of new towers/pylons including foundations, replacement of existing conductors, insulators and other key pieces of infrastructure and equipment. The existing line has been commissioned in 1956 and is at the edge of its life span and technically not up to date anymore. In the course of this replacement the diameter of the conductors being 300 mm<sup>2</sup> today will be augmented to 400 mm<sup>2</sup> in order to increase capacity and reliability of power transport.
5. The new transmission line will run mostly parallel to the old one (50 m distance). It will mainly follow the existing Right of Way (ROW). However, the present line traverses a relatively high number of villages and towns, where it is not possible to shift the ROW 50 m to the side without affecting settlements. For this reason bypass sections have been chosen to avoid settlements and involuntary relocation. Deviations from the existing ROW were designed to bypass not only settlements, but also cultural sites, difficult terrain etc.

## 1.4 Resettlement Action Plan Preparation Rationale

6. As the transmission line will not be replaced in the same ROW of the existing transmission line, land acquisition is required for all sections of the project that have a permanent impact on land and land use (subject to height limitations). Land acquisition is required for construction of tower foundations. Relocation of houses could have been required if houses were located in the ROW of the new line and minimum safety distances were not met. However, the detailed design succeeded to find the solutions that allowed to avoid any impact on settlements.
7. The project does not require substantial land acquisition and resettlement and will not involve physical relocation or taking more than 10% of any holding of 200 people. Therefore an abbreviated RAPs was prepared as per WB OP 4.12, Annex A, para 2.
8. To facilitate the process of Resettlement Action Plan (RAP) preparation and implementation for the entire Project, the project was divided into the following five parts for which separate RAPs will be prepared.
  1. Hrazdan TPP-Kamo (Noraduz)- Single Circuit 41.1 km + Double Circuit 3.5 km 6 km
  2. Kamo - Lichk (Lichk)- Single Circuit 29.8 km
  3. Lichk - Eghegnadzor (Vardenis)- Single Circuit 48.4 km
  4. Eghegnadzor - Spandaryan HHP (Vayk)- Single Circuit 64 km + Double Circuit 4.6 km
  5. Spandaryan HPP - Shinuhayr (Vorotan1)- Single Circuit 36.4 km
9. This RAP addresses resettlement issues of Line Section #5: Spandaryan HPP- Shinuhayr section (36.4 km). It is based on the detailed design prepared from March to May, 2014.

**Figure 2 Location of the Section 5**



## 1.5 Objective and Scope of the Abbreviated Resettlement Action Plan

10. The main objective of the RAP is to identify project affected persons (PAPs) and assist them to restore their livelihoods and quality of life, at least to the level they had before the Project.

11. As soon as the detailed design was prepared based on a cadastral survey, in which the affected properties along the initial RoW were identified, the Government issued Preliminary Surveys Decree N 599-N of June 12, 2014 by which a survey team was allowed to conduct assets inventory surveys and prepare a final list of properties for Eminent Domain Decree, which will recognize the project as a Project of exclusive public interest.

12. As soon as the preliminary survey decree was approved the following steps were taken for the completion of this RAP:

1. Completion of a census of PAPs, affected households (AHs) and inventory of losses;
2. Completion of detailed measurements, description and valuation of the affected lands, crops;
3. Completion of the consultations with PAPs;
4. Preparation of a detailed compensation budget for all types of losses.

13. This RAP provides particulars necessary for compensation, resettlement and rehabilitation by identifying:

1. The profile of the PAPs;

2. The extent of losses and impacts of the Subproject;
3. Information disclosure, consultation and participation;
4. The policy and framework for compensation payments and rehabilitation;
5. Complaints and grievance redress mechanism;
6. Resettlement budget and financing plan including valuation of, and compensation for, lost assets and rehabilitation;
7. The institutional framework and implementation schedule of resettlement plan; and
8. Monitoring of RAP implementation.

## **1.6 Project Cut-Off Date**

14. The cut-off date for the project is set as June 6, 2014, when the census and assets inventory surveys started. All people, organizations moving into the project area and/or people conducting construction works, planting trees, etc. after the cut-off date are non-eligible PAPs and thus will not receive any compensation. The cut-off date was communicated to PAPs 2 weeks before the assets inventory survey started. The announcement was posted in the Local Self Governance Bodies (LSGBs) office. A copy with details on the definition of the Cut-off date was also disclosed to PAPs during formal public consultation (PC) meeting.

## **1.7 Document Disclosure**

15. This RAP will be disclosed on the HVEN website in both Armenian and English as soon as it is approved by the World Bank. The RAP will be prepared in a participatory manner, particularly, it will be disclosed and presented during Public Consultations in the affected communities and revised in accordance to the PAPs and stakeholders comments. The RAP will be available in all affected communities at local self-government offices.

## 2. IMPACT ASSESSMENT

### 2.1 Background

16. One of the key principles adopted for the preparation of this RAP is that all compensation payments and livelihood restoration assistance must be based on a detailed understanding of the impacts of the Project on affected people. For this RAP a set of surveys were implemented from 16.06.2014 to 27.07.2014. In order to accurately assess the extent of the Project's resettlement impacts the following surveys were undertaken:

1. **Detailed Measurement Survey (DMS)** – to measure the affected area of the lands, as well as the number and types of the affected assets.
2. **Inventory of Losses**- to identify and evaluate the characteristics of the lands and assets to be acquired.
3. **Valuation of Replacement Cost of the Affected Assets** - to identify the amount of compensation of lost assets, income and other livelihood sources and allowances for development of the RAP budget.
4. **Census Survey** - to identify the exact number of AHs and their members, including some elementary social characteristics such as gender, ethnicity, education, sources of livelihood.

### 2.2 Survey Methodology

17. KALPATARU engaged a licensed mapping and measurement company and licensed valuation company, as subcontractors, to measure and evaluate every asset to be acquired. The scope of the DMS and assets inventory included the identification, classification, measurement, and valuation of the following assets, or attributes: land (agricultural, residential, industrial and commercial plots), including improvements on those plots; buildings/structures (residential and business structures, including classification by building category and construction type); legal status of the PAP land occupancy; area and type of crops; number and type of trees; affected business (impact type and legal status); employment losses; number, type and area of affected community/ public assets.

18. The measurements were taken in accordance with the requirements of the Annex 1 of Decree No 283-N (directive on real estate measurement (registration) of October 20, 2011 issued by the Chairman of the State Committee of Real Estate Cadaster (SCREC) adjunct to the GoA. The APs were informed of the survey date and time by telephone, a day prior to the field visit. This procedure ensured the assets inventory process was monitored by the PAPs.

19. As a result of the assets inventory survey, affected assets description protocols were prepared, that were signed by the PAPs<sup>1</sup>, including registered owners, renters or non registered users. Protocol signing procedure is envisaged by law of Republic of Armenia (RA) to ensure that all registered impacts are checked and confirmed by the PAPs.

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<sup>1</sup> From 43 protocols for privately owned properties that belong to 119 owners from 88 affected households, 39 were signed by PAPs. 4 protocols were not signed due to PAPs absence. One PAP is on vacation and will be reached later, the others are out of the country at the moment. All protocols were officially sent to PAPs, so they can be familiarised with the content upon arrival. All protocols for community owned properties were signed by Local Self Governing Bodies representatives.

20. Census survey of the affected households was conducted by skilled interviewers. All affected persons, including owners, renters and users of affected lands were surveyed through questionnaires and by telephone. (For questionnaire, refer to Appendix 1). Each questionnaire took 15-20 minutes to complete. The collected data was processed using the SPSS 22 statistical package. From 88 affected households 86 were surveyed. This amounts to 99 % of the sample. Two owners of 2 affected land plots could not be reached at the time of survey as one of the affected families permanently lives in Lachin (Artsakh), and the other in Russia<sup>2</sup>.

## 2.3 Impact on Land

### 2.3.1 Land classification as per RA law

21. The Land Code of the RA (May 2001) classifies land into the following nine categories: (1) Agricultural, (2) Settlements/residential, (3) Industrial, Mining and Production (4) Power, Transport, Communication, Utility infrastructure facilities (5) Protected land for special purposes, (6) Special significance, (7) Forested, (8) Water and (9) State Reserve lands. Each target significance land, based on its type of usage, is classified by category of its functional significance.

22. The affected land plots are grouped into the following three types, based on their ownership status:

- **Privately owned lands** - are lands that belong to private person or company and this right is registered in the State Cadaster.
- **Community owned lands** - are lands that belong to the community and are managed by Local Self Governing bodies. Community lands can be unused, used for common purposes for example as pastures for community members, given for rent to a person/company, illegally (non-registered) used by a household/company.
- **State owned lands** - are lands that belong to the Government of Armenia. State lands can be unused, used for main roads, state objects, for military purposes etc. Some state lands can be given for rent or illegally (non-registered) used by a household/company.

### 2.3.2 Land losses

23. In total, there are 131 land plots covering a surface area of 30,839 m<sup>2</sup>. From which 2,798 m<sup>2</sup> is concentrated in 2 urban and 28,041m<sup>2</sup> in rural communities. Overall, 88 households will have some land impact, including land owners, leaseholders and non-registered users. Table below provided details on the land impact per affected communities.

24. The affected land plots are grouped into the following three types, based on their ownership status:

1. **Private-titled land** - a total of 43 plots belong to persons having a legal title over the affected land parcels. All private lands are agricultural non irrigated land plots which are

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<sup>2</sup> If the owners are not reached during the implementation period, or do not send the power of attorney to authorised person, the asset will be expropriated through the court.

used by the owners for agricultural purposes. Most of them are used for the cultivating of cereals.

2. **Community land** – The survey found that 62 plots of such land. 4 are formally leased to 4 PAPs. Leased land plots are envisaged for agricultural land use, but are not used at the moment. Other 58 community lands are not used by any PAP/household.
3. **State Land**- 21 state owned land plots will be affected by the project. The land plots are not used at the moment.
4. **Land without state registration** – 5 affected land plots are not registered in the State Cadaster and do not have owners. There are two main reasons for the existence of such plots: (a) land plots were not privatized and registered during the privatization process in early 90s or (b) land plots were distributed to the respective families, but they did not register their rights in the State Cadaster. In the first case, State Cadastre will register them on the name of the Community. In the second case, the potential land owners will be identified and the land registered to them. The list of the land plots is provided to HVEN and the company is cooperating with Cadaster and Local Self Governing Bodies to solve the issue.

Four of 5 affected non registered land plots are unused land plots. One land plot is used by non-registered user without any legal title for agricultural purposes. This particular PAP uses the land by mistake. He has several rented land plots next to the affected one, and as there are no any fences or marks with boarder division PAP got over the land border by mistake. Anyway, the PAP will be compensated for crop losses and will receive an allowance for illegal land usage.

**Table 1 Land Impact per Community**

Community	Private Land		Community land		State Land		Non Registered land		Total	
	Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)
<b>Urban Communities</b>										
Sisian	1	125	3	886	-	-	2	199	6	1,210
Goris	4	754	2	545	1	289	-	-	7	1,588
<b>Subtotal</b>	<b>5</b>	<b>878</b>	<b>5</b>	<b>1,431</b>	<b>1</b>	<b>289</b>	<b>2</b>	<b>199</b>	<b>13</b>	<b>2,798</b>
<b>Rural Communities</b>										
Angeghakot	4	1,069	2	212	-	-	-	-	6	1,282
Shaqi	7	1,576	11	3,424	-	-	-	-	18	5,000
Ishxanasar	-	-	6	1,576	-	-	1	134	7	1,710
Uytz	3	667	2	295	-	-	-	-	5	962
Aghitu	2	360	7	1,475	1	361	-	-	10	2,196
Noravan	5	984	1	240	-	-	1	126	7	1,350
Vaghatin	9	1,822	12	3,044	-	-	-	-	21	4,867
Harzhis	-	-	2	481	13	3,486	-	-	15	3,967
Shinuhayr	8	1,277	13	3,038	6	1,645	-	-	27	5,959
Khot vottage	-	-	1	461	-	-	1	289	2	750
<b>Subtotal</b>	<b>38</b>	<b>7,755</b>	<b>57</b>	<b>14,245</b>	<b>20</b>	<b>5,492</b>	<b>3</b>	<b>549</b>	<b>118</b>	<b>28,041</b>
<b>Total</b>	<b>43</b>	<b>8,634</b>	<b>62</b>	<b>15,676</b>	<b>21</b>	<b>5,781</b>	<b>5</b>	<b>748</b>	<b>131</b>	<b>30,839</b>

25. From 131 affected land plots, 130 are agricultural and 1 land plot is for water (ջրային). From 130 agricultural land plots, 44 are arable non-irrigated lands (43 private and one non legally used), which are



used for crop cultivation. The remaining 86 land plots are community/state owned unused lands<sup>3</sup>. All categories of the affected land will be compensated. The land impacts data is summarized in the following tables.

**Table 2 Land Impact per Land Category and Land Ownership/Occupation status**

Land Category		Agricultural		Water		Total	
		Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)
Privately Owned Land		43	8,634	-	-	43	8,634
Without state registration	Used by Non Legal User	1	134	-	-	1	134
	Non Used	4	614	-	-	4	614
Community Owned Land	Leased	4	1,059	-	-	4	1,059
	Non Used	57	14,344	1	273	58	14,617
State Owned Land		21	5,781	-	-	21	5,781
<b>Total</b>		<b>130</b>	<b>30,566</b>	<b>1</b>	<b>273</b>	<b>131</b>	<b>30,839</b>

## 2.4 Impact on Crops

26. Although the most of the affected area is unused, on 25 land plots several crops, particularly, wheat, barley, emmer and as well as onobrychis are grown. This section will affect 4.940 m2 area of crops belonging to 20 Affected Households (AH). Most frequently grown is wheat. In consequence, a total of 1.697 kg of crops will be lost annually.

**Table 3 Affected Crops**

Type of Crop	Annual Productivity Kg/M2	Affected Area (M2)	Total Loss (Kg)
Wheat (ցորեն)	0.3	2.699,6	810
Barley (զաքի)	0.28	951,8	267
Emmer (հաճաք)	0.28	673,4	189
Onobrychis (կորնգան)	0.7	615,6	431
<b>Total</b>	-	<b>4.940</b>	<b>1.697</b>

## 2.5 Census of Affected Households and Impact on Their Livelihood

### 2.5.1 Socio-economic profile of affected households

27. The Census reached 86<sup>4</sup> families (390 members), including owners, renters and users of the lands with minimum 1 and maximum 10 household members. On average, there are 5 persons per affected household. Census data show that the number of female PAPs is equal to the male PAPs (195 (50 %) of the total number of AH members). All PAPs are Armenian.

<sup>3</sup> Usually, this type of lands can be sold or leased to community members for agricultural purposes.

<sup>4</sup> Two affected households from a total of 88 were not reached during the survey (see paragraph 20)

28. The age distribution of the surveyed population, shows the children age group was most represented (28%, refer to the below Table). The profile of the youth community is even more pronounced if the two age groups (0-17 and 18-35) are combined. Such comparison shows that 68% of the population is younger than 35 years of age. Only around 9% are older than 65 years. The head of household age distribution indicates one statistical mode in the age category 36-50.

**Table 4 Age of Affected Households Heads and Households Members**

Age	Affected Houshold heads		Houshold Members		Total	
	No	%	No	%	No	%
0-17	-	-	110	36	110	28
18-35	19	22	97	32	116	30
36-50	33	38	48	16	81	21
51-64	18	21	30	10	48	12
65+	16	19	19	6	35	9
<b>Total</b>	<b>86</b>	<b>100 %</b>	<b>304</b>	<b>100%</b>	<b>390</b>	<b>100%</b>

29. The following table shows that more than 87% of household heads have a minimum of a secondary level of education. A high level of literacy (62% having a minimum of secondary education) is recorded among family members too. Around 20% of the heads of households and 13% of other family members have a university degree. Only a small percentage of the AH total members (5 %) are illiterate, from which 21 are pupils in the primary school.

**Table 5 Education level of Affected Households Heads and Households Members**

Education	Household Heads		Household Members		Total	
	No	%	No	%	No	%
Higher (Bachelor or Masters)	18	21	40	13	58	15
Specialized vocational	24	28	47	15	71	18
Secondary	33	38	101	34	134	35
Basic general education	9	11	22	7	31	8
Primary education	2	2	22	7	24	6
No formal education or lower than Primary	0	0	21	7	21	5
Non applicable (up to 6 years old)	0	0	51	17	51	13
<b>Total</b>	<b>86</b>	<b>100</b>	<b>304</b>	<b>100</b>	<b>390</b>	<b>100</b>

30. More than one third (38 %) of the heads of households are employed in comparison to 26 % of other household members. However, there are 35% of head of households (30) and 34% of household members (67) who are unemployed and looking for a job. From unemployed 30 AH looking for a job 20 PAPs are self-employed in agriculture and have agricultural income.

31. 21% (18) of AH heads are pensioner in comparison to 10% (20) of AH members. This is an indicator of traditional Armenian society, when the oldest family member becomes head of household usually irrespective of the gender. The employment data for the affected households is shown in the following Table.



**Table 6 Employment/Occupation Status of Affected Households Heads and Households Members**

Employment/ Occupation	Household Heads		Household members		Total AH Members	
	N	%	N	%	N	%
Employed	33	38	51	26	84	30
Pensioner	18	21	20	10	38	13
Student	-	-	18	9	18	6
Unemployed and not looking for a job	5	6	33	17	38	14
Unemployed and looking for a job	30	35	67	34	97	34
Army servant	-	-	7	4	7	3
<b>Total</b>	<b>86</b>	<b>100%</b>	<b>196</b>	<b>100%</b>	<b>282</b>	<b>100%</b>

Note: Only AH members above 18 are presented, excluding pupils (49) and children up to 6 (52)

32. Table below shows self-reported annual income of the AHs.

**Table 7 Self-reported Annual Income of the Affected Households**

Affected Household Annual Income (AMD)	No	%
210,001 - 350,000	3	3
350,000 - 500,000	5	6
500,001 - 850,000	19	22
850,000 - 1,000,000	4	5
1,000,001 - 1,350,000	15	17
1,350,001 - 1,700,000	11	13
1,700,001 - 2,000,000	8	9
2,000,001 - 3,000,000	9	11
3,000,001+	11	13
Refuse to answer	1	1
<b>Total</b>	<b>86</b>	<b>100%</b>

33. The most common income source is salary (in average 59% in total HH income structure), followed by agriculture (16 % for crop farming and cattle raising) and pensions (11%). The details on the AHs average income structure are presented in the table below. From the 42 families who have agricultural income, 23 will lose some crops in a result of the project. However, this impact will not affect their livelihood, as none of them will be severely affected (losing more than 10% of income generated asset).

**Table 8 Average Self-Reported Income per Income Source**

Income Source	Average Income (AMD)	%
Crop farming (production and sell)	198,095	11
Cattle raising (production and sell)	90,357	5
Salary	979,906	59
Entrepreneurial activity	75,000	5
Pension	192,718	11
Disability benefits	57,500	3

Income Source	Average Income (AMD)	%
Poverty family benefits	29,365	2
Work abroad	9,524	1
Other	48,941	3
<b>Total</b>	<b>1,658,449</b>	<b>100%</b>

## 2.5.2 Affected Households with Severe Impact on Income

34. As illustrated above, from 86 Households surveyed, only 42 have agricultural income and in general agriculture is not the main source of income in the affected communities. One of the reasons is the fact that agricultural lands in the affected areas are not irrigated. There are no affected households which will experience a severe impact (more than 10%) on the income generating asset (arable land plot) or agricultural income.

## 2.5.3 Impact on Poor and Vulnerable Households

35. The project envisaged additional assistance to vulnerable PAPs, which are defined and poor, woman headed and elderly headed households. The RPF states, that the following affected households AHs should be considered as vulnerable:

- Poverty-stricken households, which are registered in the Family Benefit System of the Ministry of labour and Social Issues (MLSI) of RA and receive corresponding allowance according to the order, set forth under RA legislation.
- Households, headed by lonely, widowed or with lost breadwinner women, where there is no other working age person, except the one of pension age, the one passing his mandatory service in the armed forces of RA, holding 1st or 2nd degree of disability or a full-time student of up to 23 years.
- Households, headed by people of the pension age (elderly), where there is no other working age person, except the one of pension age, the one passing his mandatory service in the armed forces of RA, holding 1st or 2<sup>nd</sup> degree of disability or a full-time student of up to 23 years.

36. Following this definition, surveys identified 11 vulnerable AHs, from which 5 are woman headed, 1 is elderly headed and 6 are poor households.

**Table 9 Vulnerable Affected Households per Type**

Vulnerability Status	AH (N)
Poverty households	6
Women headed	5
Elderly headed	1
<b>Total (without double counting*)</b>	<b>11</b>
<i>*One AH is both women headed and elderly headed</i>	

37. RPF also states that if during drafting of descriptions, consulting companies of the HVEN find that the affected household is poor, yet has not been involved in the Family Benefit System, then the HVEN shall inform the MLSI of RA and body providing social services for the given region to involve given households in the Family Benefit System, according to the order, established under the Law. These households shall receive rehabilitation allowance only after the registration in the Family Benefit System.

38. Poverty analysis was conducted based on the self-reported income. In a result half of the APs are poor, from which 23% extremely poor. As per Armenian Statistical Service methodology, the poor are defined as those with consumption per adult equivalent below the upper total poverty line; the very poor are defined as those with consumption per adult equivalent below the lower total poverty line, whereas the extremely poor are defined as those with consumption per adult equivalent below the food poverty line<sup>5</sup>. In 2012, the total – both upper and lower – and the extreme poverty lines per adult equivalent per month were estimated to be AMD 37.044, AMD 30.547 and AMD 21.732 respectively. The list of all this households was sent to Ministry of social affairs to make additional field visits and to identify, if some of the AHs from surveyed are eligible for poverty allowances as per Family Benefit System. The activity is in progress and will be finished before RAP implementation in September.

**Table 10 Affected Households per Poverty Status**

Poverty Status	AH (N)
Upper poverty line (not poor AHs)	41
Upper total poverty line (monthly income for one adult ≤ 37.044 AMD)	12
Lower total poverty line (monthly income for one adult ≤ 30.044 AMD)	12
Extreme poverty line (monthly income for one adult ≤ 21.732 AMD)	20
Refused to answer	1
<b>Total</b>	<b>86</b>

## 2.6 Impact Summary

39. Spandaryan- Shinuhayr section will not affect trees, buildings or structures, businesses and employment. The only affect will be on the private, community and state owned land and some annual crops. Information on different categories of affected households (AHs) and affected persons (PAPs) by impact type, as well as net figures without double counting are provided in the summary of AHs/PAPs, presented at the end of this section. In total, the Section 5 will impact land plots of 88 families, crops of 25 AHs. Out of 88 AH 11 AHs are vulnerable.

**Table 11 Summary of Impacts**

Impact Type	Plot(N)	Area (M2)	AHs (N)
(A) Affected Land			
Privately Owned Land	43	8,634	83
Without State Registration	Used by Non Legal User	1	134
	Non Used	4	614
Community Owned Land	Leased	4	1,060
	Non Used	58	14,617
State Owned Land	21	5,781	-
<b>Subtotal (A)</b>	<b>131</b>	<b>30,839</b>	<b>88</b>
(B) Crops Affected ( <i>all included in A</i> )	-	-	25
(C) Vulnerable AHs ( <i>all included in A and B</i> )	-	-	11

<sup>5</sup> <http://armstat.am/file/doc/99471658.pdf>

(D) Severely Affected Ahs	-	-	0
<b>Total (A+B+C+D)</b>	-	-	<b>88</b>

## **3. PUBLIC CONSULTATIONS AND INFORMATION DISCLOSURE**

### **3.1 Background**

40. According to WB OP 4.12 and the project RPF, PAPs should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs. Under the same principle, participation and consultation procedures should include provisions for meaningful consultations with affected persons and communities, local authorities, as well as the general public, including nongovernmental organizations (NGOs). HVEN should ensure that PAPs and affected communities receive all the relevant information in timely manner, and were offered opportunities to participate in the planning, implementing and monitoring of the resettlement activities.

41. This chapter describes the process of promoting consultation/participation of affected populations and stakeholders in resettlement planning, implementation and monitoring that was followed as well as the plan for disseminating RAP-related information to the PAPs and stakeholders, including information about compensation for lost assets, eligibility for compensation, resettlement assistance, and grievance redress. In a specific subchapter details on the consultations meetings in the affected communities are presented including the summary of the views expressed and how these views were taken into account in preparing the resettlement plan.

### **3.2 Public Consultation and Disclosure Plan**

42. As per the project RPF, as one of the first steps of RAP preparation a Public Consultation and Disclosure Plan (PCDP) was prepared. The PCDP was developed in June 2014 and aimed to develop implementable procedures, mechanisms and principles of PCs and information disclosure. The copy of the PCDP is attached to the report (Appendix 2)

### **3.3 Public Consultation**

43. During RAP preparation HVEN through the Contractor conducted extensive public consultations (see table below) through formal and informal meetings with PAPs and representatives of affected communities of Local Self Governance Bodies (LSGB) as well as written notifications about land acquisition and resettlement activities envisaged by RA Law.

#### **3.3.1 Formal Public Consultations during RAP Preparation**

44. HVEN conducted public consultations with PAPs from Line Section #5 on RAP preparation, implementation and compensation issues, including GoA approval of the Preliminary Surveys Decree and commencement of the assets inventory survey. The public consultations (PC) were organized from 16 June to 18 June in the office of the LSGBs which are accessible to the PAPs. All the PAPs were notified by phone calls about the place and time of PC in a week before the PC. Consultants reminded PAPs about the PCs a day before. Respective announcement were sent to local authorities via email and

posted on the announcement desk of the each community a week before the PC. Local NGOs were informed via emails and NGO networks.

45. PCs were held by the HVEN with the assistance of the Contractor engineer, social safeguards and licensed valuation specialists.

46. A total of 120 people participated during PCs, from which 43 were female. In the urban community of Goris, representatives of the NGO sector were also involved. The table below presents the details on the place, time and number of participants. The minutes of the meetings and the list of participants are presented in the Appendix 3.

**Table 12 Number of Project Affected Persons Participated in the Public Consultations per Community**

N	Community	Day	Place	N of the Participants			N of Affected Private Land Plots	N of Affected plots which owners participated in PC
				Female	Male	Total		
1	Angeghakot	16.06.2014	VM Office	9	3	12	4	4
2	Shaqi	16.06.2014	VM Office	2	10	12	7	5
3	Sisian	16.06.2014	Sisian Municipality	2	8	10	1	1
4	Ishxanasar						0	0
5	Uytz	17.06.2014	VM Office	8	6	14	3	2
6	Aghitu	17.06.2014	VM Office	7	4	11	2	2
7	Noravan	17.06.2014	VM Office	2	9	11	5	4
8	Vaghatin	18.06.2014	VM Office	4	12	16	9	8
9	Shinuhayr	18.06.2014	VM Office	4	10	14	8	6
10	Goris	18.06.2014	Goris Municipality	5	15	20	3	3
11	Harzhis						0	0
12	Khot						0	0
13	<b>Total</b>	-	-	<b>43</b>	<b>77</b>	<b>120</b>	<b>42</b>	<b>35</b>

47. At each meeting, the main stages of the resettlement process were presented, including project related information, schedule, compensation entitlements, valuation methodologies and process of the acquisition. In addition, detailed contact information of HVEN and Consultant was disseminated. A Project Information Leaflet provided to the participants is in the attached Public Consultation Disclosure Plan (PCDP). Based on feedback received by HVEN at the meetings, PAPs who participated were satisfied with the consultation process. The key questions, key issues and concerns with respective answers and planed/initiated actions are presented in the following table.

**Table 13 Questions and concerns raised during Public Consultations and answers/actions initiated to be taken**

N	Question/ concern	Answer/Actions initiated to be taken
1	How will the impact as a result of demolition of the old line be compensated for, who is responsible for this and when will it be done?	The old line will not be demolished. It will be kept to be used as a back-up line. PAPs will be additionally informed about the issue during PCs before the commencement of the civil works.
2	Is it possible to add a clause into the contracts regarding the compensation of unforeseen impacts during construction?	In a response to the issue raised by the PAPs, HVEN has added a clause in the agreement regarding compensation for any damages during construction works. Agreement is presented in the Appendix 4.

N	Question/ concern	Answer/Actions initiated to be taken
3	In the cases where HVEN provides legal consultation to Vulnerable PAP's, how will issues regarding the possible conflict of interest be resolved?	As this service is to be provided under the Contractor contract, it is impossible at this stage to identify other alternative solution. However, the Grievance coordinator from HVEN will attentively supervise such cases and ensure the transparency of the process.
4	In cases where ownership for the land plots are not registered properly (in case of death of owners, for example) or owner is out of Armenia and should provide the power or attorney, who will take care of the fees?	In a result of the discussion with WB, it was decided, that to ensure the compensation amount at full replacement cost to PAPs and to speed up with RAP implementation process, the Project will pay the fees from the RAP budget
6	If it is possible to use the land not only for agricultural purposes, but also for commercial purposes (for example, the location is good) is this taken for consideration during assets valuation?	Actual purpose of use that is fixed during assets inventory will become the bases for valuation.

### 3.3.2 Informal Consultations

48. Informal consultations with representatives of PAPs and local government officials were done before and during the measurement, assets inventory and census surveys implementation by assets inventory and valuation Company, HVEN and its consultants. Basic information about the Project and resettlement related activities were presented. In particular, PAPs were informed about resettlement related surveys, schedule, cut-off-date during the process of RAP preparation. Day-to-day consultations are also provided via phone by consultant's safeguard specialists.

### 3.3.3 Public Consultations During RAP Implementation and Construction

49. Additional informal consultations with PAPs will take place during the RAP implementation stage, especially during the signing of contracts by the RAP implementation specialist/team.

50. Public Consultation meetings will be organized by Construction Contractor in all the communities for the general population before construction starts to inform community members about construction schedules, approaches, safety mechanisms and GRM.

## 3.4 Information Disclosure

51. During RAP preparation, implementation and monitoring, the following information disclose activities are planned:

- **Notifications envisaged by RA Law:** All PAPs were notified about Assets inventory survey results through official letters with assets description protocol. Draft Contracts with valuation results and compensation amounts were also officially sent to PAPs. With official notifications, HVEN has also sent contact information as well as some RAP implementation-related information, particularly details for owners and/or co-owners outside of Armenia<sup>6</sup>. HVEN attached a notary attorney template in Armenian and in Russian languages to speed up the RAP implementation process. As soon as the Eminent Domain Decree is approved by GoA (early September, 2014), it will be published in the newspaper with minimum 3000 published copies and each affected land owner will receive a letter with official notification.

<sup>6</sup> Information was shared with co-owners or family members of the AHs outside of Armenia to pass to PAPs abroad.

- **Distribution of the Public Information Brochures:** During Public Consultation meetings the HVEN distributed the Public Information Brochure in Armenian (copy is presented in the Appendix 2). The brochure highlighted project description, entitlement and compensation matrix, frequently asked questions, grievance redress mechanism and contacts of the HVEN as well as contractors social safeguard specialist.
- **Disclosure of RPF:** A copy of the RPF as well as additional copies of the project information brochures were disclosed to LSGBs and are accessible for the PAPs.
- **Disclosure of Draft RAP:** The draft RAP will be disclosed for a period of 20 days as required by RPF, which will allow time for all interested and affected parties to submit their comments and concerns about the RAP. A copy of Draft RAP in Armenian will be sent to the LSGBs in all the affected communities. PAPs will be able to provide their comments and questions to HVEN via phone, through the LSGBs or personally during the Public consultation to be organized in the Marz Center, All PAPs will be informed about the opportunity via phone by KPTL safeguard specialist. The public consultation will be organized by KPTL in 20 days after the disclosure of the draft RAP in the Marz center for all the LSGB representatives, NGOs and PAPs.
- **Disclosure of Final RAP:** As soon as the RAP is approved by WB, the RAP in Armenian and in English will be disclosed in the HVEN and WB websites. A copy of the approved RAP will also be available at the offices of the regional authorities and the offices of the LSGB's in the affected communities.



## 4. GRIEVANCE REDRESS MECHANISM AND PROCEDURES

### 4.1 Background

52. It is for the benefit of both the Project and the PAPs to devise a mechanism through which complaints and disagreements related to RAP implementation may be resolved. HVEN has put in place a Grievance Redress Mechanism (GRM) to ensure that it is responsive to concerns or complaints, particularly from Project Affected Persons (PAPs) in the project area. In many instances, the grievance process can provide the opportunity for resolution via independent mediation or alternative dispute resolution versus a lengthy court proceeding or compliance investigation. The specific objective of GRM will be to facilitate the process, ensure effective and timely resolution thereby reducing the risk of escalation of conflicts and avoiding unnecessary delays. All APs were notified about the presented GRM during Public Consultation meetings as well as through the disclosed project information leaflets.

### 4.2 Grievance Redress Mechanism

#### 4.2.1 1<sup>st</sup> step

53. In a first step complaints resolution will be attempted at the community level in a negotiation procedure with an informal mediator and community authorities. Community authorities will consult with HVEN Grievance coordinator to prepare the answer to PAPs on the concerns. To ensure that all grievances are handled appropriately, HVEN will organize trainings for the representatives of the LSGBs and explain the procedures to be followed during registration and addressing of the grievances (details are presented in Section 4.4). The training will be conducted as soon as draft RAP is disclosed to PAPs.

54. However, PAPs have the option to choose to submit the complaint through the LSGBs or to HVEN directly. HVEN has a Grievance redress coordinator and provided his contact information to PAPs during public consultations.

55. Vulnerable households will have the support of their individual social worker and legal support that will be hired as per PAPs request.

#### 4.2.2 2<sup>nd</sup> step

56. If the grievance persists, PAP's can submit a grievance form in soft or hard copies personally or through LSGBs<sup>7</sup> at the Grievance Redress Committee (GRC) that will be organized by the HVEN. The GRC meeting will be organized within 15 days after the receipt of the complaint in Yerevan, HVEN office. The Committee will be composed of permanent and non-permanent members.

1. Permanent members: HVEN, the contractor and a lawyer.

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<sup>7</sup> All LSGBs offices have computers, emails and access to internet

2. Non-permanent members: appropriate marz representative, community representative and NGO representative.

57. Non-permanent members will be notified of the date and venue of the meeting 10 days before the meeting. Absence of non-permanent members cannot be the reason for the cancellation of the meeting. A lawyer can be represented by one of the permanent members. The committee should make a decision within 15 days.

#### 4.2.3 3<sup>rd</sup> step

58. In case of failure of the grievance redress system, the PAPs can submit their case to the appropriate court of law.

### 4.3 Main Responsible parties

59. The construction contractor is obliged to carry out the work in accordance with the contractual requirements that include:

- A person of staff responsible for grievance procedure who will provide technical assistance to HVEN in handling any grievances that may arise during RAP preparation and implementation;
- Preparation of regular monitoring reports on the status of RAP preparation and implementation, including details of any complaints that arose and how they were handled;
- If vulnerable affected people are identified following census completion, then the contractor will appoint professional advocates (social workers/legal experts) to assist those people during the entire process, and to act as independent advocates for them should any grievances arise;
- Arbitration of grievances with HVEN and PAP.

60. HVEN will carry out works that include:

- A person of staff responsible for grievance procedure coordination, hereby referred to as grievance coordinator (including first contact, periodical site visiting of mitigation measure to be implemented by contractor);
- A telephone line, e-mail address and contact name on project boards;
- Arbitration of grievances with contractor and PAP.
- Liaison with court.

61. The Terms of Reference (TOR) of the Grievances Committee are as follows:

- Understand clearly issues underlying PAPs with the rehabilitation of the Transmission line in Armenia
- Arbitration and negotiation based on transparent and fair hearing of the cases of the parties in dispute between PAPs and the implementing agencies.
- Provide unbiased but impartial decisions to all grievances presented to them
- Advise HVEN on how best to deal PAPs concerns
- To receive implementation status of PAPs complaints

62. The World Bank is not directly a part of the Grievance procedure but should receive reports which complaints were received and how they have been followed up / mitigated.

## 4.4 Process of Registering and Addressing Grievances

63. The following procedure is developed to ensure that all questions and concerns are received, assessed and properly addressed.

### 4.4.1 Tracking and documentation

64. Grievances will be tracked and monitored as they proceed through the system. The following documentation will be maintained:

- Receipt and registration of the initial complaint.
- Details and circumstances of the complaint.
- Classification of the complaint and notifications provided.
- Resources activated to action the complaint.
- Response(s) to the complaint and outcomes.
- Stakeholders' response(s) and requirement of additional action if needed.
- Specific action plans implemented.
- Status reports of progress on action plans.
- Close out and evaluation report on the effectiveness of action taken.

### 4.4.2 Follow up

65. An update on grievances related to RAP preparation/implementation will be provided in each quarterly project progress report.

## 4.5 GRM during Construction Stage

66. The aggrieved person (PAP) is encouraged to proceed in the following way:

- Contact the contractor's designated grievance staff during periodical site visits in person or via designated telephone number or the community leader or NGO staff
- Lodge complaint and provide information on the case
- Agree with the contractor on mitigation measure
- Agree with the contractor on time limit for grievance settlement. Grievances have to be settled within two weeks, or otherwise specified in scheduled agreement.
- Sign if the mitigation measure has been implemented as agreed
- Seek redress from HVEN if not satisfied with above mentioned procedure
- Seek redress from Grievance redress committee if not satisfies with HVEN response
- Seek redress from World Bank if not satisfied with response by HVEN
- Seek redress from court if all else fails.

67. Nevertheless, the above mentioned grievance mechanism does not limit the citizen's right to submit the case straight to the court of law just in the first stage of grievance process. The grievance mechanism is designed to avoid lengthy court procedures.

## 5. INSTITUTIONAL FRAMEWORK

### 5.1 Background

68. Several institutions, each with different roles and responsibilities, are responsible for overseeing and implementing the RAP in line with the principles and objectives of the RPF, RA Laws and regulations and WB OP 4.12. Functional roles of the involved institutions are listed below.

### 5.2 HVEN

#### 5.2.1 General Description

69. The HVEN, a state-owned transmission company established in 1998, is responsible for operation, construction and maintenance of the high voltage power transmission network in the country. The implementation of this component of the project as well as overall HVEN operations will be overseen by the Management Board of the HVEN, chaired by the Minister of Energy and Natural Resources and consisting of eight members representing the HVEN, the Government and power sector companies. The legal basis of the establishment of HVEN was the Government decree No. 450 adopted 20 July 1998. HVEN was reorganized as a closed joint stock company on 21 August 1998. HVEN's charter is approved by the RA Ministry of Energy Decree No. 254-GM, dated 14 August 1998. The sole stock owner of the HVEN is the Republic of Armenia. The management of the stock is delegated to the RA Ministry of Energy in accordance with the RA Government Decree No. 1694-N dated 6 November 2003.

70. The HVEN's principal activities are: electricity transmission; electricity production (wind farm); construction, reconstruction, modernization, renovation of energy facilities; construction of high voltage grids; research and development works of energy facilities.

71. **Operating principles:** As per Article 23 of the Energy Law (Licensing of Operations in the Energy Sector) transmission (transportation) of electricity, as well as construction of transmission (transportation) networks in electric energy is a licensed activity in Armenia. Only the Licensees holding adequate Operational Licenses in compliance with the EL may engage in electric and thermal power and natural gas sale/purchase (purchase with intent to sell) activities, in accordance with the License conditions and Market Rules. In addition to that as per Article 36 (Transmission (Transportation) Licenses) of the EL the electrical energy Transmission Licensee is granted the right to provide electricity (capacity) transmission service throughout the Republic of Armenia and the right to transmit electricity (capacity) through the territory of the Republic of Armenia to third countries. The Electricity (capacity) Transmission Licensee shall comply with the market rules and contracts.

72. **Functional Principles:** The HVEN performs design, operation and maintenance of existing high-voltage electrical network and facilities, including but not limited to: high voltage substations (220 kV/110 kV/35 kV/6 kV); overhead high-voltage transmission lines (330 kV /220 kV/110 kV); wind power plant installed on Pushkin pass area (2.64 MW of installed capacity). The HVEN implements also investment projects on new construction, including but not limited to: high voltage substations (220kV); overhead high-voltage transmission lines (400 kV//220kV).

### 5.2.2 Main responsibilities

73. HVEN has overall responsibility for the Project including preparation, implementation and financing of all compensation and resettlement tasks and cross-agency coordination, public consultations, hiring of consultants etc. HVEN bears overall responsibility for the oversight and monitoring of all the activities under this RAP.

### 5.2.3 Resettlement Action Plan Implementation Unit

74. For implementation of this RAP a special unit is already developed in HVEN. The unit consists of 5 specialists, from which 1 team leader, 2 field resettlement specialists, part time lawyer, and 2 specialists working from the office. RAP implementation unit will be responsible for the following tasks: implementation and monitoring of resettlement under the Project, particularly, ensuring prompt notification of PAPs as per RAP and RA laws and regulations, organization of contract signing, organization of expropriation process if needed, registration and re-registration of the affected properties, assistants to PAPs during contract signing process, collection and coordination of the grievances received during implementation period. (Details are presented in Appendix 5).

## 5.3 HVEN Consultants

75. Taking into account the large scale of the resettlement related activities, HVEN is supported by different consultants in the resettlement-related tasks and activities, particularly by the Construction Contractor (CC) Kalpataru Power Transmission LTD and the Implementation Support Consultant (Hifab OY&EA Energy Advisory).

### 5.3.1 Construction Contractor

76. The Construction Contractor (CC) prepared design for the Project. CC is responsible for the determination of the project alignment and location in accordance with RPF principles to avoid or minimize the Project impact. CC is responsible for RAP preparation, including all the required surveys and preparation of assets description protocols and valuation. CC organized Public Consultations and information disclosure during RAP preparation and construction period. CC will provide legal support to vulnerable households as well as to legalizable PAPs during legalization process if any.

### 5.3.2 Implementation Support Consultant

77. An Implementation Support Consultant (ISC) has been appointed to supervise the construction works and ensure its compliance with the design as well as all social and environmental requirements of the Project. ISC revised RPF for the project and will provide social safeguards monitoring reports to HVEN throughout construction. A qualified expert from the ISC who has not been part of RAP preparation will also ensure monitoring of RAP implementation.

## 5.4 State Governing Organizations

78. HVEN can associate and coordinate with the set of Ministries and Committees within the context of resettlement. All the state governing organizations might be consulted in the process of implementation of the RAP and be a member of Grievance redress committee if appropriate. From the main ministries the RPF mentions the following: (a) Ministry of Energy and Natural Resources, (b) Ministry of Natural Protection with its Department of Protected Areas and Environmental Expertise SNCO; (c) Ministry of Agriculture and its Hayantar SNCO (Forest); (d) Ministry of Culture with its Agency of History and Cultural Monuments Protection (e) Ministry of Finance.

79. State Committee of the Real Estate Cadastre under the GoA (SCREC) is one of the core state organisations involved in RAP preparation and implementation, specifically in relation to identification and validation of the PAPs assets and property rights, assets and property rights registration and re-registration etc.

## 5.5 Marzpetarans (Regional Authorities)

80. State authorities in Marzpetarans implement the GoA's regional policies in the following areas: finance, urban development, housing and utilities, transport and road construction, agriculture and land use, education, healthcare, social security, culture and sports, nature and environmental protection, commerce, public catering, and services. The regional policies in the aforementioned sectors are implemented by means of Marzpetarans, as well as organizations subordinate to the respective Marzes. Representatives of the Marzpetarans have been and will be consulted in the process of preparation and implementation of the RAP as the regional state authorities for regulation of land relations. HVEN applied Marzpetaran for support in organization of Public Consultations. Marzpetarans also participated in PCs during design stage and in PCs presented Environmental Social Impact Assessment (ESIA) framework.

## 5.6 Local Self-Governing Bodies

81. As the Project will be implemented in the rural areas, Local Self-Governing Bodies (Local Authorities (LA)) will play an important role both during general implementation of the Project and during resettlement-related activities. LAs already have been consulted with during RAP preparation and were actively involved during the organization of Public Consultation meetings with PAPs in the communities. They have assisted during assets inventory survey in the identification of the ownership status of the affected land plots, identification of PAPs, organization of surveys etc. They were consulted and will be involved as mediators in the processes of redressing the complaints/grievances, before those are deposited with the Grievance Redress Committee.

## 5.7 Grievance Redress Committee

82. A Grievance Redress Committee (GRC) at Project level has been established to address complaints and grievances pertaining to resettlement and to pre-empt all disagreements being referred to the court (Details are provided in the Chapter 4).

## **5.8 Non-Governmental Organisations**

83. Non-governmental organizations (NGOs) functioning in Armenia and particularly in the project related regions are closely involved in community life. Particularly, NGOs help to resolve community issues, promote interests of vulnerable groups, protect the environment, provide basic social services, organize awareness campaigns etc. During the RAP preparation NGOs were invited and participated during Public Consultations with PAPs in project affected communities. NGOs will also be involved in the RAP implementation process, particularly in all public consultations to be organized in the affected communities, where they will be able to present their views and recommendations on the process, to assist PAPs during the process. NGO's have also been offered to become a part of Grievance redress committee, at their convenience.

## **5.9 World Bank**

84. WB is the funding agency of the project. Besides supervising periodically the Project, WB does the monitoring of Safeguard compliance; review and approve the RAP and provide clearance to contract awards and signing/initiation of civil works.

## 6. LEGAL FRAMEWORK

### 6.1 Local Legal Framework

85. In Armenia, the relationship on expropriation of property for public and state purposes is regulated by RA Constitution, RA Law on Expropriation of Property for Public and State Purposes and other legal acts. According to the point 3 of Article 31 of RA Constitution, the private property may be alienated (expropriated) for the needs (purposes) of the society and the state only in exclusive cases of prevailing public interests, in the manner prescribed by the law and with prior equivalent compensation. The constitutional base for the expropriation of property for public and state purposes is the exceptional prioritized public interest. Constitutional conditions for the expropriation of property for public and state purposes are: (a) expropriation should be provided within law regulation; (b) the equivalent compensation against expropriated property should be provided in advance (hereinafter referred to as Compensation).

86. RA Law on Expropriation of Property for Public and State Purposes (Law on EPPSP) envisages the base, regulation on expropriation of the property for public and state purposes, regulation of the compensation given for the alienated property, the definition of the exceptional prioritized public interest and the regulation of its affirmation. That law applies to all objects (immovable and movable property, property rights, securities etc.) that belong to the physical person and legal entities as well as communities by ownership right, which are situated in RA or are officially registered or recorded in RA in accordance with the law. Exceptional prioritized public interest may pursue maintenance of state protection, public and state security; maintenance of projects of community or intercommunity significance in the field of the development of communication substructure, transport, energy, land use, land study, city construction, energy supply, water supply; maintenance of protection of the environment.

87. RA law “On the Real Estate Assessment Function” was adopted in 2005. The law defines the fundamentals of real estate assessment function and regulates the relationships concerning real estate assessment. The activity of real estate assessment requires licensing (article 9). The article 6 defines the objects of real estate assessment. According to the law (article 8) the real estate assessment is obligatory for the following cases:

- alienation of real estate that belongs to state or communities, save for privatization of state property and alienation of state or community lands,
- expropriation of property for public and state purposes,
- investment of real estate in capital stock of a legal entity or fund,
- realization of real estate as a result of exemption,
- other as may be defined by the law of RA.

### 6.2 Comparison of Armenian Laws and the Policy for Involuntary Resettlement of the World Bank

Table 14 Comparison of RA Laws and World Bank OP 4.12

Comparison Category	Armenian Laws and Regulations	World Bank OP 4.12	Application
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Comparison Category	Armenian Laws and Regulations	World Bank OP 4.12	Application
Land owners	Land compensation only for titled landowners	Recommends land-for-land compensation. Other compensation is at replacement cost.	WB OP 4.12 applies
Land users	Land compensation only for registered land users	Lack of title is not a bar to compensation and/or rehabilitation. Non-titled land users also shall receive rehabilitation. They are entitled to some form of compensation whatever the legal recognition of their occupancy is	WB OP 4.12 applies
Land users	Crop losses compensation provided only to registered landowners	Entitled to compensation for crops, Land users may be entitled to replacement land and income must be restored to pre-project levels at least	WB OP 4.12 applies
Houses & other structures	All affected houses/buildings are compensated for buildings damages/demolition caused by a project, with the exception of unregistered commercial structures	World Bank Policy includes compensation for unregistered commercial structures as well	WB OP 4.12 applies
Evaluation for Compensation	Land valuation based on current market value plus 15% of the assessed value	Land valuation based on current market rate/replacement value	Armenian Legislation applies
Public Consultation and Disclosure	Information on impacts quantification/costing, entitlements, and amounts of compensation are to be disclosed to the PAPs prior to the date defined in the Government Decree for Eminent Domain or on Preliminary Survey.	Public Consultation and Disclosure in participatory manner with affected people on community level. PCDP to be developed together with RAP	Both WB OP 4.12 and Armenian Legislation applies
Livelihood Restoration	No provision for income/ livelihood rehabilitation measure, allowances for severely affected PAPs and vulnerable groups, or resettlement expenses	The World Bank requires rehabilitation for income/livelihood, for severe losses, and for expenses incurred by the PAPs during the relocation process	WB OP 4.12 applies
Loss of Land Value in ROW	No provision for the loss of land value under the conductors (e.g. no construction possible)	Owners of lands that are earmarked as construction land by the community will receive compensation for loss of value	WB OP 4.12 applies

## 6.3 Gap Analysis

88. The main difference of the legal framework of the RA and OP 4.12 is related to the compulsory ownership status of affected land and dwellings in Armenian law, whereas OP 4.12 grants compensation and relocation support even if legal land titles are absent. For the planned project OP 4.12 must be

applied. This means that if the requirements of OP 4.12 are more stringent than the national legislation, then the more stringent requirements of OP 4.12 are to be applied. Other issues arise when it comes to implementation and monitoring, where Armenian legal framework tends to be vague and sometimes ambiguous. There is a considerable gap between enforcement of the law and OP 4.12 safeguards. Construction contractor will be responsible for preparation of RAP, public consultation support, training of social and environmental staff and monitoring is suggested to bridge the gap.

## 7. ELIGIBILITY AND ENTITLEMENT FRAMEWORK

### 7.1 Eligibility

89. PAPs entitled for compensation or relocation provisions under the Project are:

- All PAPs losing land either covered by legal title/traditional land rights, land that can be legalized, or land without legal status;
- Tenants and sharecroppers whether registered or not;
- Owners of buildings, crops, plants, or other objects attached to the land; and
- PAPs losing business, income, and salaries as a result of temporary or permanent taking of land.

90. Compensation eligibility is limited by a cut-off date on the day of the detailed census and inventory of losses commenced. New settlement, improvement or start of activity in the affected areas after the cut-off date will not be eligible for compensation. PAPs will however be given sufficient advance notice and requested to vacate premises. Affected people will get the opportunity to dismantle affected structures prior to project implementation; however they won't have to bear the cost of total demolition. Construction materials that PAPs chose to re-use will not be confiscated and they will not pay any fine or suffer any sanction. Remaining structures and unused material will be dismantled by the implementing agency.

### 7.2 Entitlement Framework

91. Entitlement provisions for PAPs losing land, houses and other structures as well as income, rehabilitation subsidies will include provisions for permanent or temporary land losses, buildings losses, crops and trees losses, a relocation subsidy, and a business loss allowance based on tax reports and/or lump sums. Details entitlements for all possible categories of impact are presented in the Resettlement Policy Framework (RPF) prepared for the project. Here the only impacts, that project faced on this particular section are presented.

92. PAPs may be classified in one of the following three groups:

(a) **Legal owners:** those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);

(b) **Legalizable PAPs:** those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets--provided that such claims are recognized under the laws of the Republic of Armenia or become recognized through any legal steps necessary to ensure the effective implementation of resettlement activities under the project, including, as appropriate, a process for recognizing claims to legal rights to land--including claims that derive from customary law and traditional usage.

(c) **Non-legalizable PAPs:** those who have no recognizable legal right or claim to the land they are occupying.

### 7.2.1 Agricultural land

93. **Legal owners (private)** will be compensated at either (i) in cash at market or cadastral value (whichever the highest) plus a 15% allowance. When there are no active land markets cash compensation will be based on the value of a replacement plot within the same village acceptable to the PAP plus 15% allowance or (ii) through replacement land within the same village equal in value/productivity to the plot lost acceptable to the PAPs. Non-directly affected sections of a plot which become inaccessible or unviable for cultivation or any use after the impact will be included in the affected land. When >10% of a PAP agricultural land is affected, PAP (owners, leaseholders and sharecroppers) will get an additional severe impacts allowance. Compensation will be free of deductions for transaction and registration costs

94. **Non-legalizable PAPs** will be compensated with one time allowances in cash equal to the 1) < 1 year – 5%; 2) < 15 years – 14%; 3) < 25 years – 20%; 4) 25 years and more– 25% of market or cadastral value (whichever the highest) of the affected land, according to valuation methodology described in chapter 3. They are also entitled to rehabilitation allowance if they belong to the category of vulnerable people as well as to relocation allowance in case of relocation.

95. **Leaseholders** will get legal ownership and compensated as full owners or will be given a new lease. If this is not possible ((i) under the law leaseholders cannot be given legal ownership (leased land relates to the Article 60 of the Land Code); (ii) leaseholder could get legal ownership but prefers cash payment instead; (iii) leaseholder could get new lease but prefers cash compensation instead) he/she will receive compensation in cash equal to 1) < 1 year – 5%; 2) < 15 years – 14%; 3) < 25 years – 20%; 4) 25 years and more- 25% of the market or cadastral value (whichever the higher) of the affected land + a 15% allowance.

### 7.2.2 State and Community Lands

96. State and community/municipal lands will be alienated in accordance with subparagraph 7 of paragraph 1 of Article 66 of the Land Code of RA and only after the communities have changed the lands category to the category of energy, transportation, communications, utilities infrastructure. In accordance with paragraph 2 of Article 66 of the Land Code of RA the lands will be alienated by price equal to the cadastral price of the lands with category of energy, transportation, communications, utilities infrastructure. The costs connected with the category changing of state and community lands will be paid by HVEN.

### 7.2.3 Other Compensations and Allowances

97. **Crops:** Cash compensation at current market rates for the gross value of 1 year's harvest by default. Crop compensation will be paid both to landowners and tenants based on their specific sharecropping agreements.

98. **Allowances for reimbursement of the fees for RAP implementation related documents:** PAPs will receive the following financial assistances: (a) costs/fees for power of attorney (provided from abroad/local); (b) costs/fees associated with national passport (ID card) update in case the data expired; (c) costs/fees associated with the adoption of the inheritance; (d) Cost for transaction taxes and fees connected with land acquisition will be covered by the Project as a part of the compensation.

99. **Rehabilitation allowance:** Vulnerable people (PAPs below poverty line and widows or elder headed households) will be given a rehabilitation allowance for 6 months in the monthly amount of AMD 50000 (equal to 6 months minimum salary defined in RA legislation) and priority in employment in project-related jobs.

100. Vulnerable people are considered:

1. Poverty -stricken households, which are registered in the Family Benefit System of the MLSI of RA and receive corresponding allowance according to the order, set forth under RA legislation.
2. Households, headed by lonely, widowed or with lost breadwinner women, where there is no other working age person, except the one of pension age, the one passing his mandatory service in the armed forces of RA, holding 1st or 2nd degree of disability or a full-time student of up to 23 years.
3. Households, headed by people of the pension age (elderly), where there is no other working age person, except the one of pension age, the one passing his mandatory service in the armed forces of RA, holding 1st or 2<sup>nd</sup> degree of disability or a full-time student of up to 23 years.

### 7.3 Entitlement Matrix

101. Project specific entitlement matrix is presented below. It reflects the eligibility and entitlements that are peculiar to this particular section.

**Table 15 RAP Specific Entitlement Matrix**

PAP Category	<u>Impact category</u>	Compensation
Legal Owners	Agricultural land	<p>(i) cash compensation in cash at market or cadastral value (whichever the highest) plus a 15% allowance, or</p> <p>ii)value of replacement plot within the same village acceptable to the PAP plus 15% allowance as required by RA legislation, or</p> <p>(iii) through replacement land within the same village equal in value/productivity to the plot lost acceptable to the PAPs.</p> <p>Non-directly affected sections of a plot which become inaccessible or unviable for cultivation or any use after the impact will be included in the affected land</p> <p>Compensation will be free of deductions for transaction, registration costs</p>
All types of PAPs irrespective of the legal status	Crops:.	Cash compensation at current market rates for the gross value of 1 year's harvest by default. Crop compensation will be paid both to landowners and tenants based on their specific sharecropping agreements
Non-legalizable PAPs	Land	Compensation with one time self-relocation allowances in cash equal to the 1) < 1 year – 5%; 2) < 15 years – 14%; 3) < 25 years – 20%; 4) 25 years and more– 25% of market or cadastral value (whichever the highest) of the affected land, according to valuation methodology described in chapter 3.
Leaseholders	Land	<p>Will get legal ownership and compensated as full owners or will be given a new lease</p> <p>If this is not possible ((i) under the law leaseholders cannot be given legal ownership (leased land relates to the Article 60 of the Land Code); (ii) leaseholder could get legal ownership but prefers cash payment instead; (iii) leaseholder could get new lease but prefers cash compensation instead) he/she will receive compensation in cash at market or cadastral value (whichever the higher) of the affected land + a 15% allowance in proportion to the remaining years of lease as follows: 1) &lt; 1 year – 5% of land value; 2) &lt; 15 years – 14% of land value; 3) &lt; 25 years – 20% of land value; 4) 25 years and more–</p>

PAP Category	<u>Impact category</u>	Compensation
		25% of land value.
Compensation of households, below the Poverty Line	Any Asset	In addition to the entitlements described in this table, vulnerable people (PAPs below poverty line and widows or elder headed households) will be given a rehabilitation allowance for 6 months in the monthly amount of AMD 50000 (equal to 6 months at minimum salary defined in RA legislation) and priority in employment in project-related jobs.
All types of PAPs irrespective of the legal status	Any Asset	<u>PAPs will receive the following financial assistances, see also paragraph 129-131.</u> Costs/fees for power of attorney (provided from abroad/local); Costs/fees associated with national passport (ID card) update in case the date expired; Costs/fees associated with the adoption of the inheritance; Cost for transaction taxes and fees connected with land acquisition will be covered by the Project as a part of the compensation.
State/community /municipality	Land	In the cases where the legal owner is the state/community (village, town or RA) lands will be alienated by a price equal to the cadastral price of the lands with category of energy, transportation, communications, utilities infrastructure. The costs connected with the category changing of state and community lands will be paid by HVEN.

## 7.4 Valuation of Affected Assets

102. During RAP preparation, the Contractor (KLPT) engaged the services of a competent and acknowledged/licensed independent valuator, responsible for determining replacement cost of the affected assets. During the valuation process, PAPs, LAs and relevant government offices (such as the SCREC under the GoA) were consulted. Valuation was done in the framework of the RA Valuation Law and RA Valuation Standards as well as in line with requirements of the Project RPF. Where domestic law did not meet the standard of compensation at full replacement cost, WB policies, guidelines and technical specifications for compensation at replacement cost were applied. The detailed methodology applied by Valuation company for the assesment of unit rates for this RAP is presented in the Appendix 6.

103. In determining the replacement cost to be compensated to the PAP, depreciation of the asset and the value of salvage materials were not taken into account, nor the value of benefits to be derived from the project deducted from the valuation of an affected asset.

104. With regard to the privately owned land, the replacement value (market price for the land) was defined based on comparative method as per RA Valuation Standard. When the market price was lower than cadastral price of the land, the cadastral price should become a base for compensation. However, there was not such a case in this particular RAP. With regard to the community and state owned land cadastral price was calculated for each affected land plot.

105. Standing annual crops were valued at net annual market value for the one year crop.

After assessment of the real estate, the evaluator produced a report on real estate assessment. The law indicates the obligatory scope of the report: the ownership and other rights to real estate, its quantitative and qualitative description ; the methods of real estate assessment; objectives and application of real estate assessment; references to the legal acts regulated this particular assessment process; the requirements for the behavior of the valuator. The problems concerned with the data covered by the valuation report, as well as the trustworthiness of the real estate market-price can be solved based on the written request of the subjects of real estate assessment activity to the authorized body (State Cadaster) or upon the initiative of the authorized body. In case of disputes, the matter can be solved in the court of law.

## 8. RESETTLEMENT BUDGET

### 8.1 Background

106. This chapter describes the methodology adopted for the determination of unit rates, cost of land acquisition and compensation that will be paid to PAPs for resettlement impacts caused by the Section. The compensation entitlements of different categories of PAPs presented in this chapter have been defined according to the principles adopted in the RPF (August, 2014). The compensation rates were determined by a certified independent evaluator using transparent methodology described in the Appendix 6. Valuation methodology is based on the RA Real Estate Valuation Law, RA Real Estate Valuation Standard and RPF.

### 8.2 Sources and Allocation of Funds

107. RAP implementation costs, including compensation and allowances as well as contingency, registration and administration costs will be financed from the loan to be provided by WB. HVEN will receive it from the sub-loan from the GoA. HVEN will undertake measures to request funds from the Ministry of Finance needed for implementation of this RAP.

### 8.3 Compensation for Land Losses

#### 8.3.1 Valuation and Compensation Calculation Approach

108. According to RPF, land owners, leaseholders, land users subject to legalization as well as non-registered land users are eligible for compensation or allowances. The compensation/allowances calculation details are presented in the following table.

**Table 16 Compensation/ Rehabilitation Allowances for Agricultural and Non-agricultural Land**

Privately Owned Land Replacement cost+15%	Community state owned land Cadastral value	Land user subject to legalization Replacement cost+15% (after legalization)
<b>Leaseholders for the remaining years of lease</b>		
Up to 1 year - (replacement cost +15%) * 0.05		
Up to 15 years - (replacement cost +15%) * 0.14		
Up to 25 years - (replacement cost +15%) * 0.20		
25 years - (replacement cost +15%) * 0.25		
<b>Non legal user for the past years of land use</b>		
Up to 1 year- replacement cost*0.05		
Up to 15 years - replacement cost * 0.14		
Up to 25 years - replacement cost * 0.20		
25 years - replacement cost * 0.25		

109. The basis for the privately owned land/leased compensation and illegal usage rehabilitation allowance calculation is the market price of the land. The market value of the land was assessed by using a comparative evaluation method. The comparative method <sup>8</sup> is based on the comparison of reliable, market information on the sale of similar plots (at least three sales examples). Based on this method, the adjusted average sale price of recently sold lands (within the same location and the same/similar application purpose/features) is determined. The price for each land plot is determined separately as many factors influence the differences in land price even for the adjusted land plots. (For detailed valuation methodology, please see the Appendix 6).

110. The bases for the state/community owned land compensation calculation is cadastral value of the land of energy land category.

### 8.3.2 Compensation for Titled Land Losses

111. The compensation to be paid for privately owned land losses was calculated at replacement value plus addition of 15% which is in accordance with the RA Law on Eminent Domain. Average unit price for privately owned arable lands is 234 AMD with minimum of 229 AMD and maximum of 247AMD. For the lands without state registration maximum possible value was given to plan the budget. However, the compensation will be re-calculated and the asset will be re-evaluated as soon as the owner of the land is identified. The total cost for the compensation for privately owned land is 2,543,498 AMD.

**Table 17 Land Compensation for Privately Owned Land Losses**

Land Ownership Status	Affected Land		Average Unit Price	Total Land Cost	Total Land Compensation (including 15%)
	No	m2	AMD/ m <sup>2</sup>	AMD	AMD
Privately Owned Land	43	8,634	234	2,013,657	2,315,706
Land without State Registration	5	748	253	198,080	227,792
<b>Total</b>	<b>48</b>	<b>9,382</b>	<b>-</b>	<b>2,211,737</b>	<b>2,543,498</b>

112. The compensation to be paid for state and community land acquisition was calculated at cadastral value of the land of energy purpose. The total cost for the compensation is 5,926,279 AMD.

**Table 18 Land Compensation for State and Community Owned Land Losses**

Land Ownership Status	Land Plots	Affected Area	Average Cadastral Price	Total Land Compensation
	No	m2	AMD/ m <sup>2</sup>	AMD
State	21	5,781.0	281	1,622,590
Community	58	14,617	294	4,303,689
<b>Total</b>	<b>79</b>	<b>20,398</b>	<b>281</b>	<b>5,926,279</b>

### 8.3.3 Compensation to Land Leaseholders

113. Leaseholders' compensation was calculated based on the market value of the affected land plot, and increased by 15% in the following proportions based on the remaining years of lease: i) < 1 year 5%;

<sup>8</sup> RA Law on Real Property Assessment, Article 11



2) < 15 years 14%; 3) < 25 years 20%; 4) > 25 years 25%. The total compensation to be paid to 4 leaseholders is 30,869 AMD.

**Table 19 Compensation for Leases**

Land category	Land plot	Affected area	Unit price	Market value of the land	Market value +15%	Leaser remaining years	Applied coefficient	Total for compensation
Agricultural	3	770.10	138	106274	122,215	15-25	0.20	24,443
Agricultural	1	289.20	138	39910	45,897	1-15	0.14	6,426
<b>Total</b>	<b>4</b>	<b>1,059.30</b>	<b>-</b>	<b>146,184</b>	<b>168,112</b>	<b>-</b>	<b>-</b>	<b>30,869</b>

### 8.3.4 Rehabilitation Allowance for Illegally Used Land

114. The rehabilitation allowance for illegally used land will amount to 5 % of the market value of the land. In total 2,295 AMD for 134 m<sup>2</sup> will be paid to one non legal user as a rehabilitation allowance for their livelihood losses.

**Table 20 Rehabilitation Allowance for Illegally Used Land**

Land Category	Affected Land		Unit price	Total land cost	Coefficient applied	Total land compensation
	No	m2	AMD/ m <sup>2</sup>	AMD		AMD
Agricultural	1	134	96	12,864	0.05	2,295

### 8.3.5 Crops

115. Crop compensation will be paid in cash at market rate at the gross crop value of the expected annual harvest. The unit rates were determined based on the yield and prices of major crops for the 2014 periods. Total crop compensation is 272,399 AMD.

**Table 21. Compensation for Crops**

Type of Crop	Annual Productivity Kg/M2	Affected Area (M2)	Total Loss (Kg)	Price per kg (AMD)	Total compensation amount (AMD)
Wheat (ցորեն)	0.30	2,700	810	180	145,778
Barley (զարի)	0.28	952	267	180	47,971
Emmer (հաճար)	0.28	673	189	280	52,795
Onobrychis (կորնգան)	0.70	616	431	60	25,855
<b>Total</b>	<b>-</b>	<b>4,940.4</b>	<b>1,695.9</b>	<b>-</b>	<b>272,399</b>

### 8.3.6 Allowances to Vulnerable Groups

116. Additional allowances are allocated for vulnerable groups, particularly for AHs headed by women, elderly as well as poor AHs. Such allowance amounts to the equivalent of 6 months minimum salary (50,000 AMD). In addition, the APs from such AHs will get employment priority for project-related jobs. The total allowance to be paid to vulnerable 11 AHs amounts to **3,300,000** AMD. If during RAP

implementation process AHs that were defined as poor during census survey register in the Family benefit System and become eligible for the allowance, then they will be compensated from the contingency.

**Table 22 Allowances to Socially Vulnerable People**

Type	Number	Allowance amount	Total
a. Poor AHs (are also woman-headed AHs mentioned in (b))	6	-	-
b. Woman-headed AHHs	5	-	-
c. Elderly-headed AHHs (are also woman-headed AH mentioned in (b))	1	-	-
<b>Total</b>	<b>11</b>	<b>300,000</b>	<b>3,300,000</b>

## 8.4 Registration Costs

117. Under the RPF there will be no deductions from the compensation paid to PAPs. During the signing of acquisition contracts and the re-registration of properties, certain mandatory fees and taxes are payable according to RA legislation. All fees are lump sums of different amounts based on the category of land (energy or agricultural). The following fees and taxes are payable under the a Armenian laws:

- Fee for the state registration of rights to the real estate unit, changes in rights and delegation<sup>9</sup>;
- Fee for the provision of a common certificate of a real estate unit<sup>10</sup>;
- State duties for the registration of real estate<sup>11</sup> and of real estate alienation contracts<sup>12</sup>;
- State duties for the change of cadastral type for community and state lands

118. If any additional registration costs will be applicable during the acquisition process, that cannot be envisaged now, it will be paid from the contingency of the RAP budget. Additionally, cash withdrawal fee is calculated and will be added to the compensation/allowance amount to be given to the PAP.

119. In response to the issues raised by PAPs during Public Consultations, HVEN revised the RPF and will assist PAPs with notary power of attorney for the owners out of Armenia, updating of the national passports, registration of inheritances and will provide PAPs with additional allowances during RAP implementation process. As each case is unique, and the fees required can be very different, the average amount was taken as the bases to plan the budget.

120. In total, the budget for registration of the land acquisition will be **7,117,500 AMD**.

<sup>9</sup> State Registration of Rights To The Property Act.

<sup>10</sup> Ibid

<sup>11</sup> State Duties Act.

<sup>12</sup> Ibid.

## 8.5 Budget Summary

121. The total implementation cost of the RAP for this section amounts to **27,208,823** AMD which is equivalent to USD **67,017** as shown in the following table.

**Table 23 Budget Summary**

Item	Amount	
	AMD	US \$
Land Compensation and allowance	9,460,178	23,301
Crop Compensation	272,399	671
Vulnerability Allowance	3,300,000	8,128
Registration Cost	7,117,500	17,531
Cash withdrawal cost	17,764	44
Administrative cost (20%)	4,033,568	9,935
Contingency (15%)	3,025,176	7,451
<b>Total</b>	<b>27,208,821</b>	<b>67,017</b>
Note: US\$ rate as of 31.06.2014; 1USD = 406AMD		

## 9. RESETTLEMENT ACTION PLAN IMPLEMENTATION PROCESS

### 9.1 Background

122. This chapter describes the preparatory steps to be taken prior to RAP implementation and the future activities required to ensure its successful implementation. An implementation schedule with respective responsible organizations is presented at the end of the chapter.

### 9.2 Resettlement Action Plan Preparation Activities

123. HVEN has already successfully completed several tasks during for the RAP preparation. The following are the particulars of the main preparatory tasks completed to date:

- Finalization of the final detailed design;
- Approval of the RA Government Decree on preliminary surveys in the affected areas;
- Public Consultation with PAPs;
- Establishment and disclosure of the official cut-off date as of 06 June, 2014;
- Conducting of detailed measurement, affected assets inventory survey
- Conducting of census survey
- Conducting of the affected assets valuation
- Preparation and disclosure of assets description protocols to all PAPs as per RA procedures;
- Initiated RA Government Decree on for alienation of property for public and state purposes (the Eminent Domain). It is expected, that the decree will be adopted during August, 2014
- Preparation of the Resettlement Action Plan, including budget and schedule for implementation
- Endorsement of this RAP by the HVEN and its submission to the WB for approval.

### 9.3 Resettlement Action Plan Implementation Preparatory Activities

124. To speed up the RAP implementation process, HVEN has already initiated some actions/activities as groundwork and certain preparatory tasks regarding the implementation of the RAP.

125. **Establishment of Grievance Redress Mechanism:** GRM was defined and communicated to PAPs during Public Consultations.

126. **Establishment of RAP implementation unit:** RAP implementation unit was established at HVEN (details are provided in Chapter 5, Institutional Arrangements). Social Safeguards and Resettlement consultants organized training for the team during RAP finalization.

127. **Registration of the lands without any state registration** – HVEN has already initiated the communication with State Cadastre and Local Self Governing Bodies for the identification of the unused land owners (details on the lands without any state registration are provided in the Impact Chapter).

128. **Identification of the Commercial Banks and agreements:** As per WB OP 4.12. PAPs should receive compensation at full replacement cost, without any depreciation, including the fees for the cashed amount. HVEN has initiated the process of the identification of the commercial bank(s) that will provide the best conditions for PAPs and will be located near the affected are if possible to open PAPs accounts and to transfer compensation amounts and allowances.

129. **Preparation of the acquisition contracts and agreements with PAPs:** HVEN with assistance of the consultants prepared templates of the assets acquisition draft contracts for registered assets, and agreements for non-registered assets and allowances. The copies are provided in the Appendix 7.

130. **Training of Local Self Governing Bodies representative and GRC members:** HVEN will organize trainings for LSGB representatives who will be involved in the GRM at local level in all affected communities. The training will be conducted during draft RAP disclosure and will be fully completed before final RAP approval and implementation. GRC members will be trained in Yerevan before RAP implementation starts.

## 9.4 Resettlement Action Plan Implementation Milestones

131. The HVEN will begin the implementation of the RAP immediately after its approval by the WB. Implementation will end after compensations have been fully paid to all PAPs and verified by the Implementation Support Consultant. RAP implementation process in accordance to RPF and RA Laws and Regulations are described below.

132. **Allocation of the budget for RAP implementation.** The loan is the only source for RAP implementation budget. As soon as the RAP is approved, HVEN will send a request to the GoA /State Treasury to provide the amount for the resettlement activities. Allocations will be reviewed on quarterly basis based on the budget requirements indicated by the RAP.

133. **Sending of Draft Contracts.** As per RPF, the compensation negotiations with PAPs will be started during RAP implementation stage as soon as the RAP, including the compensation calculation methodology and respective budget is approved by WB. In the first stage the acquirer tries to negotiate with the owner and/or leaseholder sending a draft contract on alienation of property. PAPs can incorporate their bank account numbers or provide other comments on the draft contract within 90 days.

134. **Signing of the contracts and agreements:** In case the negotiation is successful, HVEN will sign contracts with PAPs for disbursement of compensation for legal properties and will sign agreements without notary verification for disbursement of allowances. HVEN should sign a final contract with PAP within 3 months after dissemination of the draft contract.

135. **Expropriation procedure:** In case of failure in negotiations in 3 months after sending of the draft contract, the HVEN will pledge the compensation amount within a month, in the names of the PAPs on the court deposit account. The compensation amount for the asset to be acquired will be calculated (re-calculated as needed) a week prior to the deposit into the account. The PAPs will be notified about the depositing of the compensation amount in 3 day by HVEN. The PAP has a right to take the amount from deposit account within 7 days. In this case, contract will be considered as signed. Otherwise, HVEN will initiate expropriation procedure and will transfer the case to the court. In such cases, no construction works on the particular plot will start until court decision is obtained, enters into force and HVEN property right are properly registered in the State Cadastre.

136. **Payment of Compensation/Allowances:** The compensation amount will be paid within 15 days after contract signing. The compensation will be transferred to the PAP's bank account. If PAP does not have a bank account, then the Project will open the one at the expense of the Project/ RAP budget.

137. **Vacation of Site:** The APs will have 30 days to relocate from the date of delivery of full compensation/allowances. Within this time they should manage to dismantle and remove all salvageable material for rebuilding of houses and re-establishment of businesses if any. HVEN reserves the right to demolish such structures if the PAP has not done this by the agreed deadline.

138. **Absent APs:** If owner is not in Armenia, then the deal can be carried out by official representative of the PAP based on a power of attorney. If no representative is appointed, then the property will be legally expropriated through a Court process and the compensation will be transferred to the court deposit account as described above. The Court will pay this compensation to any person who establishes his/her legal entitlement to receive it.

139. **Start of Civil Works:** No land will be possessed by the HVEN for the commencement of construction works without full payment of due compensations to the affected landowners and their tenants and re-registration of the ownership rights in the State cadaster. On the land plots that are under the expropriation the civil works can start only after the court decision enters into force and the affected assets are re-registered in the State Cadaster on the name of HVEN. This should be justified by a compliance report prepared by an Implementation Support Consultant and approved by WB.

140. **Grievances or objections** (if any) will be redressed as per the grievance redress procedure adopted in this RAP. Continuous RAP tasks as grievance redress & monitoring will go on during the phase of civil works in order to assure timely response to PAPs requirements and to assure correct implementation of resettlement procedures.

## 9.5 Resettlement Action Plan Implementation Schedule

141. The timeline presented in the following table shows the distinct stages of RAP preparation, finalization and implementation.

**Table 15 Resettlement Action Plan Implementation Schedule**

N	Action	Responsibility	Start	Finish
A	Preparation of Resettlement Action Plan (RAP)			
1	Assessment of RPF	IC	01,04,2013	05,05,2014

N	Action	Responsibility	Start	Finish
2	Finalization of Detailed Design	CC	24.04.2013	02.08.2014
3	Preparation of the survey forms for Census and Detailed Inventory of Losses, PCDP and Timeline for RAP preparation	CC/ IC	01.05.2014	15.06.2014
4	Acquiring of Cadastral Information and Land Parcel Maps	HVEN / CC	21.04.2014	15.05.2014
6	Consult and Transect Walk with Community Leaders and representatives of affected persons	HVEN/CC	29.08.2013	05.06.2014
7	Approval of the Government Decree for Preliminary Studies	GoA	12.06.2014	
8	Conducting of Public Consultation with PAPs	CC/ HVEN	16.06.2014	18.06.2014
9	Conducting of the Census	CC	17.06.2014	22.07.2014
10	Verify land ownership and identify non-entitled land users to get support by independent legal experts for legalization of land titles, legalization of land where applicable, including	CC/ independent legal experts/ HVEN	17.06.2014	30.11.2014
11	Conducting of detailed measurement survey	CC through licensed measurement specialists	02.04.2014	30.04.2014
12	Conducting of the assets inventory	CC	16.06.2014	27.06.2014
13	Conducting of the Valuation of the Affected Assets	CC through licensed valuators	22.06.2014	22.07.2014
14	Signing of the assets description protocols	CC	08.07.2014	28.07.2014
15	Decree for Eminent Domain	GoA	08.04.2014	21.08.2014
16	RAP preparation	CC	23.06.2014	01.08.2014
17	RAP approval by HVEN	HVEN	01.08.2014	04.08.2014
18	Public Consultation and Disclosure of the RAP	CC / IC	31.08.2014	07.09.2014
19	Revision of the RAP based on the comments of the stakeholder	WB	04.08.2014	24.08.2014
20	WB Review and Approval	WB	04.08.2014	22.09.2014
21	Submission of RAP to Government of RA	HVEN	23.09.2014	
B	RAP implementation preparatory actions			
1	Establishment of RAP implementation unit	HVEN	01.03.2014	19.05.2014
2	Establishment of Grievance redress mechanism	HVEN	01.04.2014	13.06.2014
3	Identification of the Commercial Banks for compensation disbursement/ transfer		01.07.2014	16.08.2014
C	RAP implementation			
1	Compensation payments	HVEN	23.09.2014	30.10.2014
2	COMMENCE CIVIL WORKS	CC	01.11.2014	
3	Repeat Socio-economic Census	CC	15.05.2015	20.05.2015

N	Action	Responsibility	Start	Finish
4	Preparation of the Compliance report	IC	23.09.2014	24.10.2014
D	Continuous tasks			
1	Monitoring of RAP implementation	HVEN / IC	-	-
2	Grievance Redress, Law suites	HVEN / CC / Courts	-	-
3	External Audit	HVEN / IC	-	-

## 10. MONITORING

### 10.1 Background

142. The monitoring measures are designed to ensure the effective and timely implementation of compensation and resettlement activities. The implementation of the RAP will be subject to both internal and external monitoring.

### 10.2 Internal Monitoring

143. Resettlement activities in all components will be regularly supervised and monitored by HVEN. Reporting on internal monitoring should be carried out by the HVEN for which HVEN awarded a contract to Kalpataru, who will be responsible for preparing regular monitoring reports on the status of RAP preparation and implementation, including details of any complaints that arose and how they were handled. All the internal reports will be included in the Project Progress Reports. Indicators for the internal monitoring will be those related to processes, immediate outputs and results which will allow to assess the progress of the RAP implementation and the adjustment of the work program. Specific monitoring benchmarks will be:

- Number of information campaign and consultation with APs done
- Number of draft contracts sent on time
- Number of final contracts/agreements signed on time
- Payments done on time
- Number of land plots registered in the State Cadaster on time
- Number of received, resolved, pending

### 10.3 External Monitoring and Resettlement Action Plan Completion Report

144. This task will be carried out in parallel with the implementation of each RAP activity and will entail field visits and communication with PAPs. At the end of RAP completion, a RAP Completion Report will



be submitted to WB indicating whether the compensation program has been carried out based on the provisions of the RPF, WB OP 4.12 and with the satisfaction of the PAPs. Approval of the Completion report by WB will be a condition for HVEN to give a commencement letter to the contractor to start the civil works for the section. The role of the external monitor is to identify noncompliance with and violation of provisions RAPs; ensure its enforcement by detecting and documenting noncompliance issues and advise the Client on the appropriate responses to such cases. The key activities are to: measure and report progress against the RAP; verify that agreed entitlements are delivered in full to affected people; and verify that grievance mechanisms are effectively implemented.

- verify that the census of all PAPs has been carried out;
- that the RAP and baseline survey (as appropriate) has been prepared where it is required;
- that property valuation has been carried out in accordance with the provisions of the RPF and the respective RAP;
- oversee that all resettlement measures are implemented as approved in RAP;
- review the grievance cases including an assessment of whether grievance resolution was carried out in accordance with RAP provisions and with PAPs satisfaction;
- as needed, provide suggestions for improvement of resettlement implementation to ensure more efficient achievement of the principles and objectives set forth in the project RPF and this RAP.

## **10.4 Post-resettlement evaluation**

145. In order to evaluate the impact of the resettlement process Kalpataru will repeat the socio-economic census in a half a year after RAP implementation.

## Household (HH) Census Questionnaire N\_\_\_\_\_

1. Project Affected HHs N_____	2. Project Affected Plot ID _____
--------------------------------	-----------------------------------

## 3. ADVANCE INFORMATION

1. Date of Interview:		4. Name of Interviewer:	
2. Name of Respondent:		5. Residential address:	
3. Phone: / <i>mention any contact details</i>		6. Community:	

## Prepared by

\_\_\_\_\_  
(firm)\_\_\_\_\_  
(director)\_\_\_\_\_  
(signature)\_\_\_\_\_  
(firm)\_\_\_\_\_  
(director)\_\_\_\_\_  
(signature)

#### 4. Project Affected HHs description (to circle the number of the respondent)

No	1. Name, surname 1. Make a complete list of all HHs members starting from HH's head 2. then for each member give the questions from 2 to 7 3. then for each member give the 8 <sup>th</sup> question	2. Relationship to HH's Head: 1. Head 2. Spouse 3. Son/Daughter 4. Father/Mother 5. Sister/Brother 6. Grandparent 7. son/daughter-in-law 8. Grandchild 9. Father/Mother-in-law 10. Other	3. Sex :  1. Female 2. Male	4. Birthday data (day/month/year)	5. Ethnic group 1. Armenian 2. Yazidi 3. Kurd 4. Assyrian 5. Other (Specify)	6. What is the highest level of formal education? 1. No formal education or lower than Primary 2. Primary education 3. Basic general education 4. Secondary 5. Specialized vocational 6. Higher (Bachelor or Masters) 7. PhD level (candidate doctor) 98. NA /up to 6 years old/	7. Disability status 1. I degree 2. II degree 3. III degree 4. Other 5. NA	8. Occupation / more than one answer is acceptable/ 1. Employed 2. Retired 3. Pupil 4. Student (daytime) 5. Correspondence-course student 6. Unemployed and not looking for a job 7. Unemployed and looking for a job 8. Compulsory military service 9. NA /up to 6 years old and others/
1		1						
2								
3								
4								
5								

5. HHs total income	Type of income (AMD): mention annual income (if the respondent find it difficult to answer for the year, ask for the month, specify the number of relevant months and multiply)					
	1. Agricultural (production and sell)		6. Scholarship		11. Work abroad	
	2. Cattle raising (production and sell)		7. Pension		12. Other	
	3. Salary		8. Disability benefits			
	4. Self employment		9. Poverty family benefits		<b>Total</b>	
	5. Entrepreneurial activity		10. Other benefit /specify/			

# Public Consultation and Disclosure Plan For Transmission Line Reconstruction Project Hrazdan to Shinuhair Corridor

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## ABBREVIATIONS

HVEN	High Voltage Electric Networks
kV	Kilovolt
KWh	Kilowatt-hour
MW	Megawatt-hour
MENR	Ministry of Energy and Natural Resources of RA
NGO	Non-Governmental Organization
PAP	Project Affected Person
PCR	Physical Cultural Resources
RA	Republic of Armenia
RAP	Resettlement Action Plan
ROW	Right of Way
RPF	Resettlement Policy Framework
TOR	Terms Of Reference
WB	World Bank

## 1. INTRODUCTION

According to WB OP4.12. PAPs must be fully consulted and provided with opportunities to participate in all stages of the preparation and implementation of the RAP. Under the same principles, the PAPs have to be informed in an appropriate and timely manner of the outcomes of the planning process, as well as the schedules and procedures for the implementation of the RAP.

A public information and consultation campaign must be carried out by the HVEN during all the stages of RAP implementation process. This is done with the assistance of a resettlement and social specialist team from the construction contractor of the project, the company KTPL. The affected parties will be provided with an opportunity of presenting their ideas and suggestions as inputs into the planning and implementation of the resettlement activities. Different interested NGOs will be actively involved by the HVEN in all the process of Public Consultations and Information Disclosure.

This Public Consultation and Disclosure Plan (PCDP) is aimed to develop implementable procedures, mechanisms and principles of PCs and information disclosure.

## 2. PUBLIC CONSULTATION

### A. Informal public consultations

During the process of RAP preparation, informal consultations with representatives of PAPs and local government officials will be done before and during the measurement, assets inventory and census surveys implementation by assets inventory and valuation Company. Basic information about the Project and resettlement related activities will be presented. In particular, PAPs will be informed about resettlement related surveys and schedule.

### B. Announcement of cut of date

Cut-off date will be communicated to PAPs in a week before the surveys will start. The announcement will be posted in the Local Self Governance Bodies (LSGBs) office (Appendix 1).

### C. Formal Public consultations during RAP preparation

Public consultations with PAPs on compensation, disclosure of resettlement information to PAPs will be ensured beyond GoA approval of Preliminary Surveys Decree.

**LOCATION:** PCs will be organized in the places accessible to the PAPs such as LSGB's office, cultural centers, schools etc. The place will be selected and agreed with LSGBs. In total 12 communities are affected by the project Section 5. From which in 9 communities both privately and community owned lands are affected, in the other 3 only community owned lands are affected. For first 9 communities PCs will be organized in the each particular community. For the remaining 3 communities, village mayors will be invited to Marzpetaran office for the general consultation.

**PREPARATORY ACTIVITIES:** Several preparatory activities will be conducted prior to the consultations.

- The heads of all affected communities will be officially notified about the dates and the agenda (presented in the Appendix 4) of the PCs and requested to assist with organizational issues (location, PAPs participation).
- The final list of APs will be sent to the heads of communities prior to the consultations to ensure the full participation of PAPs or their representatives. Special attention will be paid to women and vulnerable APs to ensure their attendance.
- The announcement about the PCs should be published in a week before the PC:
  - Advertisement should be published in the local (if any) Mass media
  - Announcement in the LSGBs
- KTPL representative will telephone each of the affected head or member of household (where numbers are available) and invite him/her and any other family member who want to participate.
- NGOs will also be informed about the PC schedule (list of the NGOs with contact information actively involved in the region are presented in the Appendix 2).

**DOCUMENTATION OF THE PCs:** All consultation discussions will be documented by KTPL and transmitted to HVEN.

- All the PCs should be audio recorded and minutes of meetings should be prepared.

- A list of the participants should be developed as a part of the minutes.
- Short description of the issues raised by PAPs, answers provided at the meeting and a summary remaining un answered issues should be prepared after each PC. If necessary, an action plan will be prepared to solve the raised issues. Final decision should be communicated to the community or particular PAPs and registered.
- Photos should be taken during PCs.
- Summary of the discussion will be presented in the RAP. Minutes of meetings will be attached to the RAP.

**INFORMATION TO BE PRESENTED**, PAPs will be informed on the project, schedule, compensation entitlements, valuation methodologies and process of the acquisition. The proposed agenda is presented in Appendix 4. Public Information Brochure with cut-off date, eligibility criteria and entitlements, modalities of compensation, complaints and grievance redress procedures will be provided to each affected household (Appendix 3). This materials as well as a copy of the RPF in Armenian will also be provided to LSGBs so all the PAPs and/or community members have the access.

**PARTICIPANTS:** Public consultations will be held by the HVEN with the assistance of KTPL specialists (social safeguards and engineer). The valuation specialist of the valuation company will present Valuation Methodology.

#### **D. PCs during RAP implementation and construction**

Additional informal consultations with PAPs will take place during the RAP implementation stage, especially during contracts signing by RAP implementation specialist/team. Public Consultation will be organized by Construction Contractor in all the communities for general population before the construction starts to inform community members about the construction schedules, approaches, safety mechanisms and GRM.

### **3. DISCLOSURE OF RESETTLEMENT RELATED DOCUMENTS**

During the public consultations, the KTPL will distribute the Project Information Brochure with the Entitlement Matrix in which the Project description, grievance redress mechanism, entitlements and compensations as well as answers to frequently asked questions will be presented (Appendix 3).

During the PCs, a copy of RPF will be disclosed in the communities.

After the RAP approval by WB, the copy will be disclosed for a week, which will allow time for all interested parties to submit their comments and concerns about the RAP. The RAP will be disclosed:

- In LSGB's office for PAPs
- A copy will be disclosed on the website of HVEN ([www.hven.am](http://www.hven.am))

Final RAP in Armenian and published on the HVEN and World Bank websites. A copy of the approved RAP will also be available at the offices of the regional authorities and the offices of the LSGB's in the affected communities.

## PCDP APPENDIX 1 Announcement

### Announcement

“High Voltage Electric Networks” CJSC informs, that within the frames of the project for reconstruction of 220kV high voltage transmission line connecting “Hrazdan” TPP to “Sinuhayr” substation, the date of commencement of affected people census and affected assets inventory is 6<sup>th</sup> June, 2014.

Meanwhile, please be informed, that the cut-off date for census and inventory is 6<sup>th</sup> June, after which affected assets improvements will not be eligible for compensation.

“FINAP” LLC will conduct affected people census and will make inventory for affected assets.

## PCDP APPENDIX 2: List of NGOs functioning in the region

#	Name	Contact person	Contacts
1	Goris Aarhus Center	Head of the Center: NverPoghosyan Expert of the Center: MeladaHarutyunyan	Address: 3 Mashtots, Administrative building of the Municipality, Goris city Tel.: /374 94/ 81 50 52, /374 096/09 08 95, Email: <a href="mailto:info_goris@aarhus.am">info_goris@aarhus.am</a> , <a href="mailto:nver.goris@mail.ru">nver.goris@mail.ru</a> , <a href="mailto:nver.goris@gmail.com">nver.goris@gmail.com</a> , <a href="mailto:mharoutunyan@mail.ru">mharoutunyan@mail.ru</a>
2	Eco-Sis NGO	Kamo Safrazyan	Address: 3 Sisakan, Sisian city Tel. (374 55) 77-68-00 Email: <a href="mailto:ecosisian@yahoo.com">ecosisian@yahoo.com</a>
3	Gorisiserund NGO		Tel. 093-73-41-74 Email: <a href="mailto:gorisiserund@rambler.ru">gorisiserund@rambler.ru</a>
4	“Goris Press Club” NGO		Address: Ankakhutyan 2, Goriscit Tel: 028420731, 091013575, 091024677 Email: <a href="mailto:gorispressclub@gmail.com">gorispressclub@gmail.com</a> , <a href="mailto:susannasha_hnazaryan9@gmail.com">susannasha_hnazaryan9@gmail.com</a> , <a href="mailto:shushan.ohanyan@gmail.com">shushan.ohanyan@gmail.com</a>
5	Salvard NGO		Address: 1aKhangyn, Sisian city Tel: (094)- 330905 Email: <a href="mailto:salvardfund@mail.ru">salvardfund@mail.ru</a>
6	Asparez NGO	Vahe Tokhsants	Address: 1 Mashtots, Goris city Tel: 091241901 Email: <a href="mailto:toxsancvage@rambler.ru">toxsancvage@rambler.ru</a>
7	ITEK NGO	Marat Dadunts	Address: 3/3 Mashtots, Goris city Tel: +374 284 2 40 20 Email: <a href="mailto:itekngo@gmail.com">itekngo@gmail.com</a> <a href="http://www.itekngo.com">http://www.itekngo.com</a>

## PDGP APPENDIX 3 Project Information Brochure

### ENERGY TRANSMISSION IN ARMENIA RECONSTRUCTION PROJECT HRAZDAN TO SHINUHAIR CORRIDOR INFORMATION BROCHURE FOR COMPENSATION ENTITLEMENT

#### PROJECT BACKGROUND

The Government of Armenia requested the World Bank to support with the rehabilitation of the most critical section of the high voltage transmission network of the country. The High Voltage Electric

Networks (HVEN) identified this to be the section of the transmission grid from Hrazdan thermal power plant (in the north-east) to Shinuhayr substation (in the south). This section, which comprises the power lines Noraduz, Lichk, Vardenis, Vayk and Vorotan 1, connects two key generation centers and serves large electricity consumers in the Central-Eastern part of Armenia.

The length of new line will be approximately 230 km and it will be constructed mainly within the existing 220 kV line corridor. Existing line has reached its life span and shall be decommissioned when new line is constructed. The Project will include the erection of new towers/pylons including foundations, replacement of existing conductors, insulators and other key pieces of infrastructure and equipment.

This project is a very important step in improving the quality of power transmission and increasing the safety of power transmission system in Armenia. As such it will benefit the communities that the powerline serves and the country as a whole.

The boundary of the project area is marked by the towns/villages of Hrazdan town, Lchashen, Lchap, Hayravank, Gavar, Yeranos and Lichk in Gegharkunik region, Sulema Mountains and Arpariver, Aghnjadzor, Karaglukh, Salli, Shatin, Yeghegnadzor and Vayk in the VayotsDzor region and Shagat and Shinuhayr in Syunik region.

During the design process, an emphasis has been put on avoiding the impact on private lands to the extent possible. Although the new power line will follow the existing one along most of the corridor, deviations have been made to bypass settlements, buildings, private land and planned future residential sites. However, it is unavoidable in some cases to place towers in privately owned land, and in some cases access roads or activities during construction may damage crops. Therefore the project requires some community and privately owned land acquisition for small plots of land for tower foundations, and to guaranty access during construction. In these cases the project owner will compensate for such acquisition of land and any damage caused during construction, in full accordance with RA legislation and World Bank Social Safeguard Policies. The copy of the Resettlement Policy Framework is available in Local Self Governing Bodies' office.

The purpose of this brochure is to inform affected persons about what rights it is necessary for the HVEN to acquire, what will be compensated for and how the assessment of assets will be carried out. Furthermore, this brochure informs affected persons about the most frequently asked questions concerning the compensation process and how affected persons can access project staff to get more information or send complaints and comments.

## **WHAT ARE THE LAND REQUIREMENTS OF THE POWER LINE?**

In general terms the project will not affect whole pieces of land. For the construction of a power line, land is needed under each tower foundation and temporary access to towers is necessary. Furthermore, the erection of towers and stringing of the power line may cause direct temporary impact to crops or trees.

Compensation will be made for the following:

Land acquisition will be required for:

- construction of tower foundations

Compensation will be required for:

- damages to crops / trees during land survey
- damages to crops / land for construction of access roads
- damages to crops for lay down areas and during stringing procedure.

Agriculture (with height limitations) and livestock grazing will be possible in the ROW with exception of permanently sealed land at tower foundations.

## **COMPENSATION ELIGIBILITY AND ENTITLEMENTS**

Project Affected Persons (PAPs) that are entitled for compensation or allowances provisions under the Project are the following:

- All PAPs that own land by legal title that is acquired for tower foundations. This also applies for land that can be legalized and land without legal status;
- Tenants and sharecroppers whether registered or not;
- Owners of buildings, crops, plants, or other objects attached to the land if these are affected;

Compensation eligibility will be limited by a cut-off date on the day of the commencement of a detailed census and inventory of losses. New settlement, improvement or start of activity in the affected areas after the cut-off date will not be eligible for compensation. The cut-off date for this project is **06 June, 2014**.

PAPs will be given sufficient advance notice before construction begins and asked to clear the sites where towers are to be located if necessary.



In the cases where structures are affected, PAPs will get the opportunity to dismantle affected structures prior to project implementation; however they won't have to bear the cost of total demolition. Construction materials that PAPs choose to re-use will not be confiscated and they will not pay any fine or suffer any sanction. During design it has been a priority to avoid any need for such impacts to the extent possible.

#### **FREQUENTLY ASKED QUESTIONS ABOUT THE COMPENSATION PROCESS**

##### **➤ *Where can I get full Resettlement Policy Framework and Resettlement Action Plan?***

A copy of the full Resettlement Policy Framework and Resettlement Action Plan will be available at Local Authorities office. A copy is also posted on the HVEN websites ([www.hven.am](http://www.hven.am)). Details of the relevant contacts can be seen at the end of this Information Pamphlet.

##### **➤ *How will the compensation be paid?***

The compensation payment is one of the critical phases in RAP implementation. The steps envisaged are as follows.

- a. Selection of commercial Banks with the best conditions for PAPs (geographical location and no transaction charges). The PAPs can also operate through their existing Bank accounts.
- b. Signing of the assets acquisition contract with PAPs
- c. Transfer of the compensation and allowances to the PAPs' Bank accounts.
- d. Vacating of the property by the PAPs within 14 days after payment of compensation.
- e. HVEN taking possession of the land/structure.

##### **➤ *If the owner is deceased, how will the compensation be provided?***

If the owner has any heirs, the compensation will be paid to them after registration of all legal inheritance documents. In the absence of heirs, the property will be expropriated and the compensation will be transferred on the Court or Notary deposit account. Please, consult with local notaries, lawyers about the process of registration.

##### **➤ *What should I have with me during signature of the contract for land acquisition?***

All persons holding registered rights towards the real estate must be present at the notary's office. If a right holder cannot be present then respective Power of Attorney shall be presented by one of the other right holders.

The following original documents shall be presented:

1. Passport
2. Ownership certificate
3. If there are right holders other than owners, then the respective right certificate (for example: certificate of lease)
4. Marriage certificate. If available, the spouse attendance is required to sign an Agreement (independent document the Notary will provide) for land/real estate acquisition or the Power of Attorney from the spouse should be available.\*

\* Spouse of the owner is deemed to be co-owner if the property has been purchased during their registered marriage, even if his/her name is not mentioned in the ownership certificate.

##### **➤ *If the owner is not available in Armenia, how can he/she receive compensation?***

If the owner is not in Armenia, he/she can send a power of attorney to a relative or close friend to sign the land acquisition contract and receive compensation. Please, consult with notaries and lawyers with respect to the format of the power of attorney and procedure to adopt. If no representative is appointed, the property will be legally expropriated through a Court procedure and the compensation will be transferred to the Court deposit account. The Court may subsequently pay this compensation to any person who establishes their legal entitlement to receive it.

##### **➤ *If I do not have a bank account, should I pay to open a new one to receive compensation?***

You can receive compensation on your private bank account. It is important that you ensure that this number is provided in the contract for land acquisition, If you do not have a bank account, the project will open one for you free of charge.

##### **➤ *Who has rights for additional legal assistance during the resettlement action plan preparation, payment of the compensations etc?***

Vulnerable Households have the right for additional assistance of social workers or legal consultancy. Please contact Contractor's Safeguard Specialist. The contacts are provided at the end of the

brochure.

➤ ***How is a vulnerable affected household defined?***

Vulnerable people are considered:

- Poverty -stricken households, which are registered in the Family Benefit System of the MLSI of RA and receive corresponding allowance according to the order, set forth under RA legislation.
- Households, headed by lonely, widowed or with lost breadwinner women, where there is no other working age person, except the one of pension age, the one passing his mandatory service in the armed forces of RA, holding 1st or 2nd degree of disability or a full-time student of up to 23 years.
- Households, headed by people of the pension age (elderly), where there is no other working age person, except the one of pension age, the one passing his mandatory service in the armed forces of RA, holding 1st or 2<sup>nd</sup> degree of disability or a full-time student of up to 23 years.

➤ ***Can civil works start before compensations are paid?***

Contractors will not commence civil works in any section of the Project with resettlement impacts until (a) the RAP is fully implemented; (b) agreed compensation is provided and rehabilitation assistance is in place, (c) the affected areas are free of all obstructions; (d) compliance monitoring report is prepared by Independent monitoring agency and approved by WB.

➤ ***What will happen if the owner refuses to sign the contract?***

In this case the expropriation procedure will be initiated. Expropriation proceedings for the Project will be pursued only in extreme cases when all negotiations between PAPs and HVEN have failed. HVEN will not occupy the needed plots until:

- the proper judicial process as defined by the law is initiated;
- a court decision has been obtained and properly communicated to the AHs/APs;
- the compensation/rehabilitation amounts are deposited in an court deposit account.

In accordance with Armenian Law on the Alienation of the Private Property for the Public and State Needs the procedures to be followed to initiate expropriation proceedings are as follows:

- The Acquirer must transmit the Draft Contract (including re-valuation if any) for Property Acquisition to the property owner, and to all other persons having rights or entitlements of any kind related to the property to be acquired.
- If the Land Acquisition Contract is not signed within **3 months** of the date of transmission of the draft Contract, HVEN may begin the process of applying to the Court for a decision confirming the right of the Acquirer to the transfer of ownership.
- To commence the procedure, HVEN must lodge with the Court the calculated value of the compensation which is due to be paid to the PAP, (referred to as “the deposit”). It must also notify the owner and those having rights to the property that the deposit has been so lodged. If the PAP exercises his right to withdraw those funds, it is treated by the Court as equivalent to acceptance and signature of the Acquisition Contract. HVEN has the details required for deposits with the Courts. One banking day will be required to make the transfers.
- If the Acquisition Contract is not signed within 7 days of deposition of the compensation, HVEN must submit a Property Expropriation Claim to the Court within 1 month of the date of the deposit. In hearing the Claim, only the amount of proposed compensation can be disputed in the Court. The right of the Acquirer to expropriate the property cannot be disputed.
- The HVEN has the right acquire ownership rights for the expropriated property as soon as the Court decision comes into force.

➤ ***What should I do, if I neither have an opportunity to send an email with a complaint nor to submit the complaint in Yerevan?***

Please, contact appointed representative in your Local Self Governing Office, and the specialist will help you to send the complaint to HVEN email.

**COMPLAINTS AND GRIEVANCE REDRESS: HOW CAN I MAKE COMPLAINTS?**

If you, as an affected person, have complaints about the project or the compensation process a mechanism has been put in place where you can submit your concerns. The following grievance

redress mechanism is established for the Project. It is based on three main steps, although an emphasis is put on resolving all matters timely and preferably within step one of the mechanism.

### Step 1. HVEN Grievance Coordinator

The Local Self Government representative in your community will accept the complaints at first instance and transmit them to HVEN grievance coordinator. The HVEN grievance coordinator can also be contacted also directly:

- Mr. Misha Baghramyan, HVEN representative, e-mail: hvenbec@gmail.com, phone number: +374 10 72 03 80

The HVEN grievance coordinator will response to registered complaints no later than within 15 days.

### Step 2. Grievance Redress Committee

If the HVEN grievance coordinator cannot resolve the matter or the person making the complaint is not satisfied with the solution, a written complaint can be submitted to a special Grievance Redress Committee. Such complaints should be sent to the HVEN office (address is provided in the Contacts section) or via email. The complaint should be marked “Hrazdan - Shinuhayr Grievance Committee”.

### Step 3. Court

If the complainant is not satisfied with the decision of the Grievance Redress Committee and is willing to continue with the process, he/she can register/file their case in a court of law, whose decision will be final.

Regardless of the set grievance mechanism and procedures, PAPs have the right to submit their cases to a court of law at any point in time of the grievance process.

Details for the compensation entitlements are presented in the Matrix below:

PAP Category	Impact category	Compensation
Legal Owners	<u>Agricultural land</u>	(i) cash compensation in cash at market or cadastral value (whichever the highest) plus a 15% allowance, or ii)value of replacement plot acceptable to the PAP plus 15% allowance, or (iii) through replacement land equal in value/productivity to the plot lost acceptable to the PAPs. Non-directly affected sections of a plot which become inaccessible or unviable for cultivation or any use after the impact will be included in the affected land
Legal owners	<u>Agricultural land</u>	When >10% of a PAP agricultural land is affected, PAP (owners, leaseholders and sharecroppers) will get an additional allowance for severe impacts equal to the market value of a year's gross yield of the land lost. Transaction taxes and fees will be paid.
Legal owners	<u>Non agricultural land</u> <u>(Residential/co</u> <u>mmercial land)</u>	Compensation in cash at market value plus a 15% allowance.  If there is no market rate, compensation will be the provision of a replacement plot acceptable to the PAP or cash compensation based on the cost of replacement land plus 15% allowance.  Non-directly affected sections of a plot which become inaccessible or unviable for cultivation or any use after the impact will be included in the affected land.
Legal owners	<u>Residential Buildings</u>	Compensation to all PAPs irrespective of the house registration status in cash at replacement cost plus a 15% allowance. Compensation will be free of deductions for depreciation, transaction costs and salvageable materials. In case of partial impacts and unwillingness of the owner to relocate, building impacts will cover only the affected portion of a building and its full rehabilitation to previous use.
Legal owners	<u>Non-Residential Buildings</u>	Compensation as for residential buildings only to those PAPs who have registered legally their property (see above).

PAP Category	Impact category	Compensation
Legal owners / Tenants / Sharecroppers	<u>Crops:</u>	Cash compensation at current market rates for the gross value of 1 year's harvest by default. Crop compensation will be paid both to landowners and tenants based on their specific sharecropping agreements
Legal Owners	Trees	Cash compensation at market rate based on type, age and productivity of trees.
	<u>Businesses</u>	Compensation of 1-year net income based on tax declaration; temporary losses will be compensated in cash equal to the monthly income based on tax declaration multiplied with the number of months of business stoppage. In absence of tax declaration (mostly in the case of informal/small businesses) these PAPs will be compensated as above but based on the maximum non-taxable salary (minimum salary). This is adopted in the case of informal businesses that usually operate at profit levels below the minimum taxable salary, so that the livelihood restoration principles of the policy will be respected.
<u>Permanent business workers and employees</u>		Indemnity for lost wages for the period of business interruption up to a maximum of 6 months.
PAPs forced to relocate	Resettlement	PAPs forced to relocate (including renters) will receive a relocation subsidy sufficient to cover transport costs and living expenses for 1 month.
<u>Legalizable PAPs</u>	<u>Agricultural land</u>	Will be legalized and paid as titled owners
<u>Legalizable PAPs</u>	<u>Residential Buildings</u>	House owners without registration will have to be legalized in order to obtain this provision.
<u>Legalizable PAPs</u>		Compensation only after legalization To legalize their buildings the PAPs without registration shall pay necessary sums for registration, if they can afford. Relocated renters will be given all relocation and severe impacts allowances.
<u>Non-legalizable PAPs</u>	Land	Compensation with one time self-relocation allowances in cash equal to the market or cadastral value of the affected land (whichever the highest) in proportion to the past years of land use: 1) < 1 year – 5% of land value; 2) < 15 years – 14% of land value; 3) < 25 years – 20% of land value; 4) 25 years and more– 25% of land value.
<u>Leaseholders</u>	Land	Will be legalized and compensated as full owners or will be given a new lease If this is not possible they will receive compensation in cash at market or cadastral value (whichever the higher) of the affected land + a 15% allowance in proportion to the remaining years of lease as follows: 1) < 1 year – 5% of land value; 2) < 15 years – 14% of land value; 3) < 25 years – 20% of land value; 4) 25 years and more- 25% of land value.
Tenants (of agricultural land)	Land	Cash compensation at current market rates for the gross value of 1 year's harvest by default based on their specific sharecropping agreements
<u>Compensation of households, below the Poverty Line</u>	All Assets	Vulnerable people will be given a rehabilitation allowance for 6 months in the monthly amount of AMD 50000 (equal to 6 months at minimum salary defined in RA legislation) and priority in employment in project-related jobs.
PAP losing 10% or more of agricultural income	<u>Severe impacts allowances:</u>	6 months in the monthly amount of AMD 30000 (30-fold of the minimum salary).
<u>State / RA</u>	<u>Trees</u>	Re-plantation of twice the amount of saplings in suitable location and 3 years nursery.
<u>State / RA</u>	<u>Community Structures and Public Utilities</u>	Will be fully replaced or rehabilitated so as to satisfy their pre-project functions.

## CONTACTS

*If you still have questions or need consultation,  
please, do not hesitate to contact HVEN representatives.*

HVEN Grievance Coordinator: Misha Baghramyan, tel: 010.72.03.80

Construction Company Safeguards Specialist: Lusine Zakaryan, tel. 055.12.50.44

Representative in the Local Self Governing Bodies: \_\_\_\_\_

## PCDP APPENDIX 4. Agenda for Public Consultation

### Agenda for the public consultation

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information
- Resettlement issues in the Project
- RAP implementation process: stages, dates
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)
- Compensation eligibility
- Compensation entitlements (based on the Entitlement Matrix of the RPF)
- Valuation methodology for lands, structures, crops, trees etc
- Questions, answers

## PCDP APPENDIX 5 Schedule of Public Consultations

### List of communities with respective dates for PCs.

N	Community	Community owned Land plots (N)	Privately Owned Land Plots (N)	Date of the Public Consultations
1	Angeghakot village	2	4	16.06.2014
2	Shaqi village	11	6	16.06.2014
3	Ishxanasar village	6	1	16.06.2014
4	Sisian town	4	1	16.06.2014
5	Uytz village	1	3	17.06.2014
6	Aghitu village	5	3	17.06.2014
7	Noravan village	-	5	17.06.2014
8	Vaghatin village	10	10	18.06.2014
9	Harzhis village	14	1	18.06.2014
10	Shinuhayr village	13	10	18.06.2014
11	Khot village	-	2	18.06.2014
12	Goris town	2	4	18.06.2014

### **MINUTES OF PUBLIC CONSULTATION MEETING**

Public Consultation on the Disclosure Plan for the Transmission Line Reconstruction  
Project Hrazdan to Shinuhaik Corridor

**Date:** June 16, 2014

**Venue:** Angegahkot community mayor office, Syunik

**Time:** 11:00

**Agenda:**

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information  
Speaker – H. Nuriyanyan/ L.Zakaryan
- Resettlement issues in the Project  
Speaker – L.Zakaryan
- RAP implementation process: stages, dates  
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)  
Speaker – L.Zakaryan
- Compensation eligibility  
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)  
Speaker – L.Zakaryan
- Valuation methodology for lands, structures, crops, trees etc  
Speaker – K.Gevorgyan
- Questions, answers

The Public Consultation was organized by Kalpataru Power Transmission Ltd Armenian branch in the Anghegahkot community mayor office for the official disclosure of the draft RPF. PAPs, community office employees participated in Public Consultation.

L. Zakaryan presented compensation, disclosure of resettlement information to PAPs, as well as informed that the affected parties will be provided with an opportunity of presenting their ideas and suggestions as inputs into the planning and implementation of the resettlement activities.

K.Gevorgyan presented the valuation methodology for lands and crops.

After the presentation L. Zakaryan answered the raised questions:

**Questions and answers:**

**Question:** A.Khachatryan, Community mayor

Who will be responsible for the demolition works of the existing line?

**Answer:** X. Chinnappan

KPTL Company has no any agreement with HVEN regarding this issue, it is not included in our scope of works and it is responsibility of HVEN. You will be informed about it additionally.

**Question:** Landowner

After completion of construction works, in case of power line or towers failure or during maintenance works will the damage for lands and consequently for crops (due to machinery access) be compensated and is it possible to fix this stipulation in acquisition contract?

**Answer:** L.Zakaryan

This question will be presented to HVEN, and additionally you will be informed about the results.

### List of Participants

#	Name, surname	Status/Position
1	Sargis Mnatsakanyan	Co-owner
2	Yervand Hovhannisyan	Owner
3	Karlen Gevorgyan	Evaluator / Finapp
4	Hovhannes Ohanyan	Owner
5	Hrachik Nurijanyan	HVEN Goris branch
6	Ruben Sargsyan	HVEN Goris branch
7	Karine Nazaryan	Co-owner
8	Armen Khachatryan	Community Mayor, Angheghakot village
9	Vazgen Yenokyan	Secretary of the village mayor office
10	Xavier Chinnappan	Country Manager, Kalpataru Power Transmission Ltd
11	Siranush Rafayelyan	Translator/Interpreter, Kalpataru Power Transmission Ltd
12	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd

## Photos





**MINUTES OF PUBLIC CONSULTATION MEETING**  
Public Consultation on the Disclosure Plan for the Transmission Line Reconstruction  
Project Hrazdan to Shinuhair Corridor

**Date:** June 16, 2014

**Venue:** Shaqi community mayor office, Syunik

**Time:** 14:00

**Agenda:**

**Agenda:**

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information  
Speaker – H. Nurijanyan/ L. Zakaryan
- Resettlement issues in the Project  
Speaker – L. Zakaryan
- RAP implementation process: stages, dates  
Speaker – L. Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)  
Speaker – L. Zakaryan
- Compensation eligibility  
Speaker – L. Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)  
Speaker – L. Zakaryan
- Valuation methodology for lands, structures, crops, trees etc  
Speaker – K. Gevorgyan
- Questions, answers

The Public Consultation was organized by Kalpataru Power Transmission Ltd Armenian branch in the Saqi community mayor office for the official disclosure of the draft RPF. PAPs, community office employees participated in Public Consultation.

L. Zakaryan presented compensation, disclosure of resettlement information to PAPs, as well as informed that the affected parties will be provided with an opportunity of presenting their ideas and suggestions as inputs into the planning and implementation of the resettlement activities.

K. Gevorgyan presented the valuation methodology for lands and crops.

After the presentation L. Zakaryan answered the raised questions:

**Questions and answers:**

**Question:** Land owner

If the process of legal inheritance is connected with serious financial problems for the family, and even the foreseen compensation can be less than legal inheritance costs, what kind of possible solution can you suggest in this case?

**Answer:** L. Zakaryan

As per RPF, the costs for legal inheritance and recognition for the right of ownership should be borne by the land owner. The mentioned question will be submitted for the review of competent authorities.

**Question:** Land owner

Can the compensation for perennial crops be reviewed?

**Answer:** L. Zakaryan

As per compensation rules, monetary reimbursement for crops is stipulated for market value equal to one year.

**Question:** Land owner

The confirmation of power of attorney provided by the absent co-owner for land acquisition also requires additional costs, and if family is not able to bear these costs, than what should be done?

**Answer:** L. Zakaryan

In order to understand the possible issues more clearly, we ask you to provide our relevant specialists with the necessary documents.

### List of Participants

#	Name, surname	Status/Position
1	Gor Arakelyan	Secretary of the Community mayor office
2	Rubik Arakelyan	Owner
3	Aram Tarverdyan	Co-owner
4	Hrachik Amaryan	Owner
5	Vardan Kirakosyan	Co-owner
6	Hamlet Avagyan	Co-owner
7	Hrachik Nurijanyan	HVEN Goris branch
8	Ruben Sargsyan	HVEN Goris branch
9	Karlen Gevorgyan	Evaluator / Finapp
10	Xavier Chinnappan	Country Manager, Kalpataru Power Transmission Ltd
11	Siranush Rafayelyan	Translator/Interpreter, Kalpataru Power Transmission Ltd
12	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd

## Photos



## MINUTES OF PUBLIC CONSULTATION MEETING

Public Consultation on the Disclosure Plan for the Transmission Line Reconstruction  
Project Hrazdan to Shinuhair Corridor

**Date:** June 16, 2014

**Venue:** Sisian Municipality, Syunik

**Time:** 16:00

**Agenda:**

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information  
Speaker – H. Nurijanyan/ L.Zakaryan
- Resettlement issues in the Project  
Speaker – L.Zakaryan
- RAP implementation process: stages, dates  
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)  
Speaker – L.Zakaryan
- Compensation eligibility  
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)  
Speaker – L.Zakaryan
- Valuation methodology for lands, structures, crops, trees etc  
Speaker – K.Gevorgyan
- Questions, answers

The Public Consultation was organized by Kalpataru Power Transmission Ltd Armenian branch in Sisian Municipality for the official disclosure of the draft RPF. PAPs, Municipality employees participated in Public Consultation.

L. Zakaryan presented compensation, disclosure of resettlement information to PAPs, as well as informed that the affected parties will be provided with an opportunity to present their ideas and suggestions as inputs into the planning and implementation of the resettlement activities.

K.Gevorgyan presented the valuation methodology for lands and crops.

After the presentation L. Zakaryan answered the raised questions:

**Question:** Sisian municipality employee

Why it is not signed servitude contract?

**Answer:** L.Zakaryan

Within the scope of this project acquisition of lands necessary for towers foundations is foreseen.

**Question:** Ararat Petrosyan, Ishxanasar community mayor

Can the compensation for perennial crops be reviewed?

**Answer:** L. Zakaryan

As per compensation rules, monetary reimbursement for crops is stipulated for market value equal to one year.

### List of Participants

#	Name, surname	Status/Position
1	Vahagn Sargsyan	Owner
2	Ararat Petrosyan	Community Mayor, Ishxanasar village
3	Artyom Dilanyan	Employee at Sisian municipality
4	Suren Stepanyan	Employee at Sisian municipality
5	Hrachik Nurijanyan	HVEN Goris branch
6	Ruben Sargsyan	HVEN Goris branch
7	Karlen Gevorgyan	Evaluator / Finapp
8	Xavier Chinnappan	Country Manager, Kalpataru Power Transmission Ltd
9	Siranush Rafayelyan	Translator/Interpreter, Kalpataru Power Transmission Ltd
10	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd

### Photos



## MINUTES OF PUBLIC CONSULTATION MEETING

Public Consultation on the Disclosure Plan for the Transmission Line Reconstruction  
Project Hrazdan to Shinuhair Corridor

**Date:** June 17, 2014

**Venue:** Uytz community mayor office, Syunik

**Time:** 11:00

**Agenda:**

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information  
Speaker – A.Karapetyan
- Resettlement issues in the Project  
Speaker – L.Zakaryan
- RAP implementation process: stages, dates  
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)  
Speaker – L.Zakaryan
- Compensation eligibility  
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)  
Speaker – L.Zakaryan
- Valuation methodology for lands, structures, crops, trees etc  
Speaker – K.Gevorgyan
- Questions, answers

The Public Consultation was organized by Kalpataru Power Transmission Ltd Armenian branch in the Uytz community mayor office for the official disclosure of the draft RPF. PAPs, community office employees participated in Public Consultation.

L. Zakaryan presented compensation, disclosure of resettlement information to PAPs, as well as informed that the affected parties will be provided with an opportunity of presenting their ideas and suggestions as inputs into the planning and implementation of the resettlement activities.

K.Gevorgyan presented the valuation methodology for lands and crops.

After the presentation L. Zakaryan answered the raised questions:

**Questions and answers:**

**Question:** Land owner

If during towers commissioning for elimination of failures it would be necessary to use heavy machineries cause of which the crops can be damaged, and in this case is it possible any compensation and whether this item will be mentioned in the contract?

**Answer:** A. Karapetyan

If during commissioning such issues arise, then they would be discussed and found solutions.

**Question:** A.Avetyan, Uytz community mayor

Why long term lease agreement is not signed?

**Answer:** L.Zakaryan

Within the scope of this project acquisition of lands necessary for towers foundations is foreseen.

### List of Participants

#	Name, surname	Status/Position
1	Rafik Martirosyan	Co-owner
2	Yurik Mikayelyan	Owner
3	Artak Avetyan	Uytz Community Mayor
4	Hermine Matevosyan	Director of culture center
5	Aleta Mkrtchyan	Assistant to the head of community
6	Armine Markosyan	Deputy Community Mayor
7	Janeta Muradyan	Community office accountant
8	Lilit Panyan	Staff secretary
9	Seda Zakharyan	Librarian
10	Arayik Karapetyan	HVEN APPC director
11	Karlen Gevorgyan	Evaluator / Finapp
12	Xavier Chinnappan	Country Manager, Kalpataru Power Transmission Ltd
13	Siranush Rafayelyan	Translator/Interpreter, Kalpataru Power Transmission Ltd
14	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd



## Photos





## **MINUTES OF PUBLIC CONSULTATION MEETING**

Public Consultation on the Disclosure Plan for the Transmission Line Reconstruction  
Project Hrazdan to Shnuhair Corridor

**Date:** June 17, 2014

**Venue:** Aghitu community mayor office, Syunik

**Time:** 14:00

**Agenda:**

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information  
Speaker – A.Karapetyan
- Resettlement issues in the Project  
Speaker – L.Zakaryan
- RAP implementation process: stages, dates  
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)  
Speaker – L.Zakaryan
- Compensation eligibility  
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)  
Speaker – L.Zakaryan
- Valuation methodology for lands, structures, crops, trees etc  
Speaker – K.Gevorgyan
- Questions, answers

The Public Consultation was organized by Kalpataru Power Transmission Ltd Armenian branch in the Aghitu community mayor office for the official disclosure of the draft RPF. PAPs, community office employees participated in Public Consultation.

L. Zakaryan presented compensation, disclosure of resettlement information to PAPs, as well as informed that the affected parties will be provided with an opportunity of presenting their ideas and suggestions as inputs into the planning and implementation of the resettlement activities.

K.Gevorgyan presented the valuation methodology for lands and crops.

After the presentation L. Zakaryan answered the raised questions:

**Questions and answers:**

**Question:** Land owner

Can the compensation for perennial crops be reviewed?

**Answer:** L.Zakaryan

As per compensation rules, monetary reimbursement for crops is stipulated for market value equal to one year.

**Question:** Land owner

How the land compensation will be calculated: based on the cadastral or actual land type/land usage?

**Answer:** K. Gevorgyan

The decision will be done in favor of project affected people. If the land's cadastral category is higher than factual then the land will be valued based on the cadastral type. If the land's actual usage type is higher than cadastral, then the actual usage will be used during the land valuation process.

### List of Participants

#	Name, surname	Status/Position
1	Nvard Khachatryan	Co-owner
2	Avetis Avetisyan	Community Mayor, Aghitu village
3	Lilia Margaryan	Owner
4	Karlen Gevorgyan	Evaluator / Finapp
5	Lusine Harutyunyan	Staff secretary of the community mayor office
6	Susanna Tatintsyanyan	Member of the Council of Elders
7	Anjela Ohanyan	Community mayor office accountant
8	Arayik Karapetyan	HVEN APPC director
9	Xavier Chinnappan	Country Manager, Kalpataru Power Transmission Ltd
10	Siranush Rafayelyan	Translator/Interpreter, Kalpataru Power Transmission Ltd
11	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd

## Photos



**MINUTES OF PUBLIC CONSULTATION MEETING**  
Public Consultation on the Disclosure Plan for the Transmission Line Reconstruction  
Project Hrazdan to Shnuhair Corridor

**Date:** June 17, 2014

**Venue:** Noravan community mayor office, Syunik

**Time:** 16:00

**Agenda:**

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information  
Speaker – A.Karapetyan
- Resettlement issues in the Project  
Speaker – L.Zakaryan
- RAP implementation process: stages, dates  
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)  
Speaker – L.Zakaryan
- Compensation eligibility  
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)  
Speaker – L.Zakaryan
- Valuation methodology for lands, structures, crops, trees etc  
Speaker – K.Gevorgyan
- Questions, answers

The Public Consultation was organized by Kalpataru Power Transmission Ltd Armenian branch in the Noravan community mayor office for the official disclosure of the draft RPF. PAPs, community office employees participated in Public Consultation.

L. Zakaryan presented compensation, disclosure of resettlement information to PAPs, as well as informed that the affected parties will be provided with an opportunity of presenting their ideas and suggestions as inputs into the planning and implementation of the resettlement activities.

K.Gevorgyan presented the valuation methodology for lands and crops.

After the presentation L. Zakaryan answered the raised questions:

**Questions and answers:**

**Question:** S. Papikyan, Community Mayor

How the land compensation will be calculated: based on cadastral or actual land type/land usage?

**Answer:** K. Gevorgyan

The decision will be done in favor of project affected people. If the land's cadastral category is higher than factual, then the land will be valued based on the cadastral type. If the land's actual usage type is higher than cadastral, then the actual usage will be done during the land valuation process.

**Special opinion:** S. Papikyan, Community Mayor

If like previous projects in this case also it will be made improper valuation and will be fixed too low and unreal compensations, better we give our lands as donation or gift than sell it.

**Question:** S.Papikyan, Community Mayor

In two families, included in this list, there are problems connected with legal inheritance. They both have serious financial problems and for them legal inheritance process is very hard, almost impossible due to costs. Is there any possibility to help these families for solving their issue?

**Answer:** L.Zakaryan

Legal inheritance and recognition for the right of ownership should be done by the land owner at his own expenses. We will study all cases in detail and will discuss.

**Question:** Land owner

If during commissioning due to rehabilitation works on line the lands will be damaged, will there be any compensation and will this consequence be fixed in acquisition contract?

**Answer:** A.Karapetyan

We will return to this question during commissioning.

### List of Participants

#	Name, surname	Status/Position
1	Slavik Papikyan	Noravan Community Mayor
2	Garegin Barkhudaryan	Co-owner
3	Hakob Dulukhanyan	Co-owner
4	Vahan Arzumanyan	Owner's representative
5	Movses Babajanyan	Owner's representative
6	Musheg Karamyan	Member of the Council of Elders
7	Arayik Karapetyan	HVEN APPC director
8	Karlen Gevoryan	Evaluator / Finapp
9	Xavier Chinnappan	Country Manager, Kalpataru Power Transmission Ltd
10	Siranush Rafayelyan	Translator/Interpreter, Kalpataru Power Transmission Ltd
11	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd

### Photos



## **MINUTES OF PUBLIC CONSULTATION MEETING**

Public Consultation on the Disclosure Plan for the Transmission Line Reconstruction  
Project Hrazdan to Shnuhair Corridor

**Date:** June 18, 2014

**Venue:** Vaghatin community mayor office, Syunik

**Time:** 11:00

### **Agenda:**

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information  
Speaker – A.Karapetyan
- Resettlement issues in the Project  
Speaker – L.Zakaryan
- RAP implementation process: stages, dates  
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)  
Speaker – L.Zakaryan
- Compensation eligibility  
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)  
Speaker – L.Zakaryan
- Valuation methodology for lands, structures, crops, trees etc  
Speaker – K.Gevorgyan
- Questions, answers

The Public Consultation was organized by Kalpataru Power Transmission Ltd Armenian branch in the Vaghatin community mayor office for the official disclosure of the draft RPF. PAPs, community office employees participated in Public Consultation.

L. Zakaryan presented compensation, disclosure of resettlement information to PAPs, as well as informed that the affected parties will be provided with an opportunity of presenting their ideas and suggestions as inputs into the planning and implementation of the resettlement activities.

K.Gevorgyan presented the valuation methodology for lands and crops.

After the presentation L. Zakaryan answered the raised questions:

### **Questions and answers:**

**Question:** Land owner

How the land compensation will be calculated: based on cadastral or actual land type/land usage?

**Answer:** K. Gevorgyan

The decision will be done in favor of project affected people. If the land's cadastral category is higher than factual, then the land will be valued based on the cadastral type. If the land's actual usage type is higher than cadastral, then the actual usage will be done during the land valuation process.

### List of Participants

#	Name, surname	Status/Position
1	Vardan Minasyan	Owner
2	Marine Yeremyan	Community mayor office employee
3	Arayik Karapetyan	HVEN APPC director
4	Mkhitar Yeremyan	Co-owner
5	Volodya Grigoryan	Co-owner
6	Rubik Meliksetyan	Co-owner
7	Karlen Gevorgyan	Evaluator / Finapp
8	Sasun Manucharyan	Community mayor office cashier
9	Gnel Meliksetyan	Co-owner
10	Never Kazaryan	Co-owner
11	Robert Harutyunyan	Co-owner
12	Eduard Khachatryan	Co-owner
13	Heriknaz Minasyan	Librarian
14	Xavier Chinnappan	Country Manager, Kalpataru Power Transmission Ltd
15	Siranush Rafayelyan	Translator/Interpreter, Kalpataru Power Transmission Ltd
16	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd



## Photos





## MINUTES OF PUBLIC CONSULTATION MEETING

Public Consultation on the Disclosure Plan for the Transmission Line Reconstruction  
Project Hrazdan to Shinuhair Corridor

**Date:** June 18, 2014

**Venue:** Shinuhayr community mayor office, Syunik

**Time:** 14:30

### Agenda:

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information  
Speaker – A.Karapetyan
- Resettlement issues in the Project  
Speaker – L.Zakaryan
- RAP implementation process: stages, dates  
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)  
Speaker – L.Zakaryan
- Compensation eligibility  
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)  
Speaker – L.Zakaryan
- Valuation methodology for lands, structures, crops, trees etc  
Speaker – K.Gevorgyan
- Questions, answers

The Public Consultation was organized by Kalpataru Power Transmission Ltd Armenian branch in the Shinuhayr community mayor office for the official disclosure of the draft RPF. PAPs, community office employees participated in Public Consultation.

L. Zakaryan presented compensation, disclosure of resettlement information to PAPs, as well as informed that the affected parties will be provided with an opportunity of presenting their ideas and suggestions as inputs into the planning and implementation of the resettlement activities.

K.Gevorgyan presented the valuation methodology for lands and crops.

After the presentation L. Zakaryan answered the raised questions:

### Questions and answers:

**Question:** Shinuhayr community mayor employee

Why it is not signed servitude contract?

**Answer:** A.Karapetyan

Within the scope of this project acquisition of lands necessary for towers foundations is foreseen.

**Question:** Land owner

How the land compensation will be calculated: based on cadastral or actual land type/land usage?

**Answer:** K. Gevorgyan

The decision will be done in favor of project affected people. If the land's cadastral category is higher than factual, then the land will be valued based on the cadastral type. If the land's actual usage type is higher than cadastral, then the actual usage will be done during the land valuation process.

**Question:** Land owner

If the process of legal inheritance is connected with serious financial problems for the family, and even the foreseen compensation can be less than legal inheritance costs, what kind of possible solution can you suggest in this case?

**Answer:** L. Zakaryan

As per RPF, the costs for legal inheritance and recognition for the right of ownership should be borne by the land owner. The mentioned question will be submitted for the review of competent authorities.

**Question:** Land owner

The confirmation of power of attorney provided by the absent co-owner for land acquisition also requires additional costs, and if family is not able to bear these costs, than what should be done?

**Answer:** L. Zakaryan

In order to understand the possible issues more clearly, we ask you to provide our relevant specialists with the necessary documents.

### List of Participants

#	Name, surname	Status/Position
1	Sarukhan Danielyan	Co-owner
2	Arthur Grigoryan	Co-owner
3	Anahit Mardoyan	Co-owner
4	Svetlana Harutyunyan	Co-owner
5	Nerses Barkhudaryan	Secretary of the community mayor office
6	Jambul Hovhannisyan	First degree specialist of community mayor office
7	Karlen Gevoryan	Evaluator / Finapp
8	Armen Mkrtchyan	Co-owner
9	Arshavir Tsatryan	Co-owner
10	Hamlet Hambardzumyan	Deputy community mayor
11	Arayik Karaprtyan	HVEN APPC director
9	Xavier Chinnappan	Country Manager, Kalpataru Power Transmission Ltd
10	Siranush Rafayelyan	Translator/Interpreter, Kalpataru Power Transmission Ltd
11	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd

## Photos



**MINUTES OF PUBLIC CONSULTATION MEETING**  
Public Consultation on the Disclosure Plan for the Transmission Line Reconstruction  
Project Hrazdan to Shinuhair Corridor

**Date:** June 18, 2014

**Venue:** Goris Municipality, Syunik

**Time:** 16:30

**Agenda:**

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information  
Speaker – A.Karapetyan
- Resettlement issues in the Project  
Speaker – L.Zakaryan
- RAP implementation process: stages, dates  
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)  
Speaker – L.Zakaryan
- Compensation eligibility  
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)  
Speaker – L.Zakaryan
- Valuation methodology for lands, structures, crops, trees etc  
Speaker – K.Gevorgyan
- Questions, answers

The Public Consultation was organized by Kalpataru Power Transmission Ltd Armenian branch in the Goris Municipality for the official disclosure of the draft RPF. PAPs, Municipality employees and NGOs participated in Public Consultation.

L. Zakaryan presented compensation, disclosure of resettlement information to PAPs, as well as informed that the affected parties will be provided with an opportunity to present their ideas and suggestions as inputs into the planning and implementation of the resettlement activities.

C. Gevorgyan presented the valuation methodology for lands and crops.

After the presentation L. Zakaryan, A.Karapetyan, K. Gevorgyan and X. Chinnappan answered to the raised questions, which are as follows:

**Question:** N.Voskanyan, Goris mayor

Why when you are acquiring the land you are not signing servitude contract?

**Answer:** A.Karapetyan

Within the scope of this project acquisition of lands necessary for towers foundations is foreseen without servitude contract.

**Question:** N.Voskanyan, Goris mayor

If during commissioning there will be a failure, are you going to make servitude contract in this case?

**Answer:** A.Karapetyan

This issue is foreseen. We are not going to conclude servitude contract, but will make compensation for damage for the existing situation and an agreement will be signed for solution of the issue.

**Question:** N.Pogosyan, Goris Aarhus Center

When the question comes to the high voltage lines, we shouldn't forget about high magnetic field, which in its turn has also environmental impact. What will you say about this?

**Answer:** X. Chinnappan

There will not be any danger under line, as the line is too high and it cannot have any impact. Everything is designed as per international standards.

**Question:** N.Pogosyan, Goris Aarhus Center

From where can we get environmental expertise results of this project? Is it possible to put this information on internet site to be available for Goris municipality or public?

**Answer:** A.Karapetyan

The project passed through international expertise process and you will be informed about the results.

**Question:** N.Voskanyan - Goris mayor

Who will be responsible for the demolition works of the existing line?

**Answer:** A.Karapetyan

You will be informed about it additionally.

**Question:** N.Pogosyan, Goris Aarhus Center

Providing lawyers to vulnerable groups – if the PAPs have problem with Construction Company, then how it will be in this case, as this is conflict of interests?

**Answer:** L.Zakaryan

You will be informed about it additionally.

**Question:** N.Pogosyan, Goris Aarhus Center

If the land to be acquired is located near public road or in such a place, where it is possible to conduct a business or open a market besides using it for agriculture purposes, then will there be other valuation approach for these lands?

**Answer:** K. Gevorgyan

First if all we need to survey the acquired lands in detail and only after that it will be clear their valuation approach.

**Question:** Irina Yolyan, Sharavigh Young juralist's club

How many communities are involved in this section? And did you arrange public consultation in all communities?

**Answer:** L.Zakaryan

This is 5<sup>th</sup> section of the project and it includes 12 communities. This is our 9<sup>th</sup> meeting and during these three days (June 16, 17, 18) we have been in all communities included in the list and invited PAPs or their representatives for public consultations. If for any reason these people could not participate in our discussions, we talked to them by phone and send to them INFORMATION BROCHURE FOR COMPENSATION ENTITLEMENT, which is provided also to public consultations participants.

### List of Participants

#	Name, surname	Status/Position
1	Rubik Yolyan	Co-owner
2	Gora Yolyan	Co-owner
3	Mkhitax Haryapetyan	Deputy Community Mayor of Harzhis
4	Valeri Hayrapetyan	HVEN Goris branch director
5	Never Poghosyan	Head of the Goris Aarhus Center
6	Anna Davtyan	Goris municipality employee
7	Seyran Hambardzumyan	Goris municipality employee
8	Marat Hayroyan	Goris municipality employee
9	Benik Martirosyan	Goris municipality employee
10	Arayik Karapetyan	HVEN APPC director
11	Marina Abgaryan	Lawyer of the Goris municipality
12	Irina Yolyan	Sharavigh Young juralist's club
13	Hrair Voskanyan	co-owner
14	Karlen Gevorgyan	Evaluator / Finapp
15	Ashot Papyan	From Khot village
16	Nelson Voskkanyan	Goris city mayor
17	Xavier Chinnappan	Country Manager, Kalpataru Power Transmission Ltd
18	Siranush Rafayelyan	Translator/Interpreter, Kalpataru Power Transmission Ltd
19	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd

## Photos



## AGREEMENT ON PAYMENT OF COMPENSATION IN CONNECTION WITH THE LAND ACQUISITION FOR PUBLIC AND STATE NEEDS

Yerevan city \_\_\_\_\_ two thousand fourteen year

Guided by the Loan Agreement signed on 1 of June of 2011 between the Republic of Armenia and the International Bank for Reconstruction and Development (hereafter - Loan Agreement) and by the Government Decree N\_\_\_\_\_ approved on \_\_\_\_\_, under mentioned Payer from one side and AP from another signed this agreement about the following:

### 1. DEFINITIONS

- 1.1. **AP:** Affected People who are listed below and are affected by the loan project implemented by the High Voltage Electric Networks CJSC with the support of the International Bank for Reconstruction and Development in accordance with the requirements of RA law and procedures defined by the Loan Agreement:

Name, surname	Date of birth, passport data

- 1.2. **Payer:** High Voltage Electric Networks CJSC

- 1.3. **Compensation (Allowance):** In accordance with the provisions of the Resettlement Action Plan approved by the International Bank for Reconstruction and Development AP will receive the following compensations (Allowances):

a	Compensation for leaseholders	AMD
b	Severe impacts allowance	AMD
c	Compensation to vulnerable people	Rehabilitation allowance
		Severe impacts allowance
d	Crops	AMD

Total amount of the Compensation (Allowance) is \_\_\_\_\_ RA dram.

### 2. COMPENSATION (ALLOWANCE)

- 2.1. Thus, the Payer agrees to pay to the AP the Compensation (Allowance) referred to in paragraph 1.3 during \_\_\_\_ ( ) days, once AP has fulfilled its obligations arising from the Real Estate Sale Contract signed between the AP and the Payer on \_\_\_\_\_.
- 2.2. Thus, the AP agrees with the Compensation (Allowance) amount referred to in paragraph 1.3 and has no objections or complaints with respect to it.
- 2.3. AP agrees to the amount of compensation referred to in paragraph 1.3 was paid to the bank account N\_\_\_\_\_ opened in the Bank\_\_\_\_\_ in the name of \_\_\_\_\_.
- 2.4. The Compensation (Allowance) referred to in paragraph 1.3 of this Agreement is stable, not subject to change. Thereafter, the parties have no right to add to or reduce the amount.

### 3. WARRANTIES OF THE AP

- 3.1. AP ensures that except the persons referred to in paragraph 1.1 of this Agreement nobody has the right to get the Compensation (Allowance) or part of it. AP ensures that in case of claims by third parties, he shall be liable, regardless of its nature, period, volume and justification.
- 3.2. AP is responsible for any false warranty, provided false documents and false information and is obligated to reimburse the Payer of all kinds of expenses and losses that may be incurred by the Payer in the case of providing false warranty, false documents and false



information by the AP.

- 3.3. Should the need arise in the territory and access roads for the construction work, the AP agrees to allow the Payer to use land belonging to him.

#### 4. FINAL PROVISIONS

- 4.1. The Payer agrees to pay for the damage caused to crops and trees belonging to APs during construction works.
- 4.2. This Agreement shall enter into force upon signature.
- 4.3. This Agreement consist of \_\_\_\_ ( ) copies, one of which is given to each AP and the authorized person of the Payer.

#### 5. PARTIES REQUISITES

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

#### 6. SIGNATURES OF THE PARTIES

- 6.1. On behalf of the Payer acting pursuant to a power of attorney:

\_\_\_\_\_  
\_\_\_\_\_  
signature

- 6.2. APs:

\_\_\_\_\_  
\_\_\_\_\_  
signature

\_\_\_\_\_  
\_\_\_\_\_  
signature

### RAP implementation unit structure and job description

It is proposed that team of 5 specialists will work in the RAPIU. This unit will be supervised by Project Manager.

Position	Involvement	Main responsibilities
Team leader	Full time	Overall organization and coordination of the implementation process Reporting to Supervising Company, HVEN management and WB
Lawyer	Part time	Legal Consultancy for problematic cases, Participation in the answers to the complains Preparation of the cases for the court Managing of the Court Cases
Technical assistant*	Full time	Paper work, including preparation of the notification letters, draft contracts etc.
Quality specialist	Full time	Quality check of all the documents to be disclosed to PAPs (contracts, letters), organization of the disclosure process Grievances: coordination of the answers on the grievances Contact with PAPs for organization of contract signing process as per Team leader request
Field Resettlement specialist*	Full time	Organization of the contract signing in the field
Field Resettlement specialist *	Full time	Organization of the contract signing in the field
Number of this specialists can be increased to speed up the implementation process		

Main tasks to be done for RAP implementation includes, but not limited to the following:

1. Official notifications
  - a. Signing of the Protocols
  - b. Sending of the protocols to each land owner
  - c. Preparation and sending of notification letters to all the private and community owners as soon as the GD is approved
  - d. Disclose of the GD in the mass media
  - e. Preparation of the draft contracts, including quality check
  - f. Sending of the Drat Contracts
2. Contract Signing
  - a. Analysis of each particular case and development of the detailed action plan for this cases
  - b. Contacting PAPs with during implementation process (clarifications, arrangement of the meetings)
  - c. Revision of the sets of documents for the contract signing in terms of completeness of the package.
  - d. Organization of transportation for PAPs
  - e. Work in the Cadaster with PAPs
  - f. Assistance in cases of dead owners, owners out of Armenia etc
  - g. Coordination with cadaster on the problematic cases for registration/re-registration
3. Expropriation
  - a. Organization of the depositing the compensation amount in the court account or notary account.
  - b. Organization of the re-evaluation, if the case goes to court
  - c. Presentation of the case into the court
4. Monitoring process
  - a. Preparation of weekly reports to HVEN management and WB
  - b. Preparation of the documents for supervising company for compliance report
5. Change of the land purpose
  - a. Application for the process

- b. Follow up the process
- 6. Grievances
  - a. Documentation of the grievances during the implementation process and transmission to the focal person in HVEN.
  - b. Transmitting of the answer to PAP

## VALUATION METHODOLOGY REAL ESTATE, CROPS AND TREES SURVEY

### 1.1 Real Estate Survey

1. Survey forms reflecting the main characteristics of the plots and structures were completed on the basis of a simple visual examination by the evaluator and a completed survey among the APs. The following descriptions were included:
  - a. General description of the property
    - ☐ existence of infrastructures, including access to potable water, electricity, sewage, telephone lines, natural gas, etc.
    - ☐ access to basic services, including distance from the subway, healthcare institutions and trade halls,
    - ☐ the existence of a road, as well as an assessment of the environment.
  - b. Description of the plot
    - ☐ targeted, operational and actual purpose
    - ☐ type of entitlement such as owned, rented or illegally used
    - ☐ width, length and geometric structure
    - ☐ transport availability and railway access
    - ☐ location, position, stone content etc.
    - ☐ existence of improvements and a description of the improvement
  - c. Description of structures and improvements
    - ☐ name, targeted, operational and actual purpose of the structure
    - ☐ availability of infrastructure
    - ☐ materials used for the foundation, floor slabs, external walls
    - ☐ existence of doors and windows
    - ☐ presence of furniture and household goods to be transported etc.
2. At this stage, the movable or immovable status of the property was determined. Properties that were impossible to separate from the land without damaging the property or the plot were qualified as immovable. The rest of the properties were considered moveable.
3. At this stage, photographs of plots as well as external and internal structures were taken.

### 1.2 Crops and Trees

4. A qualified and experienced agronomist registered the existing trees and crops on the affected parts of the land. All crops, shrubs, fruit bearing trees, decorative trees and trees used for timber were registered.

#### 1.2.1 Fruit Trees and Shrub Types

5. The age of fruit trees was determined by an experienced agronomist based on his expert opinion and classified into the following groups:
  - a. seedlings
  - b. non fruit bearing trees
  - c. fruit bearing trees

#### 1.2.2 Decorative Trees, Timber Trees and Shrubs

6. The agronomist measured the thickness of timber tree trunks and the height of decorative trees, ornate shrubs and trees and fruit bushes.

### 1.2.3 Crops

7. During the detailed measurement surveys the agronomist identified the type of crops on the basis of a simple visual examination.

## 2. ASSESSMENT AND CALCULATION OF COMPENSATIONS

### 2.1 Process Regulating Documents

8. The methodology for compensation calculations and unit price calculations was developed in accordance with the following documents:
  - i. World Bank, OP 4.12 - Involuntary Resettlement, December 2001
  - ii. Loan agreement (Electricity supply reliability project) between Republic of Armenia and International bank of reconstruction and development, (dated 01.06.2011)
  - iii. Resettlement Policy Framework approved by International bank of reconstruction and development (RPF)
  - iv. The "RA Law ԶՕ-189-N on Real Estate Assessment Activities" adopted on 04.10.2005
  - v. The RA National Standard on Real Estate Assessment in the Republic of Armenia
  - vi. The RA Urban Development Minister's "Decree N 09-N (dated 14.01.2008) on Approving the Construction of Buildings, Structures in the RA Territory and the Collection of the Increased Indicators of the Construction Work Type Cost."

### 2.2 Scope of Assessment

9. Within the program the following were assessed:
  - i. All affected legitimate private and community lands which individuals use on lease or in an arbitrary manner. Buildings, structures and enclosures located on the alienated and total parts of the affected plot
  - ii. Improvements located on the alienated and total parts of the affected plot
  - iii. Crops, fruit, decorative and ornate trees and shrub types located on the alienated and total parts of the affected plot.

## 3. LAND VALUATION METHODOLOGY

### 3.1 General Approach

10. Under the RPF, land owners, leaseholders, land users subject to legalization and illegal users will receive compensation for the affected land. A special compensation calculation approach was defined for each group. It is presented below in a generalized form:

**Chart 1**  
**Compensation for agricultural and non-agricultural land**

Owner	Land user subject to legalization	Illegal land user (non-legalizable) For the past years of land use
<ul style="list-style-type: none"> <li>Substitution cost + 15%</li> </ul>	<ul style="list-style-type: none"> <li>Substitution cost + 15% (after receiving a legal status)</li> </ul>	<ul style="list-style-type: none"> <li>Up to 1 year: Substitution cost * 0,5</li> <li>Up to 15 years: Substitution cost * 0,14</li> <li>Up to 25 years: Substitution cost * 0,20</li> <li>25 years and more: Substitution cost * 0,25</li> </ul>
<b>Leaseholders</b> For the remaining lease years		
<ul style="list-style-type: none"> <li>Up to 1 year: (Substitution cost + 15%) * 0,5</li> <li>Up to 15 years: (Substitution cost + 15%) * 0,14</li> <li>Up to 25 years: (Substitution cost + 15%) * 0,20</li> <li>25 years and more: (Substitution cost + 15%) * 0,25</li> </ul>		

### 3.2 Assessment of the Land Substitution Cost

11. Private land valuation was carried out at compensation cost based on market rates. Market rates were assessed through the comparative method as defined by government regulations. Based on this method a plot value was determined by taking into account the adjusted average sale price of at least three recently sold comparable plots with a similar location and use/features. If acceptable comparators in the same location of the valued plot were not available, one or more comparator plots were drawn from a different location. For community and state land was took cadastral costs in accordance of RA government decree (1746-N; 2003)
12. In order to reflect small differences between the characteristics / quality of the evaluated land and comparator lands, the average market sales of the comparator lands were adjusted according to several comparison parameters and corresponding coefficients.

### 3.3 Assessment Procedure

13. The land assessment comparative method was applied as follows:
- similar real estate markets were analyzed
  - at least three comparison units were defined
  - necessary comparison elements were distinguished
  - the cost of comparison units was adjusted according to comparison elements and several adjusted cost indicators averaged for the compared real estate
  - obtained market cost was compared with the cadastral cost
  - the plot price was defined.

#### Step 1

14. To analyze similar real estate markets and choose reliable information for the analysis, the Evaluator used public sources (professional journals, websites, external advertisements), a personal

database<sup>13</sup> and information obtained from the “Center of Information technologies” SNCO at the SCREC. Based on the obtained information, the Evaluator used the most compatible/relevant information (by its comparison elements).

## **Step 2**

15. In principle, the source of comparator values was records of executed sales from the Centre for Information Technologies SNCO at the SCREC. If for a specific plot, records did not include usable comparators, then records from the Cadastre lists of market prices or land sale offers in news papers and websites were used to form comparators. Each valued plot was matched with at least (3) three comparator plots.

## **Step 3**

16. Once comparator plots were identified, several additional parameters for comparing the relative quality/features of valued plots and comparator plots were also considered. The parameters and the coefficients for price adjustments are listed below:

### *Sales condition and market state*

17. These are the market price changes which occurred between the market sales of comparator lands and the evaluation period. The evaluator also considered whether the property was purchased through a mortgage. Since the review of market real estate sales was based on the most recent and adjusted information and there were no instances of mortgage arrangements, a coefficient of 1,0 was applied.

### *Targeted and operational purpose*

18. These elements describe the usage for which a given plot has been approved, i.e. for residential construction, public construction, agricultural purposes, etc. The evaluator didn't make any corrections since, the assessment is based on the actual usage of the plot.

### *Actual usage*

19. This shows how the given plot is actually used, irrespective of its cadastral, targeted and operational purpose. The Evaluator didn't make a correction in cases where the actual purpose of the assessed plot was that of an orchard, for example, but the plot was officially categorized as residential construction, since s/he considered the plots free of any improvement, as well as from trees and crops<sup>14</sup>. Qualifying the actual purpose of the plot as an orchard, the Evaluator intends to indicate that there are trees on the given plot.

### *Location and position*

20. Assessed and comparator plots were shown by districts. Their distance from a main road was also shown. In this case, 20% step decrease or increase coefficients were applied.

### *Access to transport*

21. This coefficient described the distance of assessed and comparator plots from main transport junctions. Access to transport was found to be the same for assessed and comparator plots and no coefficient was applied.

### *Total surface area*

22. The size of the total surface area of the affected plots didn't impact the plot price, since it was similar to the surface areas of comparable plots.

### *Facade*

---

<sup>13</sup> In his/her office, the Evaluator kept a database, where both the prices of the property subject to sale and the sales data (that became known to the Evaluator, as a result of implemented transactions with the Evaluator's participation) are entered.

<sup>14</sup> The assessment of trees and crops is carried out separately and is added to the compensation cost. This provides a possibility to avoid double calculation of trees and puts the APs in socially fair and equal conditions. If, during the evaluation, the plot had been compared with the plots with actual orchards, the price of the latter would have also included the cost of the trees as land improvement

23. This shows how many meters of facade the given plot has on the main road. Since the facade surface areas corresponded to standards formed in the market, a corrective coefficient wasn't applied.

#### *Availability of infrastructure*

24. Describes the distance from the assessed plot to main infrastructures (roads, irrigation pipeline, drinking water pipeline, electricity line, gas pipe, sewage). If the infrastructures were close to the plot or available on the plot, it was noted that the infrastructures are available for the given plot or the plots equipped with the given infrastructure. If the plot was located in a district where the given infrastructure is missing and its availability is an urban problem, it was noted that the plot doesn't have the given infrastructure. The first comparator plot had a more favorable location in terms of availability of infrastructures and the Evaluator applied a 15% correction

#### *Slope*

25. The coordinated market observations show that plots with or without a slope have different prices. For that reason, the Evaluator also considered this comparison element. Since the assessed and comparator plots are flat, there was no need to correct the given element.

#### *Property entitlements*

26. Plot prices were different depending on whether the entitlement was ownership, lease or illegal usage. The Evaluator didn't apply an entitlement adjustment coefficient since, the plot under assessment is private.

#### *Improvements*

27. This shows what improvements a given plot has other than main structures and trees, for instance, a metal, wooden or stone enclosure, areas covered by concrete or asphalt, etc. The Evaluator did not make a correction related to this element since the cost of these improvements is calculated separately and is added to the compensation cost.

### **Step 4**

28. The market price unit of the plots was adjusted according to the listed comparison elements. The adjustment logic is presented in the table below:

**Table1**  
**Calculation of cost of 1 square meter of the total plot**

Comparison elements	Assessed real estate	Similar real estate 1	Similar real estate 2	Similar real estate 3
<b>Price for 1 square meter (AMD)</b>		<b>300</b>	<b>133</b>	<b>129</b>
<b>Bargaining (Sales condition)</b>		<b>Sale</b>	<b>Sale</b>	<b>Sale</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Time (Market state)</b>	<b>07.2014</b>	<b>04.2014</b>	<b>02.2014</b>	<b>02.2014</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Targeted purpose</b>	<b>Agricultural</b>	<b>Agricultural</b>	<b>Agricultural</b>	<b>Agricultural</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Operational purpose</b>	<b>Arable</b>	<b>Arable</b>	<b>Arable</b>	<b>Arable</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Actual purpose</b>	<b>Orchard</b>	<b>Arable</b>	<b>Arable</b>	<b>Arable</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Location</b>	<b>Good</b>	<b>Excellent</b>	<b>Satisfactory</b>	<b>Satisfactory</b>
Adjustment coefficient		0.80	1.20	1.20
Adjustment by AMD		-60	26	25
<b>Position</b>	<b>Excellent</b>	<b>Excellent</b>	<b>Good</b>	<b>Good</b>
Adjustment coefficient		1.00	1.20	1.20
Adjustment by AMD		0	26	25
<b>Access to transport.</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>
Adjustment coefficient		1.00	1.00	1.00



Comparison elements	Assessed real estate	Similar real estate 1	Similar real estate 2	Similar real estate 3
Adjustment by AMD		0	0	0
<b>Physical characteristics: including</b>				
<b>Total surface area (square meter)</b>	<b>400.0</b>	<b>266.10</b>	<b>300.0</b>	<b>300.0</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Facade (meter)</b>	<b>9.65</b>	<b>14.50</b>	<b>12.0</b>	<b>12.0</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Availability of infrastructures</b>	<b>Satisfactory</b>	<b>Good</b>	<b>Satisfactory</b>	<b>Satisfactory</b>
Adjustment coefficient		0.85	1.00	1.00
Adjustment by AMD		-45	0	0
<b>Slope</b>	<b>Flat</b>	<b>Flat</b>	<b>Flat</b>	<b>Flat</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Property entitlements</b>	<b>Private</b>	<b>Private.</b>	<b>Private.</b>	<b>Private.</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Improvements</b>	<b>None</b>	<b>None</b>	<b>None</b>	<b>None</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>General adjustment (AMD)</b>		<b>-105</b>	<b>52</b>	<b>50</b>
<b>Price for 1 adjusted square meter (AMD)</b>		<b>195</b>	<b>185</b>	<b>179</b>
<b>Weight coefficient</b>		<b>0.33</b>	<b>0.34</b>	<b>0.33</b>
<b>A unit price for the assessed real estate</b>		<b>186</b>		

### Step 5

29. The final decision on the value of the assessed property was determined through the sales comparison method by analyzing adjusted prices of comparator real estate sales. The Evaluator averaged the adjusted prices of three similar plots after establishing that all the three comparator plots are similar to the assessed plot and that the sources for obtaining data are credible.

### Step 6

30. The market price obtained through this method was compared with the cadastral price. In cases when the market price obtained by the comparative method was higher than the cadastral price of the plot, prices obtained through the comparative method were taken as a basis.

### Step 7

31. Then, the market price of the plot was calculated by the following formula:

$$P_{MC} = P_{SA} \times S_{MC}$$

where:

$P_{MC}$  – is the market price of the plot,

$P_{SA}$  – is the surface area of the plot,

$S_{MC}$  – is the adjusted market price for 1 square meter of similar plots.

## 4. BUILDING/STRUCTURE VALUATION METHODOLOGY

### 4.1 General Approach

32. The compensation for alienated buildings and structures was calculated for both the owners of legal structures and users of illegal structures. For each group RPF defines a special approach for compensation calculation. It is presented in the chart below in generalized formed.

**Chart 2**  
**Compensation for residential and non-residential structures**

Legal owner Residential buildings	Legal owner Non-residential buildings
• Replacement cost + 15%	• Replacement cost + 15%
Legalizable PAPs Residential buildings	Legalizable PAPs Non-residential buildings
• Replacement cost + 15% after legalization	• Replacement cost + 15% after legalization

### 4.2 Determination of Replacement Cost of Buildings/Structures

33. The valuation of building/structures was carried out at replacement cost +15% based on the methodology/parameters recommended by the Information and Calculation Center for Pricing (CJSC) at the RA Ministry of Urban Development. Replacement cost is here understood as the total cost to reconstruct a building/structure comparable in area, materials and features to the building/structure to be replaced, free of deductions for transaction costs and amortization. The calculation of the replacement cost was based on the following factors:
1. current market value of materials
  2. current cost of transportation of materials
  3. current labor costs, and
  4. cost of specific structural/esthetic features of the affected building.
34. Calculations were made in compliance with official measurement indicators and adjustment coefficients established for the whole RA territory and civil works valuation parameters defined under the official Aggregate Indicators for Civil Works (AICW).
35. The replacement costs of buildings and structures were determined on the basis of
5. data presented in relevant specialized normative bulletins (INCC) and other reliable sources
  6. data on costs mentioned in construction contracts for similar structures in market conditions.
36. For the assessment of real estate, the replacement costs of structures were calculated as the sum of direct and indirect expenses and business (constructor's) profit. The required expenses, for constructing 1 square meter of real estate with similar use and purpose, were defined by the following formula:

$$S_E = D_E + I_E + BP \quad \text{where:}$$

$S_E$  – required expenses for construction of 1 square meter of real estate with similar use and purpose

$D_E$  – sum of direct expenses,

$I_E$  – sum of indirect expenses, and

$BP$  – business (constructor's) profit.

37. Direct expenses included the following expenses directly associated with construction:

- i. expenses for purchasing materials, products, engineering networks and systems, and constructors' salaries
- ii. expenses for operation of construction vehicles and machinery
- iii. expenses related to temporarily constructed structures, safety measures, other expenses considered the norm in the transport and local market
- iv. expenses related to financing the construction, and
- v. contractor's overhead expenses and profit.

38. Indirect expenses were defined based on market tariffs for works and services. The following expenses arising from the construction of structures were considered indirect expenses and were not included in the cost of construction:

- i. design, estimate preparation, technical and other control expenses
- ii. payments for consulting, legal, accounting and audit services
- iii. expenses related to advertising, marketing and object sale
- iv. entrepreneur's administrative and other expenses.

39. The amount of business profit was determined on the basis of market analysis. According to RPF depreciation deductions were not implemented. In the event the market price for 1 square meter of construction was higher than the price obtained with a comparative method, the comparative method price prevailed. Structure replacement expenses were determined using the following formula:

$$R_E = B_S \times S_E$$

where:

$R_E$  - Structure reproduction (or replacement) expenses

$B_S$  –floor surface area of assessed buildings and structures

$S_E$ - expenses required for the construction of 1 square meter of real estate with similar use and purpose.

40. An example of calculation of structure replacement costs is given in the following table:

**Table 5.1**  
**Sample calculation of replacement cost of a residential building**

#	Type of building/structure	Residential house
	Measurement unit	Cubic meter
1	1 unit expenses (presented in INCC 2009) directly related to implementation of works (absolute value), INCC 2009, volume I, section I, line 29	30,420
2	Height between the interfloor ceilings of the assessed real estate (m) (Reference: Ownership certificate and/or topography or measurement results)	2.4
3	1 unit expenses (presented in INCC 2009) directly related to implementation of works: salary, cost of materials, operation cost of vehicles and machinery, social contributions, management apparatus maintenance (overhead) expenses, profit of contractor organizations (absolute value), Reference: Standard point 6.5, subpoints a., b., c. and e.; section 6 to section 8 of the Urban Development Minister's Decree N 05-Ū, dated 14.01.2008	73,008
4	Exchange rate change coefficient (Å/305,0) (absolute value), Reference: INCC 2009, general provisions, point 5	1.334
5	Reproduction expenses (3x4) (absolute value),	97,424
6	Difference between the construction material (used during the assessed real estate construction) and work prices considered in the expenses (presented in INCC 2009) directly related to implementation of works: depending on the quality and/or completion degree (%). Reference: private analysis, format: electronic version, Excel, "tarberutyun", sheet 1	0
7	Reproduction expenses (5+/-6) (absolute value)	97,424

8	Real expenses of buildings and structures that are of temporary, household purpose (moveable or constructible), warehouses, temporary engineering networks (electricity, water, connecting roads and platforms, etc.) * (%)	1.83
9	Line 8 with absolute value (7*8)	1,783
Reference: Table of section 3 of the "Decree N 69 (dated 21.08.2001) on Approving Estimate Norms of Temporary Buildings and Structures Built for Construction," RA Ministry of Urban Development, arithmetical average of points a. and b. of line 24, line 34		
10	Additional expenses related to climatic conditions impact on construction works * (%)	1.2
11	Line 10 with absolute value (7x10)	1,169
Reference: Table of the "Decree N 68 (dated 21.08.2001) on Approving Estimate Norms Taking Into Account the Climatic Conditions Impact on Construction Works," RA Ministry of Urban Development, arithmetical average of points a. and b. of line 24, line 34, then columns 1, 2, 3 of the mentioned lines		
12	Work implementation expenses in cramped conditions (%)	0
13	Line 12 with absolute value (7x12)	0
Reference: EPEP-85 collection		
14	Expenses necessary for mandatory examination of design/ estimate documents of objects ** (%)	7.94
15	Line 14 with absolute value (25x14)	246

Reference: Decree N 41-Ü dated 16.06.2008, section 14, arithmetical average of lines 1-9 of table 4		
16	Additional expenses envisaged for construction and mounting works of small volume * (%)	1.5
17	Line 16 with absolute value (7x16)	1,461
Reference: Decree N 41-Ü dated 16.06.2008, section 15, arithmetical average of lines 1-3 of table 5		
18	Expenses related to activities for transferring waste (not current) formed after construction and mounting works * (%)	0.15
19	Line 18 with absolute value (7x18)	146
Reference: Decree N 41-Ü dated 16.06.2008, section 16, table 6		
20	Object technical control service expenses * (%)	1.41
21	Line 20 with absolute value (7x20)	1,374
Reference: Decree N 41-Ü dated 16.06.2008, section 17, arithmetical average of lines 1-7 of table 7		
22	Object author's control service expenses * (%)	0.5
#	<b>Type of building/structure</b>	<b>Residential house</b>
	<b>Measurement unit</b>	<b>Cubic meter</b>
23	Line 22 with absolute value (7x22)	487
Reference: Decree N 41-Ü dated 16.06.2008, section 18, arithmetical average of table 8, lines 1 and 2		
24	Expenses required for preparation of design-estimate documents * (%)	3.18
25	Line 24 with absolute value (7x24)	3,098
RA Urban Development Minister's "Decree N 19-Ü (dated 15.02.2008) on Approving the Procedure of Calculating the Preparation Work Cost of Urban Documents (project and architectural)," arithmetical average of lines 1-13, then columns 1-5 of table 8 of the annex (to (hereinafter) the Urb. Dev. Minister's "Decree N 19-Ü dated 15.02.2008)		
26	Expenses related to payments for consulting, legal, accounting and audit services	0
Reference: Standard, subpoint b. of point 1 of section 7.7.4		
27	Expenses related to construction funding	0
Reference: Standard, subpoint c. of point 1 of section 7.7.4		
28	Expenses related to advertising, marketing and object sale	0
Reference: Standard, subpoint d. of point 1 of section 7.7.4		
29	Entrepreneur's administrative and other expenses	0
Reference: Standard, subpoint e. of point 1 of section 7.7.4		
30	Non-envisaged expenses * (%)	3.5
31	Line 30 with absolute value (7x30)	3,410
Reference: Decree N 41-Ü dated 16.06.2008, table 1, arithmetical average of points c., d., e., f.. of section 1 and a., b., c., and d.. of section 2		
32	Equipment cost (ventilation, heating, etc.) (absolute value)	10,000
Reference: INCC 2009, general provisions, point 3, subpoint 1.1		
33	Taxes: VAT * (%)	20
34	Line 33 with absolute value 33 (7x33)	19,485
Reference: INCC 2009, general provisions, point 3, subpoint 1.1, Decree N 41-Ü dated 16.06.2008, section 12, RA Law on Value Added Tax, Clause 2 of Article 6, Article 9		
35	Business profit (%)	0
36	Line 35 with absolute value (7+9+11+13+15+17+19+21+23+25+26+27+28+29+31+32+34) x35	0
Reference: Standard, point 3 of section 7.7.4, Analysis		
37	<b>Reproduction (or replacement) expenses (7+9+11+13+15+17+19+21+23+25+26+27+28+29+31+32+34+36)</b>	<b>140,083</b>

## 5. TREE AND CROPS COMPENSTATION METHODOLOGY

### 5.1 Assessment of Seedling and Mature Non Fruit Bearing Trees

41. The compensation for seedlings and non fruit bearing trees was based on the amount of money invested. The baseline data required for the assessment were:

- i. Tree type
- ii. Tree age
- iii. The region where the tree is located.

#### 5.1.1 Seedling Assessment Process

42. The seedling price of a given tree type was defined. The seedling market price was determined based on average prices in the RA seedling market. A study of the prices in the seedling market at the entrance to Arinj village was carried out and the information obtained from several different sellers was averaged.

43. The following formula was applied for the seedling assessment:

$$TS = SMC + PE$$

Where:

**TS** – (Standing) market price of the seedling

**SMC** – Seedling market price (without planting)

**PE** - Seedling planting expenses

#### 5.1.2 Non fruit-bearing tree assessment process

44. For the assessment of the non fruit-bearing trees, the following formula was applied:

$$T_{MNB} = S_{MC} + P_{MC} \times A_G$$

Where:

**T<sub>MNB</sub>** – Market price of the tree

**S<sub>MC</sub>** – Seedling market price

**P<sub>MC</sub>** – Expenses needed for the annual activities to protect the tree

**A<sub>G</sub>** – tree age

45. After defining the seedling price of the tree type, expenses needed for annual activities to protect the mature non fruit-bearing tree were calculated. Those expenses were defined as a combination of expenses accepted in the given area, which is detailed in the following table.

#	Activity name	Annual quantity
1.	Tree pruning	Once
2.	Whitening of the tree trunk	Once
3.	Irrigation	3-8 times (depends on the region)
4.	Fertilization	Once
5.	Cultivation	Once
6.	Tree sprinkling	Once
7.	Hoing of cups	Once

### 5.1.3 Fruit Tree Assessment Methodology

46. The compensation for fruit trees took into account the net market value of the trees' annual income multiplied by the quantity of years needed for the cultivation of a new complete fruit tree. For the assessment of fruit trees, the necessary baseline data were:

- i. Tree type
- ii. Age at which the tree provides industrial harvest
- iii. Yield
- iv. Harvest cost
- v. Region where the tree is located.

#### **Step 1 Age, when the tree provides industrial harvest**

47. Professional literature and surveys from specialized institutions, especially the Armenian National Agrarian University, were used to establish the number of years needed for the complete cultivation of a given fruit tree.

#### **Step 2 Market value of 1 kg of fruit**

48. The net annual value of the fruit tree was defined as the market income from the annual harvest gained from the tree. To define this, the price of 1 kg of fruit gained from a given tree type was determined. While calculating this, the following factors were taken into account:

7. Information (obtained from the National Statistical Service of the Republic of Armenia) Averaged retail prices (of the agricultural products) published in all the 2014 current issues of the Agropress ten-day newspaper.<sup>4</sup> A private survey was conducted to establish the price of certain types of fruit, since it was not possible to verify their prices from the above-mentioned official sources.

#### **Step 3 Tree type yield**

49. The yield (productivity) of the tree type was determined. The yield was defined based on professional literature as well as surveys from various specialized institutions such as the Armenian National Agrarian University.

#### **Step 4 Calculation of compensation**

50. The following formula was applied for the assessment of fruit trees:

$$TF = QY \times NMCI$$

Where:

**TF** – Fruit tree market price

**QY** – Number of years needed for the complete cultivation of a new fruit tree

**NMCI** – Net market annual income

<sup>4</sup>

Founding publisher, the RA Ministry of Agriculture, "Agricultural Support Republican Centre" CJSC

### 5.1.4 Timber Tree Assessment Methodology

51. Timber trees were assessed based on age category (seedlings, trees of average maturity, mature trees), as well as the quality and volume of the wood. For the assessment of timber trees, the considered baseline data were:

- i. Tree type
- ii. Tree diameter in centimeters, measured at a height of 1.3 m from the ground, including the bark
- iii. Length of the trunk subject to processing (height in meters)<sup>5</sup>.

#### Step 1 Tree volume definition

52. Timber trees were classified by volume as well as type (building timber or fuel wood) based on the availability of baseline data. To define the trees' volume, they were classified by diameter as:

- i. small (seedlings): 3,0-11,0 cm
- ii. average (trees of average maturity): 12,0-24,0 cm
- iii. large (mature trees): trunk thickness of 25,0 cm and more.

53. A tree classification example is shown in the following table. Waste was defined as the sum of the tree cutting residues and peel volumes. The volume of fuel wood gained from building-timber trees is equal to the volume of the trunk with bark minus the volumes of building timber and waste (column 3-(7+8)).

54. If the tree was completely used for fuel wood, the total trunk volume was moved from column 3 to 9. The volume of such a tree (11) is defined by the sum of the trunk (9) and foliage (10) volume. The total building timber tree volume: the total liquidity (11), is formed from the sum of column 7, 9 and 10.

Dimensions of the tree trunk			Solid volume in cubic meters							
D <sub>1,3</sub>	H	with the peel	Building timber				Waste Wood			
			Large	Average	Small	Total		From the trunk	from the foliage	Total liquidity
1	2	3	4	5	6	7	8	9	10	11
12	15	0,084	-	-	0,03	0,03	0,03	0,02	0,01	0,06
Column 1- is the tree trunk diameter at the chest height: D <sub>1,3</sub> ; i.e. the diameter at the height of 1,3 m from the ground, expressed by cm. Column 2- is the tree trunk height: H, by m. Column 3- is the volume of the tree trunk with the peel` V, by cubic meter.  Reference: "Forester's brief handbook," Hayk Hakhinyan, Vanadzor 1996										

#### Step 2 Timber market cost definition

55. The timber market price was defined on the basis of average prices in the RA timber market at the time of assessment. A study of prices in the fuel wood market located in the Malatia-Sebastia and Erebuni communities was carried out and information obtained from several different sellers was averaged.

<sup>5</sup> This datum is not necessary for a trunk (subject to processing), the length of which is less than 1,0 m, as well as for trees, the diameter of which is less than 13,0 cm



### Step 3 Calculation of compensation

56. For the assessment of timber trees, the following formula was applied:

$$T_{TC} = T_{BC} \times T_{BV} + T_{FC} \times T_{FV}$$

Where:

$T_{TC}$  – Timber tree market price,

$T_{BC}$  – Market price of 1 cubic meter of building timber,

$T_{BV}$  - building timber volume,

$T_{FC}$  - Market price of 1 cubic meter of fuel wood,

$T_{FV}$  – Fuel wood volume.

#### 5.1.5 Crop/harvest Assessment Methodology

57. The compensation for crops was determined on the basis of their net annual market value. The following are the necessary baseline data used for the assessment of crops:

- (i) Crop type
- (ii) Yield
- (iii) Harvest cost
- (iv) Region, where the crop is located.

### Step 1 Determination of the net annual market value

58. The net market annual value of crops was determined as the market income from the harvest gained from the crop in one year. The market price of 1 kg of harvest gained from the given crop was defined. While calculating this, the following were taken into account:

8. Information (obtained from the National Statistical Service of the Republic of Armenia)

9. Averaged retail prices (of the agricultural products) published in all the 2014 current issues of the Agropress ten-day newspaper. A survey was conducted to establish the prices of certain harvest types since it was not possible to verify their prices from the above-mentioned official sources.

### Step 2 Crop yield determination

59. The yield was defined based on:

- i. Professional literature,
- ii. Average yield indicators published<sup>6</sup> by the National Statistical Service of the Republic of Armenia analyzed for the last 1 year (2013), as well as
- iii. Surveys with various specialized institutions such as the Armenian National Agrarian University. The market cost of 1 kg of harvest was multiplied by the yield indicator.

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[www.armstat.am](http://www.armstat.am)

### **Step 3 Calculation of compensation**

60. For the assessment of crops the following formula was applied:

$$\mathbf{CMC = MCAI \times S}$$

where:

**CMC** – Crop market price,

**NMCI** – Net market price of the annual income per unit,

**S** – Crop sowing surface area.

## 6. TRANSPORTATION COSTS

61. Transportation costs were determined according to the average price of services offered by several freight shipping companies in the market. Prices were calculated in a manner allowing the AP to move his/her property within a radius of 20 km.
62. Studies showed that such companies offer small trucks (Gazelle) and large trucks (GAZ -52 or ZIL131) for moving furniture and household items, MAZ auto cranes and a KAMAZ drive unit with an ODAZ semi-trailer for moving assets with non-standard dimensions). The services were calculated on the basis of the following criteria:
  - i. routing quantity
  - ii. quantity of assets to be moved
  - iii. apartment floor level
  - iv. availability of an elevator
  - v. dimensions of one piece assets.

## 7. TRANSACTION COSTS

63. The costs related to the transaction are calculated on the basis of tariffs on implementation of real estate state registration defined by the RA legislation. Also the fact of the possibility to divide one piece of assets into 2 or 3 parts (as a result of partial alienation of assets) is taken into account.

**REAL ESTATE SALES AGREEMENT**

Agreement signing place

**Purchaser:**☐

Physical person

Name \*

Surname \*

Registration address \*

Passport / ID card / data \*

(serial number, when and by whom is issued)

☐

Republic of Armenia, on behalf of \*

☐

RA \*

marz \*

community, on behalf of \*

☐

Legal entity

Name \*

Registration number \*

Location \*

on behalf of ☐on the basis of the charter ☐

acting on the basis of the power of attorney

Name \*

Surname \*

Registration address \*

Passport / ID card / data \*

(serial number, when and by whom is issued)

---

**Seller**

☐

Physical person

Name \*

Surname \*

Registration address \*

Passport / ID card / data \*

(serial number, when and by whom is issued)

☐

Republic of Armenia on behalf of \* \*

☐

RA \*

marz \*

community, on behalf of \*

☐

Legal entity

Name \*

Registration number \*

Location \*

on behalf of ☐

on the basis of the charter ☐

acting on the basis of the power of attorney

Name \*

Surname \*

Registration address \*

Passport / ID card / data \*

(serial number, when and by whom is issued)

Under this Agreement the Seller is obliged to hand over to the ownership of the Purchaser the real estate mentioned in this Agreement against the price mentioned in this Agreement.

---

### Subject of the Agreement

Real estate area

☐ plot  hectare

☐ building, construction

(total area size or areas sizes as per separate building, construction)

Address

Usage purpose of building/construction

The Seller guarantees, that he is the owner of the real estate foreseen by this Agreement, and the property is not sold or is not a subject to judicial dispute

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The Seller guarantees, that

☐

the real estate foreseen by this Agreement is not leased or handed over gratuitously, or otherwise is not used, is not under the prohibition (arrest)

☐

the Purchaser is informed about the usage of the real estate foreseen by this Agreement by other persons rights

☐

Under this Agreement the Seller hands over to the ownership of the Purchaser the real estate unit completely mentioned in N  registration certificate, issued by the State Committee of the Real Estate Cadastre adjunct to the RA Government on .

☐

Under this Agreement the Seller previously hands over to the ownership of the Purchaser the unspecified part of the separate property (the map of which is attached to this Agreement and makes the integral part of it) of the real estate unit, mentioned in N  registration certificate, issued by the State Committee of the Real Estate Cadastre adjunct to the RA Government on .

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**Real estate purpose** ☐ residential

☐ plot

☐ other real estate \*

**Price**

The real estate price foreseen under this Agreement is  AM dram, including VAT, if not applicable.

**The real estate price foreseen under this Agreement**



was paid completely



should be paid during \*  day:

**Real estate handing over to the Purchaser**



Deed of real estate should be prepared after approval of this Agreement within\*  period



The real estate was handed over to the Purchaser at the moment of approving the Agreement.

Under this Agreement, legislation of the Republic of Armenia acting at the time of concluding the Agreement is applied against unsettled relations.

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**Signature**

**Purchaser**

\_\_\_\_\_  
(name, surname)

\_\_\_\_\_  
(signature)

**Seller**

\_\_\_\_\_  
(name, surname)

\_\_\_\_\_  
(signature)



☐ (if available) **Real estate co-owner**

---

(name, surname)

---

(signature)

The Parties signed this Agreement at the present of me -  employee of service office of  of the staff of the State Committee of the Real Estate Cadastre adjunct to the RA Government. Their (as well as the representatives, if the Republic of Armenia, community of the Republic of Armenia or legal entity are acting as a Party of this Agreement) names, surnames, identities are checked.

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(date, signature)

**DESCRIPTION PROTOCOL N \_\_\_\_\_**

Address: \_\_\_\_\_

Property holder: \_\_\_\_\_

(surname, name)

#	Construction size and right				Used land size and right					Ownership certificate
	Total sqm	Private	Lease	No category	Total sqm	Acquired sqm	Private	Lease	No category	
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.

**OBJECT DESCRIPTION**

1.	Category (note if historical monument)	
2.	Ownership/leasing certificate number and date of issuance	
	<i>Certificate issuance basis</i>	
3.	Floors	
4.	Roof	
5.	The main walls	
6.	Ceilings	
7.	Floor height (m)	
8.	Foundation	
9.	Finishing description	
	Bathroom	
	Doors and windows	
	Floor	
	Ceiling	
	Improvement on the plot	
	Enclosure	
10.	Perennial plants	
	<i>Total plot</i>	
	<i>Acquired plot</i>	
11.	Potable water	
	Irrigation water	
12.	Electricity	
13.	Drainage	
14.	Phone	
15.	Additional notes	



## INFORMATION ON PROPERTY HOLDERS FAMILY MEMBERS

#	Name, Surname	Date of birth	Relationship	Registration date in the mentioned addresses	Right on property	Passport/birth certificate data (number, issued by, date)
1.	2.	3.	4.	5.	6.	7.

### ADDITIONAL INFORMATION

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### ATTACHMENTS

1. Copy of the plan from the certificate of ownership
2. Photo
3. Other

### DESCRIPTION FORMED BY

_____ (surname, name)	_____ (signature)
_____ (surname, name)	_____ (signature)
_____ (surname, name)	_____ (signature)

### LANDOWNERS, PROPERTY RIGHT HOLDERS AND USERS

_____ (status)	_____ (surname, name)	_____ (signature)
_____ (status)	_____ (surname, name)	_____ (signature)
_____ (status)	_____ (surname, name)	_____ (signature)
_____ (status)	_____ (surname, name)	_____ (signature)

### ACQUIRER

_____ (position)	_____ (surname, name)	_____ (signature)
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«\_\_» \_\_\_\_\_ 20\_\_

ANNEX N \_\_\_\_\_ PROTOCOL

### ADDITIONAL INFORMATION

10% of the land is affected	Yes	No
	<input type="checkbox"/>	<input type="checkbox"/>

Land use without registration	Past years of land use
Lease of land (with registration)	Remaining years of lease

### TYPE AND QUANTITY OF THE TREES

Type of tree	Total land			Plot to be acquired		
	Newly - planted	Not fruitful yet	Fruitful	Newly - planted	Not fruitful yet	Fruitful
1.						
2.						

### QUANTITY AND TYPE OF THE CROPS

Type of crops	Planted area (in sqm) on the affected land	Planted area (in sqm) on the plot to be acquired
1.		
2.		

### LANDOWNERS, PROPERTY RIGHT HOLDERS AND USERS CONTACT INFORMATION

Tel: \_\_\_\_\_  
Email: \_\_\_\_\_

### DESCRIPTION FORMED BY

\_\_\_\_\_  
(surname, name)  
\_\_\_\_\_  
(surname, name)  
\_\_\_\_\_  
(surname, name)  
\_\_\_\_\_  
(surname, name)

\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(signature)  
\_\_\_\_\_  
(signature)

**LANDOWNERS, PROPERTY RIGHT HOLDERS AND USERS**

_____ (status)	_____ (surname, name)	_____ (signature)
_____ (status)	_____ (surname, name)	_____ (signature)
_____ (status)	_____ (surname, name)	_____ (signature)
_____ (status)	_____ (surname, name)	_____ (signature)

**ACQUIRER**

_____ (position)	_____ (surename, name)	_____ (signature)
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« \_\_\_\_ » \_\_\_\_ 20 \_\_\_\_

DETAILS ON AFFECTED HOUSHOLDS WITH RESPECTIVE LOSSES: Appendix

No	Community	Number of Tower	Cadastral code	Targeted significance as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m <sup>2</sup> ) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
1	Angeghakot	1	09-013-0214-0030	Agricultural	Private	Used by owner	399.10	39,650.0	Wheat	4	Not Applicable
2	Angeghakot	1	09-013-0214-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	63.60	-	Not available	-	-
3	Angeghakot	2	09-013-0214-0017	Agricultural	Private	Used by owner	289.20	38,050.0	Not available	5	Not Applicable
4	Angeghakot	3	09-013-0214-0015	Agricultural	Private	Used by owner	240.50	9,650.0	Barley	1	Poor A
5	Angeghakot	4	09-013-0212-0014	Agricultural	Private	Used by owner	140.50	36,060.0	Not available	1	Not Applicable
6	Angeghakot	4	09-013-0212-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	148.70	-	Not available	-	-

No	Community	Number of Tower	Cadastral code	Targeted significance as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m <sup>2</sup> ) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
7	Shaqi	5	09-070-0115-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	484.40	-	Not available	-	-
8	Shaqi	6	09-070-0133-0041	Agricultural	Private	Used by owner	289.20	15,900.0	Not available	1	Not Applicable
9	Shaqi	7	09-070-0133-0050	Agricultural	Private	Used by owner	289.20	7,200.0	Onobrychis	3	Not Applicable
10	Shaqi	8	09-070-0133-0057	Agricultural	Private	Used by owner	272.50	81,200.0	Wheat	3	Not Applicable
11	Shaqi	9	09-070-0132-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.40	-	Not available	-	-
12	Shaqi	10	09-070-0132-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	462.60	-	Not available	-	-



No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
13	Shaqi	11	09-070-0132-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	462.60	-	Not available	-	-
14	Shaqi	12	09-070-0132-0028	Agricultural	Private	Used by owner	151.60	11,400.0	Barley	3	Not Applicable
15	Shaqi	12	09-070-0132-0027	Agricultural	Private	Used by owner	172.70	15,700.0	Emmer	4	Not Applicable
16	Shaqi	13	09-070-0130-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	289.20	-	Not available	-	-
17	Shaqi	14	09-070-0130-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
18	Shaqi	15	09-070-0128-009	Agricultural	Private	Used by owner	39.10	29,500.0	Not available	4	Wom Headed

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
19	Shaqi	15	09-070-0128-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	201.50	-	Not available	-	-
20	Shaqi	16	09-070-0128-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
21	Shaqi	17	09-070-0128-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	272.50	-	Not available	-	-
22	Shaqi	18	09-070-0125-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	289.20	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
23	Shaqi	19	09-070-0125-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
24	Shaqi	20	09-070-0125-0067	Agricultural	Private	Used by owner	361.30	15,000.0	Not available	2	Not Applicable
25	Ishkhanasar	21	09-060-0115-0010	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by leaseholder	289.20	-	Not available	1	Not Applicable
26	Ishkhanasar	22	09-060-0114-004	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.40	-	Not available	-	-
27	Ishkhanasar	23	09-060-0110-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	289.20	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
28	Ishkhanasar	24	09-060-0110-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	361.30	-	Not available	-	-
29	Ishkhanasar	25	09-060-0105-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by leaseholder	289.20	-	Not available	1	Not Applicable
30	Ishkhanasar	26	09-060-0111-009	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Rights are not formally registered	Used by illegal user	134.00	-	Wheat	1	Not Applicable
31	Ishkhanasar	26	09-060-0111-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	106.40	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
32	Sisian	27	09-006-0310-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	272.50	-	Not available	-	-
33	Sisian	28	09-006-0311-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	289.20	-	Not available	-	-
34	Sisian	29	09-006-0311-048	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Rights are not formally registered	Unused	196.30	-	Not available	-	-
35	Sisian	29	09-006-0311-045	Agricultural	Private	Used by owner	124.80	2,050.0	Not available	1	Not Applicable
36	Sisian	29	09-006-0311-048	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Rights are not formally registered	Unused	3.10	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
37	Sisian	30	09-006-0307-003	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	324.30	-	Not available	-	-
38	Uyts	31	09-105-0101-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
39	Uyts	32	09-105-0101-0038	Agricultural	Private	Used by owner	240.50	6,550.0	Not available	1	Not Applicable
40	Uyts	33	09-105-0101-0042	Agricultural	Private	Used by owner	240.50	10,770.0	Not available	1	Not Applicable
41	Uyts	34	09-105-0101-0068	Agricultural	Private	Used by owner	186.40	9,560.0	Wheat	1	Not Applicable
42	Uyts	34	09-105-0101-0070	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	54.10	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
43	Aghitu	35	09-011-0101-0037	Agricultural	Private	Used by owner	240.40	49,920.0	Wheat	1	Not Applicable
44	Aghitu	36	09-011-0101-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
45	Aghitu	37	09-011-0101-0028	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	361.30	-	Not available	-	-
46	Aghitu	38	09-011-0102-0027	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	187.10	-	Not available	-	-
47	Aghitu	38	09-011-0102-0001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	53.30	-	Not available	-	-

No	Community	Number of Tower	Cadastral code	Targeted significance as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m <sup>2</sup> ) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
48	Aghitu	39	09-011-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	272.50	-	Not available	-	-
49	Aghitu	40	09-011-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.40	-	Not available	-	-
50	Aghitu	41	09-011-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.40	-	Not available	-	-
51	Aghitu	42	09-011-0104-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
52	Aghitu	42	09-011-0104-0004	Agricultural	Private	Used by owner	120.0	59,622.0	Not available	1	Not Applicable
53	Noravan	43	09-068-0103-0130	Agricultural	Private	Used by owner	240.40	27,560.0	Wheat	1	Not Applicable
54	Noravan	44	09-068-0104-0012	Agricultural	Private	Used by owner	32.20	16,310.0	Barley	1	Not Applicable



No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
55	Noravan	44	09-068-0104-0001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.20	-	Not available	-	-
56	Noravan	45	09-068-0107-0005	Agricultural	Private	Used by owner	324.30	33,700.0	Not available	3	Not Applicable
57	Noravan	46	09-068-0101-0056	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Rights are not formally registered	Unused	125.80	-	Not available	-	-
58	Noravan	46	09-068-0101-0057	Agricultural	Private	Used by owner	114.60	30,360.0	Not available	1	Not Applicable
59	Noravan	47	09-068-0101-0070	Agricultural	Private	Used by owner	272.50	12,890.0	Wheat	1	Not Applicable
60	Vaghatin	48	09-089-0102-0021	Agricultural	Private	Used by owner	240.50	69,750.0	Wheat	1	Not Applicable
61	Vaghatin	49	09-089-0101-0005	Agricultural	Private	Used by owner	240.50	60,360.0	Not available	2	Not Applicable

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
62	Vaghatin	50	09-089-0101-0030	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
63	Vaghatin	51	09-089-0101-0030	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	229.90	-	Not available	-	-
64	Vaghatin	51	09-089-0101-0030	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	59.30	-	Not available	-	-
65	Vaghatin	52	09-089-0101-0030	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	289.20	-	Not available	-	-
66	Vaghatin	53	09-089-0102-0034	Agricultural	Private	Used by owner	109.10	17,740.0	Wheat	1	Not Applicable

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
67	Vaghatin	53	09-089-0102-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	332.30	-	Not available	-	-
68	Vaghatin	54	09-089-0102-0054	Agricultural	Private	Used by owner	272.50	62,580.0	Wheat	1	Not Applicable
69	Vaghatin	55	09-089-0102-0069	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	272.50	-	Not available	-	-
70	Vaghatin	56	09-089-0102-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	324.30	-	Not available	-	-
71	Vaghatin	57	09-089-0102-0078	Agricultural	Private	Used by owner	324.30	35,630.0	Onobrychis	1	Not Applicable
72	Vaghatin	58	09-089-0102-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by leaseholder	240.40	-	Not available	1	Not Applicable

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
73	Vaghatin	59	09-089-0102-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by leaseholder	240.50	-	Not available	1	Not Applicable
74	Vaghatin	60	09-089-0102-0085	Agricultural	Private	Used by owner	19.70	10,650.0	Not available	3	Poor and Women Headed
75	Vaghatin	60	09-089-0102-0084	Agricultural	Private	Used by owner	2.10	9,480.0	Onobrychis	1	Not Applicable
76	Vaghatin	60	09-089-0102-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	302.50	-	Not available	-	-
77	Vaghatin	61	09-089-0102-0109	Agricultural	Private	Used by owner	289.20	39,620.0	Not available	1	Not Applicable
78	Vaghatin	62	09-089-0102-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	272.50	-	Not available	-	-
79	Vaghatin	63	09-089-0102-0125	Agricultural	Private	Used by owner	324.30	54,058.0	Barley	3	Women headed

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
80	Vaghatin	64	09-089-0102-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.40	-	Not available	-	-
81	Harjis	65	09-056-0043-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	240.40	-	Not available	-	-
82	Harjis	66	09-056-0043-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	272.50	-	Not available	-	-
83	Harjis	67	09-056-0043-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	324.30	-	Not available	-	-
84	Harjis	68	09-056-0044-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	240.50	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
85	Harjis	69	09-056-0044-0047	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
86	Harjis	70	09-056-0047-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	240.50	-	Not available	-	-
87	Harjis	71	09-056-0047-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	240.50	-	Not available	-	-
88	Harjis	72	09-056-0043-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	324.30	-	Not available	-	-
89	Harjis	73	09-056-0043	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
90	Harjis	74	09-056-0043-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	240.50	-	Not available	-	-
91	Harjis	75	09-056-0043-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	272.50	-	Not available	-	-
92	Harjis	76	09-056-0043-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	272.50	-	Not available	-	-
93	Harjis	77	09-056-0051-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	272.50	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
94	Harjis	78	09-056-0053-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	272.50	-	Not available	-	-
95	Harjis	79	09-056-0043-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	272.50	-	Not available	-	-
96	Shinuhayr	80	09-073-0044-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	272.50	-	Not available	-	-
97	Shinuhayr	81	09-073-0055-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	240.50	-	Not available	-	-



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98	Shinuhayr	82	09-073-0055-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	240.50	-	Not available	-	-
99	Shinuhayr	83	09-073-0055-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	289.20	-	Not available	-	-
100	Shinuhayr	84	09-073-0055-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	361.30	-	Not available	-	-
101	Shinuhayr	85	09-073-0059-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	240.50	-	Not available	-	-

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102	Goris	86	09-003-0317-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	272.50	-	Not available	-	-
103	Goris	87	09-003-0318-005	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	State	Used by owner	289.20	-	Not available	-	-
104	Goris	88	09-003-0320-0009	Water (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	272.50	-	Not available	-	-
105	Goris	89	09-003-0320-0016	Agricultural	Private	Used by owner	223.90	31,770.0	Not available	2	Not Applicable
106	Goris	89	09-003-0320-0015	Agricultural	Private	Used by owner	16.60	36,510.0	Not available	2	Poor/Woman headed
107	Goris	90	09-003-0320-0015	Agricultural	Private	Used by owner	240.50	36,510.0	Not available		

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
108	Goris	91	09-003-0321-0004	Agricultural	Private	Used by owner	272.50	19,800.0	Not available	1	Not Applicable
109	Shinuhayr	92	09-073-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
110	Shinuhayr	93	09-073-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	272.40	-	Not available	-	-
111	Shinuhayr	94	09-073-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
112	Shinuhayr	95	09-073-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	484.40	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
113	Shinuhayr	96	09-073-0102-0034	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	333.20	-	Not available	-	-
114	Shinuhayr	96	09-073-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	95.60	-	Not available	-	-
115	Shinuhayr	96	09-073-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	55.50	-	Not available	-	-
116	Shinuhayr	97	09-073-0102-0039	Agricultural	Private	Used by owner	57.10	14,330.0	Barley	2	Not Applicable
117	Shinuhayr	97	09-073-0102-	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	183.30	-	Not available	-	-

No	Community	Number of Tower	Cadastral code	Targeted significance as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m <sup>2</sup> ) as per ownership certificate	Existing types of crops	Number of households	Vulnerable status
118	Shinuhayr	98	09-073-0102-0089	Agricultural	Private	Used by owner	94.40	5,680.0	Wheat	1	Woman/ y head AHH
119	Shinuhayr	98	09-073-0102-0088	Agricultural	Private	Used by owner	146.10	11,650.0	Barley	3	Woman headed
120	Shinuhayr	99	09-073-0102-0100	Agricultural	Private	Used by owner	240.40	21,070.0	Not available	1	Not Applicable
121	Shinuhayr	100	09-073-0102-0108	Agricultural	Private	Used by owner	272.50	10,870.0	Emmer	2	Woman headed
122	Shinuhayr	101	09-073-0102-0224	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
123	Shinuhayr	102	09-073-0102-0152	Agricultural	Private	Used by owner	226.30	12,630.0	Wheat	3	Poor A
124	Shinuhayr	102	09-073-0102-0223	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	14.20	-	Not available	-	-

No	Community	Number of Tower	Cadastre code	Targeted significance as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m2) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
125	Shinuhayr	103	09-073-0102-0155	Agricultural	Private	Used by owner	228.20	25,760.0	Emmer	3	Not Applicable
126	Shinuhayr	104	09-073-0102-0223	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	240.50	-	Not available	-	-
127	Shinuhayr	105	09-073-0102-0173	Agricultural	Private	Used by owner	11.50	1,130.0	Wheat	4	2 AHHS Poor
128	Shinuhayr	105	09-073-0102-0223	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	312.80	-	Not available	-	-
129	Shinuhayr	106	09-073-0113-001	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	324.20	-	Not available	-	-
130	Khot	107	09-047-0102-0158	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Rights are not formally registered	Unused	289.20	-	Not available	-	-

No	Community	Number of Tower	Cadastral code	Targeted significance as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m <sup>2</sup> ), based on the layout prepared by measurement specialist	Total area (m <sup>2</sup> ) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
131	Khot	108	09-047-0104-0096	Agricultural (the significance has to be changed into energetics, transport, communication infrastructures objects)	Community	Used by owner	460.50	-	Not available	-	-