

Resettlement Plan

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ARM: Sustainable Urban Development Investment Program – Tranche 1

Interchange Between NS Corridor And Artashat Highway

Prepared by the Yerevan Municipality for the Asian Development Bank.

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THE REPUBLIC OF ARMENIA



YEREVAN MUNICIPALITY

CONSTRUCTION OF ROAD LINKS OF YEREVAN WESTERN RING ROAD

MFF Sustainable Urban Development Investment Program, Tranche 1



LAND ACQUISITION AND RESETTLEMENT PLAN for Interchange Between NS Corridor And Artashat Highway

Consultant



Funding Agency



Asian Development Bank

Implementing Agency



ABBREVIATIONS

ADB	Asian Development Bank
AF	Affected Family
AP	Affected Person
AH	Affected Household
AMD	Armenian Dram
DESC	Detailed Engineering and Construction Supervision Consultant
DMS	Detailed Measurement Survey
EA	Executing Agency
GoA	Government of Armenia
IA	Implementing Agency
IPSA	Initial Poverty and Social Assessment
EMA	External Monitoring Agency
LAR	Land Acquisition and Resettlement
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
MFF	Multi Tranche Financial Facility
YM	Municipality of Yerevan
OM	Operations Manual
PGC	Project Governing Council
PIU	Project Implementation Unit
PPTA	Project Preparatory Technical Assistance
RA	Republic of Armenia
SES	Socioeconomic Survey
SPS	Safeguard Policy Statement
SRS	Social and Resettlement Specialist
SPRSS	Summary Poverty Reduction and Social Strategy
ToR	Terms of Reference
USD	American Dollar

GLOSSARY

Affected Person/People (AP or APs) - Means all the people affected by the Project through land acquisition, relocation, or loss of incomes and includes any person, household (sometimes referred to as Project affected family), firm, or public or private institution. APs therefore include; i) persons affected directly by the road corridor, right-of-way, tower or pole foundations or construction work area; (ii) persons whose agricultural land or other productive assets such as trees or crops are affected by construction works; (iii) persons whose businesses are affected and who might experience loss of income due to the Project impact; (iv) persons who lose work/employment as a result of Project impact; and (v) people who lose access to community resources/property as a result of the Project. Although this definition of affected person is at variance with that in the SPS-2009, this is how it is understood and officially used in Armenia, and it is not different from 'displaced person' defined in the SPS-2009

Affected Family, household (AHH)- All members of a household residing under one roof and operating as a single economic unit, It may consist of a single main family or an extended family group. This unit is the most important compensation/rehabilitation recipient.

Compensation – Payment in cash for an asset to be acquired or affected by a Project at replacement cost at current market value.

Cut-off Date – The date when Census, inventory of affected assets and socioeconomic survey for the entire Project started. The improvements made after the cut of date will not be eligible for compensation.

Entitlement - Range of measures comprising cash compensation, income rehabilitation, relocation assistance, income replacement and integrity of the measures involving resettlement, which shall be provided to affected people, depending on nature of their losses and aimed at restoration of their social and economic base.

Host population - Community residing near the area where the Project beneficiaries propose to voluntarily resettle as part of the Project.

Improvements - Structures constructed (dwelling unit, fence, waiting sheds, animal pens, utilities, community facilities, stores, warehouses, paved surfaces, etc.) and crops/plants planted by the person, household, institution or organization.

Land Acquisition - Range of measures provided in RA legislation aimed at implementation of acquisition process of property, which is subject to eminent domain, and provision of adequate compensation for alienated property.

Leasing - Civil-legal institution specified by the Civil Code of the Republic of Armenia. According to the leasing contract signed within the scope of the mentioned institution the renter/lessor is obliged to give an asset to the leaseholder for his/her temporary management and/or usage in return for payment.

Leaseholder- is the AP, who has been given the asset for temporary management and/or usage in compliance with RA Legislation

Obtaining a legal status A building that is not cadastral unit, according to procedure established by the RA legislation, but is liable to receive a legal status. In order to receive the legal status APs should undergo the procedure prescribed in the RA legislation in collaboration with Yerevan Municipality and RA State Committee of Real Estate Cadaster.

Marz - Armenia is divided into 10 provinces (marz). The province chief executive is the governor (marzpet) appointed by the Government. Each province is divided in communities (hamaynk) which are self-governing units and consists of one or more settlements (bnakavayr). Settlements are classified as towns (kaghak) or villages (gyugh). As of 2007, Armenia includes 915 communities (49

urban and 866 rural). Previously having Marz status, Yerevan, now has the status of a community and it has an elected mayor.

Non-legalizable - Areas classified as "Red Zones" (areas that are officially reserved for specific public use such military areas, hospital areas, school areas or areas that are not fit for settlement (river beds, radioactive terrains or other dangerous or ecological unfit lands)¹. and corresponds to Armenian legislation other conditions.

Rehabilitation - Compensatory measures provided under the Policy Framework on involuntary resettlement other than payment of the replacement cost of acquired assets.

Relocation - the physical relocation of an AP/AF from her/his pre-Project place of residence/business location.

Replacement Cost - The value determined to be fair compensation for land based on its productive potential, the replacement cost of houses and structures (current market price of building materials and labour without depreciation or deductions for salvaged building material), and the market value of residential land, crops, trees, and other commodities.

Resettlement - All measures taken to mitigate any and all adverse impacts of the Project on AP's property and/or livelihood, including compensation, relocation (where relevant), and rehabilitation of the damaged/removed infrastructure and installations.

Significant impact - Means 200 people or more will experience major impacts, which are defined as; (i) being physically relocated or (ii) losing ten per cent or more of their productive assets (income generating).

Socially vulnerable households - are: (i) Registered in the evaluation system of vulnerability of families (ESVF) and receive a family allowance, (ii) headed by a breadwinning women and not including other adult, working-age person with stable employment providing at least minimum monthly salary except for persons doing compulsory military service or full-time students under twenty-three years of age, (iii) households headed by persons entitled to old age pension and not including other adult, working-age person with stable employment providing at least minimum monthly salary except for persons doing compulsory military service or full-time students under twenty-three years of age.

¹ See Land Code of the Republic of Armenia (2nd of May, 2001) article 60

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EXECUTIVE SUMMARY

I. Project Background

1. The Sustainable Urban Development Investment Program, Project 1 (the Project), financed by ADB under a Multi Tranche Financial Facility (MFF), is being implemented by the Ministry of Economy (MOE), as the Executing Agency (EA), and the Municipality of Yerevan (YM), as the Implementing Agency (IA) working directly through the PIU. This plan aims at promoting a sustainable, integrated, socially affordable and cost efficient urban transport system. In the short term, the main objective is to complete the road based missing links of the western urban ring.
2. The Program entails so far two Tranches:
 - (i) Tranche 1 covers the improvement of Shirak Street and Artashat Highway, the widening of Arshakunyats Avenue and North South Corridor Interchange
 - (ii) Tranche 2 covering the improvement of Argavand-Shirak Road Link, Davtashen-Ashtarak Road Link and Babajanyan-Ashtarak Road Link.
3. This land acquisition and resettlement plan (LARP) is prepared by the Detailed Engineering and Supervision Consultant (DESC) for Project Implementation Unit (PIU of the Municipality of Yerevan (YM). This LARP addresses the land acquisition and resettlement impact of Interchange between NS Corridor and Artashat Highway covered under the Tranche 1/Project 1, Section 4. (see the table 1-1)

II. Land Acquisition and Resettlement Plan Objective and Scope

4. The main objective of this LARP is to identify persons affected by the NS Corridor Interchange section and to assist them to restore their livelihoods. The LARP complies with the Armenian legislations and the requirements of ADB's Safeguard Policy Statement (SPS).
5. The scope of the LARP includes: (i) a profile of the APs (through a 100% census), (ii) detailed measurement survey (DMS) of all affected assets, (iii) information disclosure and public consultations with APs, (iv) the policy and framework for compensation payments and rehabilitation, (v) complaints and grievance redress mechanism, (vi) resettlement budget, (vii) the institutional framework (viii) LARP implementation schedule, and (ix) monitoring of LARP implementation.

III. Impact Summary

6. AH/AP Census Survey and DMS of all affected assets was carried out from November 2016 to January 2016.
7. The Census identified 15 project affected households, including owners and users of the lands/buildings, business owners and employees with a total of 82 household members. Information on different categories of affected households (AHs) and affected persons (APs) by impact type, as well as net figures without double counting, are provided in the summary of AHs/APs, presented at the end of this section. In total, the section 4 will impact 13 land plots, 15 buildings and structures, 5 fences, 6 businesses and 6 employments. The details are presented in the following paragraphs.
8. LARP identifies 13 affected land plots. From which
 - (i) 2 are privately owned by 2 AHs,

(ii) 11 land plots owned by YM are illegally used by 6 AHs

9. In total, 12 non-residential buildings and structures (434.69m²) will be demolished. Additionally, 3 movable structures (79m²) will be relocated. There are 169.57 m of affected fences. Improvements such as paved or concreted surface, pipes, electric poles, cables, embankments etc. are affected as follows: 755.02 m² of concrete, asphalt or bricks paved surface, 1,711.88 m³ of soil and basalt embankments and 1,192.4m of pipes, polls and cables.

10. 12 fruit trees, 26 wood and 29 decorative trees will be affected. Six businesses will be affected permanently. There will be 6 affected employees. The following table presents the summary of all project impacts:

Table E.1 Summary of Affected Households/ Persons by Category of Impact

Impact Category	Total				Remarks
	No of units	No of AHs	No of AHs (without double counting)	No of APs (without double counting)	
A. Impact on Land					
A1. Agriculture	2	2	2	19	
A2. Commercial	8	5	4	24	1 AH (8 APs) is included in A1
A3. Other land	2	2	1	7	1 AH (8 APs) is included in A2
A4. Industrial	1	1	1	1	
B. Impact on Buildings					
B1. Commercial	12	3	0	0	1 AH (8 APs) is included in A1, 2 AHs (13 APs) are included in A2
B2.Movable	3	1	0	0	1 AH (5 APs) is included in A2
B3.Fence	5	4	0	0	1 AH is included in A1 (8 APs), 1 AH is included in A2 (5 APs), 1 AH is included in A3 (7 APs), 1 AH is included in A4 (1 APs)
C. Impact on Trees and Crops					
C1. Fruit Trees	6	4	0	0	2 AHs are included in A1 (12 APs) and 2 AHs are included in A2 (19 APs)
C2. Wood trees	3	3	0	0	1 AH (8 APs) is included in A1, 1 AH (4 APs) is included in A2, 1 AH (7 APs) is included in A3
C3 Decorative trees	2	2	0	0	1 AH is included in A2 (4 APs), 1 AH is included in A3 (7 APs)
D. Impact on Business					
D1. Permanent with tax declaration	1	1	0	0	1 AH (5 APs) is included in A2
D2. Permanent without tax declaration	5	5	3	17	2 AHs (16 APs) are included in A2
E. Impact on employment					
E. Permanent employment loss	6	6	4	14	1 AH (5 APs) is included in A2, 1 AH (8 APs) is included in D2
Total	-	-	15	82	

11. A socio-economic survey (SES) of affected households was conducted in November 2015. All affected households (15) were surveyed. The PIU conducted consultation with all APs on 1st December 2015 and informed them about the project, entitlements, grievance redress mechanism and gave other project-related information.

IV. Compensation Policies and Rehabilitation Measures

12. According to the adopted Land Acquisition and Resettlement Framework (LARF), which is based on the Armenian laws and the requirements of ADB's SPS (2009), APs eligible for compensation and/or at least rehabilitation are: (i) all APs losing land either covered by legal title/land rights or without legal status; (ii) tenants and sharecroppers whether registered or not; (iii) owners of buildings, crops, plants, or other objects attached to the land; (iv) APs losing business, income, and salaries. An Entitlement Matrix, relevant to the impacts of section 4 is provided below.

13. Compensation eligibility is limited by a cut-off date set for this Project on February 5, 2016, which is the same for all APs regardless of their legal status. This is the date of drawing up of the affected property/assets description protocols (signing of protocols by APs and the Acquirer)²

Table E.2 Project Specific Entitlement Matrix

Type of loss	Application	Definition of APs	Compensation entitlements
1. Agricultural land loss	AH losing agricultural land regardless of impact severity	Illegal Users	These APs will receive a rehabilitation allowance equal to 25% of the affected land market or cadastral value (whichever the highest)
2. Non-Agricultural Land loss	AH losing their commercial/ industrial, other land	Owner	Compensation at replacement value +15% either in cash at market rates or cadastral values (whichever the highest).
		Illegal Users	These APs will receive a rehabilitation allowance equal to 25% of the affected land market or cadastral value (whichever the highest)
3. Non-residential buildings/assets	AHs losing non-residential structures	AHs with valid registration	Cash compensation + 15% for loss of building at full replacement cost (not less than the market value) free of depreciation/transaction costs and salvaged materials. Partial impacts will entail the compensation of the affected portion of the building plus repairs (with agreement of APs).
		AHs with non legal buildings/structures built on the legal land	Cash compensation for loss of building at full replacement cost (to be not less than the market value) free of depreciation/transaction costs and salvaged materials.
		AHs with non-legal buildings/structures built on the non- legal land	Rehabilitation allowance equal to replacement cost (free of depreciation/transaction costs and salvaged materials) minus the legalization cost, up to a maximum up to 20% of market value.
5. Tree Losses	Trees affected	All AH regardless of legal status. (including owners subject to obtaining legal status and residents having no residency status)	Cash compensation at market rate based on type, age and productive value of the trees.
6. Business loss	Business	All AH regardless of legal status (including owners subject to obtaining legal status and residents having no residency status).	Owners: (i). (permanent impact) cash indemnity of 1 year net income; Assessment to be based on tax declaration. In absence of tax declaration the AH will receive a rehabilitation allowance based on the maximum non-taxable salary for the number of months of business stoppage up to 1 year. The maximum non-taxable salary is equal to minimum salary.
7. Employment losses	Permanent employment loss	Employees that were registered in the affected business 2 months prior to cut-off date	Indemnity equal to: 6 months of average monthly salary

² As the date of drawing up of the affected property/ assets description protocols are differs for each property, the mentioned date is the day when the first description protocol was signed by APs and the Acquirer.

Type of loss	Application	Definition of APs	Compensation entitlements
8. Allowances for Severe Impacts	AH with >10% agricultural income loss	All severely affected AHs	1 additional compensation for fruit loss covering 1 year yield for APs affected by severe agricultural income losses
9. Relocation allowances	Transport costs	All AH	Provision of funds to cover transport costs

V. Institutional Setup for the Project

14. The RA Ministry of Economy (MOE) is the Executing Agency. The Municipality of Yerevan (YM) is the Implementing Agency and has the overall responsibility for implementation of the Project, including LARP preparation and implementation. IA operates through the Project Implementing Unit (PIU) which has a social safeguard and resettlement specialist.

15. A Project Governing Council (PGC) made up of representatives from the YM, concerned ministries and chaired by the RA Prime Minister. The main objective of the PG Council's activity is to manage the allocated funds received by the Republic of Armenia through respective agreements with Asian Development Bank and other financial institutions, and to make decisions in compliance with regulations specified in Decree N892-A dated October 26, 2009 and approved by the Prime Minister of the RA. According to RA Government N 273 Decree, dated March 7, 2012, the Project Governing Council is entitled to examine/review the grievances addressed by AP's and to resolve those under its jurisdiction as another link for APs before they apply to the RA judicial bodies.

16. The Detailed Engineering and Supervision Consultant (DESC) has prepared the LARP for the project. During the implementation of the LARP, the DESC will assist the PIU by participating in public consultations, giving feedback/clarifications to claims lodged during the implementation of the LARP, verifying the compensation budget, revising/changing the description protocols and/or valuation reports, if applicable.

VI. Land Acquisition and Resettlement Plan Implementation

17. The Implementing Agency will begin implementation of LARP immediately after its approval by the ADB and GoA. Based on established regulations it will provide draft contracts/agreements to the APs on the commencement of Land Acquisition and Resettlement Plan. The PIU will sign property alienation contracts in line with the RA legislation for the real estate owned, possessed and used with ownership right, with notary verification or without. In addition, they will sign compensation agreements without *keeping in line*³ with RA legislation for the real estate owned, possessed and used without ownership right and for the allowances. The APs will have 30 days to relocate from the date of delivery of full compensation/allowances which will be defined under the contract⁴ or within the time frame as will be defined under the alienation contracts.

17. The timeline presented in the following table shows the distinct stages of LARP implementation.

³ According to RA legislation non-titleholders are not eligible for compensation. PIU will sign compensation agreements with those APs, who will receive allowances which are not envisaged by the RA legislation.

⁴ The owners of the properties expropriated within juridical procedure will not be required to relocate until 2 months have passed from the signing of alienation contract (see the Article 14, clause 2 of RA Law on Eminent Domain

Table E.3 Timeline for Land Acquisition and Resettlement Plan Finalisation and Implementation

Task Name	Responsibility	Start	Finish
LARP IMPLEMENTATION			
Allocation of LAR budget to YM	MoF	03/07/2016	
Identification of potential expropriation cases	PIU	05/02/2016	28/10/2016
Draft contracts sent to APs	PIU	23/07/2016	30/07/2016
Signing contracts	PIU	21/10/2016	28/10/2016
Disbursement of compensation	PIU	31/10/2016	07/11/2016
Finalization of expropriation, provision of expropriation injunctions	PIU	27/12/2016	25/02/2017
Preparation of LARP Compliance Report	EMA	23/07/2016	27/11/2016
Submission the LARP draft Compliance Report to ADB	PIU	01/12/2016	01/12/2016
ADB reviews the LARP Compliance Report	ADB	01/12/2016	15/12/2016
Submitting the LARP final Compliance Report to ADB	PIU	16/12/2016	20/12/2016
ADB approves the LARP Compliance Report	ADB	21/12/2016	21/12/2016
Handing over of the site to the Contractor	PIU	22/12/2016	27/12/2016
Commencement of civil works	Contractor	28/12/2016	28/12/2016
Monitoring	EMA/ADB	ongoing	
Grievances redress	PIU	ongoing	

VII. Public Consultation and Information Disclosure

18. A public consultation with the affected persons was held on 1st of December 2015. The consultation included presentations of the entitlements matrix, grievance redress mechanisms, compensation valuation methodology, methodology and procedure of the measurement survey, project map with actual impact measurements and AP's names, as well as various specific cases. In total, 9 APs (8 men and 1 woman, representatives of their affected households,) participated in the public consultation. The list of participants with respective signatures is attached to the Public Consultations Minutes in Appendix 6.

19. After the RA GoA and ADB approvals, implementation-ready LARP will be uploaded on the ADB and the YM websites. In addition, the Project Information Pamphlet will be disclosed to the APs after the LARP approval.

VIII. Budget Summary

20. The total implementation cost of the LARP, including compensation, rehabilitation allowances as well as administrative costs for LARP implementation and contingency, amounts to **188,485,331.35 AMD**, which is equivalent to **US\$ 383,100.27** (per exchange rate on Feb. 25, 2016). The budget will be allocated from 3 sources: (i) compensation for land located in Yerevan will be paid from the YM budget (ii) other land acquisition expenses, including taxes, duties, fees will be covered by the co-financing part of the RA state budget,; (iii) compensation for the remaining assets including allowances will be covered by the ADB loan. After approval of the LARP by the Government of the Republic of Armenia (GoA), the YM and the RA Ministry of Finance will ensure timely allocation of funds stipulated in LARP budget.

Grievance Redress Mechanism

21. Several parties will be involved in the grievance redress mechanism: (i) PIU, (ii) YM, and (iii) Project Governing Council (PGC). Regardless of the established grievance mechanism and procedures, the APs will have the right to submit their cases to a court of law at any point during the grievance process.

IX. Monitoring and Evaluation

22. The implementation of LARP will be subjected to both, internal and external monitoring. Internal monitoring will be conducted by the PIU. External monitoring is assigned to an External Monitoring Agency (EMA) hired by the PIU for the whole Tranche and approved by ADB. The EMA will monitor the LARP implementation and prepare compliance reports, which should be approved by ADB as a condition to commence the contract's construction works.

1 INTRODUCTION

1.1 Background

23. The Sustainable Urban Development Investment Program, Project 1 (the Project), financed by ADB under a Multi Tranche Financial Facility (MFF), is being implemented by the Ministry of Economy (MOE), as the Executing Agency (EA), and the Municipality of Yerevan (YM), as the Implementing Agency (IA) working directly through the PIU. This plan aims at promoting a sustainable, integrated, socially affordable and cost efficient urban transport system. In the short term, the main objective is to complete the road based missing links of the western urban ring.

24. The Program consists of two Tranches:

- (i) Tranche 1: covers the improvement of Shirak Street and Artashat Highway, the widening of Arshakunyats Avenue and North South Corridor IC.
- (ii) Tranche 2: covers the improvement of Argavand-Shirak Road Link, Davtashen-Ashtarak Road Link and Babajanyan-Ashtarak Road Link.

25. This land acquisition and resettlement plan (LARP) is prepared by the Detailed Engineering and Supervision Consultant (DESC) for Project Implementation Unit (PIU) of the Municipality of Yerevan (YM). This LARP addresses the land acquisition and resettlement impact of the Interchange between NS Corridor and Artashat Highway covered under the Tranche 1/ Section 4(further Project).

1.2 Project Location

26. The Republic of Armenia (RA) is a landlocked country, located between the Black Sea and the Caspian Sea. On the north, it is bordered by Georgia, to the east by Azerbaijan, in the south by Iran, and to the west by Turkey. Yerevan is the capital city of RA. Yerevan covers an area of 260 km², extending 18 km in the north-south direction and 16 km in the east- west.

27. The Project area is located in the South-West area of Yerevan in the administrative District of Shengavit, approximately 6 km south-west of Yerevan City center. The Project plan is shown in Figure 1-1. It outlines Tranches 1 and 2 divided into sections.

1.3 Project Description

28. In order to facilitate communication between parties, the area for Tranche1 is divided into four sections as presented in the table and the Section Location Map below.

29. Sections 1, 2, 3: Shirak Street and Artashat Highway including the widening of Arshakuniats Avenue has been divided into two sub sections for which LARP1 was addressed the issues concerning the widened sections and LARP 3 the new alignment

30. Section 4: Interchange between NS Corridor and Artashat Highway (further North-South Corridor IC) will be the object of this LARP.

31. Due to its level of LAR impact, the Tranche1/ Project1 has been classified as Category A for involuntary resettlement⁵

Table 1-1 Description of the Tranche Sections

Tranche	Section	Name	Length
/Tranche1	S1	Arshakunyats	1 280 m
	S2	New Shirak	3 200 m
	S3	Artashat	
	S4	North South Corridor IC	
/Tranche2	S5	Argavand	1 350 m
	S6	Babajanyan-Tichina	2 220 m
	S7	Tichina-Old Silikyan	2 060 m
	S8	Old Silikyan - Ashtarak Highway	2 570 m
	S9	Davtashen - Ashtarak Highway	2 240 m

Figure 1-1 Section 4 Location Map



Section 4: Interchange between NS Corridor and Artashat Highway

1.3.1 Location and Description

32. This LARP document covers the Section 4 as presented in the Section Location Map.

33. The site is located in the South-West area of Yerevan in the administrative District of Shengavit. The works consist in the construction of an at grade junction at the junction of Artashat Highway and Noragavit 1st Street. This junction provides a link between the Artashat highway widening project and the North South Corridor. The future junction will provide a safer link to the existing network with increased capacity, and has been designed as to minimize as far as technically possible additional impacts.

⁵ As per the ADB Operation Manual (OM) F1/OP (2009) a project is classified as Category "A" if > 200 people suffer significant impacts (relocation or loss of more than 10% of their productive assets). A project will instead be classified as Category "B" when less than 200 people suffer significant impacts. Category "C" projects have no LAR impacts.

1.3.2 Section 4 Implementation Timeline

34. It is planned that the LARP implementation will start in the beginning of July 2016 and will be fully completed by 21.12.2016. Handing over of the site to the Contractor is planned for December 27, 2016.

The main drawing is a technical plan view of a road layout. It features a central road with multiple lanes, marked with blue and green lines. The road curves and branches, with various annotations including stationing (e.g., 0+00, 1+00, 2+00, 3+00, 4+00, 5+00, 6+00, 7+00, 8+00, 9+00, 10+00, 11+00, 12+00, 13+00, 14+00, 15+00, 16+00, 17+00, 18+00, 19+00, 20+00, 21+00, 22+00, 23+00, 24+00, 25+00, 26+00, 27+00, 28+00, 29+00, 30+00, 31+00, 32+00, 33+00, 34+00, 35+00, 36+00, 37+00, 38+00, 39+00, 40+00, 41+00, 42+00, 43+00, 44+00, 45+00, 46+00, 47+00, 48+00, 49+00, 50+00, 51+00, 52+00, 53+00, 54+00, 55+00, 56+00, 57+00, 58+00, 59+00, 60+00, 61+00, 62+00, 63+00, 64+00, 65+00, 66+00, 67+00, 68+00, 69+00, 70+00, 71+00, 72+00, 73+00, 74+00, 75+00, 76+00, 77+00, 78+00, 79+00, 80+00, 81+00, 82+00, 83+00, 84+00, 85+00, 86+00, 87+00, 88+00, 89+00, 90+00, 91+00, 92+00, 93+00, 94+00, 95+00, 96+00, 97+00, 98+00, 99+00, 100+00) and elevation points (e.g., 1.41.539, 1.41.538, 1.41.537, 1.41.536, 1.41.535, 1.41.534, 1.41.533, 1.41.532, 1.41.531, 1.41.530, 1.41.529, 1.41.528, 1.41.527, 1.41.526, 1.41.525, 1.41.524, 1.41.523, 1.41.522, 1.41.521, 1.41.520, 1.41.519, 1.41.518, 1.41.517, 1.41.516, 1.41.515, 1.41.514, 1.41.513, 1.41.512, 1.41.511, 1.41.510, 1.41.509, 1.41.508, 1.41.507, 1.41.506, 1.41.505, 1.41.504, 1.41.503, 1.41.502, 1.41.501, 1.41.500, 1.41.499, 1.41.498, 1.41.497, 1.41.496, 1.41.495, 1.41.494, 1.41.493, 1.41.492, 1.41.491, 1.41.490, 1.41.489, 1.41.488, 1.41.487, 1.41.486, 1.41.485, 1.41.484, 1.41.483, 1.41.482, 1.41.481, 1.41.480, 1.41.479, 1.41.478, 1.41.477, 1.41.476, 1.41.475, 1.41.474, 1.41.473, 1.41.472, 1.41.471, 1.41.470, 1.41.469, 1.41.468, 1.41.467, 1.41.466, 1.41.465, 1.41.464, 1.41.463, 1.41.462, 1.41.461, 1.41.460, 1.41.459, 1.41.458, 1.41.457, 1.41.456, 1.41.455, 1.41.454, 1.41.453, 1.41.452, 1.41.451, 1.41.450, 1.41.449, 1.41.448, 1.41.447, 1.41.446, 1.41.445, 1.41.444, 1.41.443, 1.41.442, 1.41.441, 1.41.440, 1.41.439, 1.41.438, 1.41.437, 1.41.436, 1.41.435, 1.41.434, 1.41.433, 1.41.432, 1.41.431, 1.41.430, 1.41.429, 1.41.428, 1.41.427, 1.41.426, 1.41.425, 1.41.424, 1.41.423, 1.41.422, 1.41.421, 1.41.420, 1.41.419, 1.41.418, 1.41.417, 1.41.416, 1.41.415, 1.41.414, 1.41.413, 1.41.412, 1.41.411, 1.41.410, 1.41.409, 1.41.408, 1.41.407, 1.41.406, 1.41.405, 1.41.404, 1.41.403, 1.41.402, 1.41.401, 1.41.400, 1.41.399, 1.41.398, 1.41.397, 1.41.396, 1.41.395, 1.41.394, 1.41.393, 1.41.392, 1.41.391, 1.41.390, 1.41.389, 1.41.388, 1.41.387, 1.41.386, 1.41.385, 1.41.384, 1.41.383, 1.41.382, 1.41.381, 1.41.380, 1.41.379, 1.41.378, 1.41.377, 1.41.376, 1.41.375, 1.41.374, 1.41.373, 1.41.372, 1.41.371, 1.41.370, 1.41.369, 1.41.368, 1.41.367, 1.41.366, 1.41.365, 1.41.364, 1.41.363, 1.41.362, 1.41.361, 1.41.360, 1.41.359, 1.41.358, 1.41.357, 1.41.356, 1.41.355, 1.41.354, 1.41.353, 1.41.352, 1.41.351, 1.41.350, 1.41.349, 1.41.348, 1.41.347, 1.41.346, 1.41.345, 1.41.344, 1.41.343, 1.41.342, 1.41.341, 1.41.340, 1.41.339, 1.41.338, 1.41.337, 1.41.336, 1.41.335, 1.41.334, 1.41.333, 1.41.332, 1.41.331, 1.41.330, 1.41.329, 1.41.328, 1.41.327, 1.41.326, 1.41.325, 1.41.324, 1.41.323, 1.41.322, 1.41.321, 1.41.320, 1.41.319, 1.41.318, 1.41.317, 1.41.316, 1.41.315, 1.41.314, 1.41.313, 1.41.312, 1.41.311, 1.41.310, 1.41.309, 1.41.308, 1.41.307, 1.41.306, 1.41.305, 1.41.304, 1.41.303, 1.41.302, 1.41.301, 1.41.300, 1.41.299, 1.41.298, 1.41.297, 1.41.296, 1.41.295, 1.41.294, 1.41.293, 1.41.292, 1.41.291, 1.41.290, 1.41.289, 1.41.288, 1.41.287, 1.41.286, 1.41.285, 1.41.284, 1.41.283, 1.41.282, 1.41.281, 1.41.280, 1.41.279, 1.41.278, 1.41.277, 1.41.276, 1.41.275, 1.41.274, 1.41.273, 1.41.272, 1.41.271, 1.41.270, 1.41.269, 1.41.268, 1.41.267, 1.41.266, 1.41.265, 1.41.264, 1.41.263, 1.41.262, 1.41.261, 1.41.260, 1.41.259, 1.41.258, 1.41.257, 1.41.256, 1.41.255, 1.41.254, 1.41.253, 1.41.252, 1.41.251, 1.41.250, 1.41.249, 1.41.248, 1.41.247, 1.41.246, 1.41.245, 1.41.244, 1.41.243, 1.41.242, 1.41.241, 1.41.240, 1.41.239, 1.41.238, 1.41.237, 1.41.236, 1.41.235, 1.41.234, 1.41.233, 1.41.232, 1.41.231, 1.41.230, 1.41.229, 1.41.228, 1.41.227, 1.41.226, 1.41.225, 1.41.224, 1.41.223, 1.41.222, 1.41.221, 1.41.220, 1.41.219, 1.41.218, 1.41.217, 1.41.216, 1.41.215, 1.41.214, 1.41.213, 1.41.212, 1.41.211, 1.41.210, 1.41.209, 1.41.208, 1.41

1.4 Scope and Status of Land Acquisition and Resettlement Plan

35. LARP is based on the detailed design. It is final and ready for implementation. The following steps were taken for the completion of this LARP:

- (i) Completion of 100% census of APs, AHs and inventory of losses;
- (ii) Completion of detailed measurements, description and valuation of the affected land, buildings, structures and other assets;
- (iii) Completion of the socioeconomic survey of the entire AHs;
- (iv) Completion of the consultations with APs;
- (v) Continues negotiations with APs for negotiated acquisition;
- (vi) Preparation of a detailed compensation budget for all types of losses.

36. Taking into account the small number of titled affected APs (owners of affected properties) under this LARP, during the preparation of the LARP the PIU decided to apply the approach of negotiated acquisition for two titled owners affected under the Project without prior initiation of government decree (GD) on Eminent Domain and relevant procedures. At the same time, all procedures and methodologies applied for this LARP preparation and implementation have been done and will be done in line with the Eminent Domain and Project LARF requirements regardless of Eminent Domain GD initiation.

37. Based on the above mentioned approach the PIU has initiated negotiations with two titled owners of affected properties based on the initial assessment of compensation which was done based on Project LARF requirements and this LARP methodology. As a result of negotiations APs (owners) expressed their readiness to acquire their affected property for the Project; however no agreement was reached regarding the several points of the presented acquisition conditions at the time of preparation of this LARP. The PIU continues the negotiations with the APs.

38. In case the negotiations with two APs (owners) fails at the time of this LARP's approval by the GoA, PIU plans to initiate GD on Eminent Domain to be able to acquire the affected properties in line with the legal requirements.

1.5 Objectives of Land Acquisition and Resettlement Plan

39. The main objective of LARP is to identify persons affected by the Section 4 of the project area and assist them to restore their livelihoods and quality of life, at least to the level they had before the Project and in the case of the vulnerable and displaced poor, improving their standards of living to at least national minimum standards. The LARP assesses the land acquisition and resettlement impact of the Section 4 on the APs, in accordance with the Armenian law, ADB's SPS and the LARF (RA Government Decree N 273-N, 7.03.2012).

40. For the achievement of these objectives, the LARP provides particulars necessary for compensation, resettlement and rehabilitation by identifying:

- (i) The profile of the APs;
- (ii) The extent of losses and impact of the section 4;
- (iii) Information disclosure, consultation and participation;
- (iv) The policy and framework for compensation payments and rehabilitation;

- (v) Complaints and grievance redress mechanism;
- (vi) Resettlement budget and financing plan including valuation of, and compensation for lost assets, relocation and rehabilitation;
- (vii) The institutional framework and implementation schedule of resettlement plan; and
- (viii) Monitoring of LARP implementation.

1.6 Land Acquisition and Resettlement–Related Project Implementation Conditions

41. In compliance with ADB’s safeguards requirements and the MFF Project, each Tranche approval/implementation is based on the following conditions:

- (i) **MFF/First Tranche Appraisal:** conditional to: a) Preparation/disclosure of a LARF for the whole MFF acceptable to ADB and Government; b) Preparation of an Initial Poverty and Social Assessment (IPSA) and c) Preparation/disclosure of LARPs acceptable to ADB and Government for each Tranche of the Program requiring LAR;
- (ii) **Approval of Periodical Financial Request (PFR) for following Tranches:** conditional to: a) Review/update/disclosure of the LARF, b) Preparation of a Summary Poverty Reduction and Social Strategy (SPRSS); c) Preparation/disclosure of a LARPs fitting the revised LARF and acceptable to ADB and Government for each Tranche of the Program with LAR;
- (iii) **Contract awards signing:** conditional to: a) approval of LARP by the GoA and ADB, b) disclosure to the public of the implementation-ready document and information pamphlet; c) Hiring of an External Monitoring Agency for the Social Safeguard Category “A” projects.
- (iv) **Commencement of Civil Works:** conditional to: full implementation of LARP to be vouched by a compliance report prepared by the EMA, acceptable to ADB.

1.7 Document Disclosure

42. The final implementation-ready LARP in Armenian will be disclosed on YM official website after GoA approval. The LARP in English will be posted on the ADB official website immediately after ADB approval. The summary LARP information Pamphlet in Armenian will be disclosed to the APs after LARP approval.

1.8 Project Cut-Off Date

43. The cut-off date for the Project is set as 5 February, 2016 when signing of description protocols for the LARP started. A format of protocol is presented in Appendix 8.

2 IMPACT ASSESSMENT AND CENSUS OF AFFECTED HOUSEHOLDS

2.1 Background

44. One of the key principles adopted for the preparation of this LARP is that all compensation payments and livelihood restoration assistance related to section 4 must be based on a detailed understanding of the Project impacts on affected people. For this LARP, the data were collected between November 2015 and January 2016. In order to accurately assess the extent of the Project's LAR impacts, the following surveys were undertaken:

- (i) **Detailed Measurement Survey (DMS)** - to measure the affected area of the lands, buildings space and the number and types of affected assets.
- (ii) **Inventory of Losses** - to identify and evaluate the characteristics of the land, buildings and assets to be acquired.
- (iii) **Valuation of Replacement Cost of the Affected Assets** - to identify the cost of compensation of lost assets, income and other livelihood sources and allowances for development of the LARP budget.
- (iv) **Census Survey** - to identify the exact number of AHs and their members, including some elementary social characteristics such as gender and ethnicity.
- (v) **Socio-Economic Survey (SES)**: to identify the current socioeconomic condition of affected individuals, families and business owners as well as access to public services, perceptions of compensation and Project impact on their livelihood.

2.2 Survey Methodology

45. DESC engaged a licensed measurement and valuation company, as a subcontractor, to measure and evaluate, independently from all previous survey efforts, every asset to be acquired. This was done irrespective of the information that can be derived from the cadastral maps and data and the legal status of the assets affected by the Project.

46. The scope of the DMS and assets inventory included the identification, classification, measurement and valuation of the following assets or attributes:

- (i) Land (agricultural, industrial and commercial plots), including improvements on those plots
- (ii) Buildings/structures (business structures, including classification by building category and construction type)
- (iii) Legal status of the AP land occupancy
- (iv) Number and type of trees
- (v) Affected business (impact type and legal status)
- (vi) Employment losses
- (vii) Number, type and area of affected community/ public assets.

47. The DMS included measurement of existing real estate plots and buildings/structures built on them, determination of their targeted purpose, ownership, forms of use, its quality and quantity, appearances and types. The measurements were taken in accordance with the requirements of the relevant ADB policy documents and 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 measurements were also taken using satellite positioning stations, electronic tachymeters and laser range finders. According to ADB's SPS 2009 requirements, the current ground situation measured is based on the actual size of the assets used by the AHs at the time of the measurement⁶. The APs were informed of the measurement date and time by telephone, a day prior to the field visit. This procedure ensured the measurement process was monitored by the AP. (Details are provided in Appendix 2).

2.3 Impact on Land

2.3.1 Land Classification by the Armenian Land Code

48. 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 or functional significance.

49. The Project is mainly located in an urban setting. Almost all of the affected plots are categorized as settlements/residential land by SCREC. For the sake of clarity and based on the actual usage, the affected land categories are grouped into following categories: agricultural, commercial, industrial and other land.

- (i) **Agricultural Land** - land used to grow some fruit or wood/ decorative trees and bushes
- (ii) **Commercial Land** – land used for businesses such as shops, car repair stations
- (iii) **Industrial Land** - land used for industrial storages and warehouses.
- (iv) **Other Land** – empty land with improvements or fence

2.3.2 Land Losses

50. Affected Lands are concentrated in Yerevan urban setting in Shengavit district. In total, there are 13 land plots covering a total surface area of 3,552.22 m². Overall, 8 households will have some land impact.

51. In this LARP, the affected land plots are grouped into the following two types, based on their legal status:

- (i) **Private-titled land** - a total of 2 land plots belong to persons having a legal title over the affected land parcel. One land plot is commercial and used for the business purposes by 1 company and 3 individuals. The land-plot is permanently affected. The second land plot is industrial: It is used for cars and minibuses sell. The business will not be affected, as only a part of the land and some fence will be affected.

⁶ If the actual measurement corresponds to the parameters (taking into account the permissible deviation range, defined by the SCREC) stated in the property certificate issued by the SCREC, the property layouts were prepared for submission to the SCREC during LARP implementation period. If not so, the property owner was informed about it. If the owner wanted, a new layout was prepared for submission to the SCREC. After a corresponding correction in the ownership certificate was made, a final layout was prepared for submission to the SCREC for the real estate re-registration and prior to signing an asset acquisition contract.

- (ii) **Community land**⁷ –this is the land that belongs to YM. The survey found that 11 plots are used by informal tenants without any legal title. Out of these 11 land plots, 7 are commercial (4 are used for the business purpose and 3 are well improved area for an access to the not-affected businesses). 2 land plots with improvements and fences are categorized as other lands. Remaining 2 land plots are used for orchards with fruit and decorative trees.

52. All categories of affected illegally used community land plots will be compensated as per LARF provisions. The land impacts data are summarized in the following table.

Table 2-1 Land Impacts by Category and Ownership/ Occupation Status

Land Category	Community		Private		Total	
	Illegally Used					
	Plots	Affected Area	Plots	Affected Area	Plots	Affected Area
	No	m2	No	m2	No	m2
Commercial	7	922.83	1	373.8	8	1,296.63
Agricultural (orchard)	2	767.32	-	-	2	767.32
Other land	2	1,286.73	-	-	2	1,286.73
Industrial	-	-	1	201.54	1	201.54
Total	11	2,976.88	2	575.34	13	3,552.22

2.4 Impact on Buildings and Structures

2.4.1 Permanent and Movable Structures

53. In total, the section 4 will affect 15 buildings and structures. All the structures are **non-residential**. 12 structures are fixed/permanent buildings/structures and 3 structures are movable. In total, the impact on all buildings and structures will affect 3 households. (Tables 2-2 and 2-3)

54. The area of affected buildings amounts to 434.69m². Out of this, 99.2m² are legal⁸ and 335.49m² illegal⁹ structures. Only 4 buildings are located on the legally used land plots. All other affected structures and buildings are located on illegally used land plots. The affected buildings are mainly made of stone or metal. There are some metal structures including 3 movable kiosk of 79 m². (Tables 2-2 and 2-3)

Table 2-2 Impact on Permanent Buildings and Structures

No	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	No of Plots
Business Structures							
Business N 1	Shop	Stone/Metal	1	-	7.51	7.51	1
	Shed	Metal	1	-	32.93	32.93	
Business N 2	Shop	Stone	1	-	5.08	5.08	1
	Shed	Metal	1	-	28.67	28.67	

⁷ If owner of the community lands is YM, no compensation for land is paid to the YM. The compensation is calculated just for AP's who illegally use the land.

⁸ Legal structures are structures registered in State Cadastre and the owner has the Ownership Certificate.

⁹ Illegal structures are structures that were built by APs without any permission and are not registered in State Cadastre.

No	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	No of Plots
Business N 3	Car repair station	Stone	3	99.2	156.6	255.8	2
	Car repair man-hole	Reinforced Concrete	2	-	35.15	35.15	
	Shed	Metal	1	-	25	25	
	Support structure	Stone	1	-	10.8	10.8	
Business N 4	Shed	Metal	1	-	33.75	33.75	1
Total			12	99.2	335.49	434.69	5

55. 3 movables structures (non-functioning kiosks) will be affected. Transportation costs will be provided to APs to relocate the structures.

Table 2-3 Impact on Movable Structures

Type of Affected Structures	Construction Type	Buildings	Affected Surface	Land Plot
		No	m ²	No
Kiosk	Metal	3	79	2
Total	-	3	79	2

2.4.2 Fences and Improvements

56. A total of 169.57 linear m. of fences on 5 land plots will be affected by the section 4. Of this total length, 119.37 linear m of fences are different type of metal fences, while 50.2 linear m are made of reinforced concrete.

57. The APs have made different types of improvements on 11 land plots that are measured and calculated for compensation.

58. There are 755.02m² concrete, asphalt and bricks surfaces made by APs on the affected lands. In addition, there are 1,192.4m of metal pipes, electric pillars and power cables, and 1,711.88 m³ embankments made of soil and basalt.

Table 2-4 Impact on Fences and Walls

Material	Total		
	Length	Area	Land plot
	l.m.	m ²	No
Metal A	57.2	-	2
Metal B	62.17	-	1
Reinforced Concrete	50.2	-	2
Total	169.57	-	5

Table 2-5 Impact on Improvements

Type	Material	Plots	Area	Volume	Length
		No	m ²	m ³	m
Area	Asphalt	1	20.00	-	-
Area	Concrete Covered	4	101.77	-	-
Area	Concrete Bricks	5	625.18	-	-

Type	Material	Plots	Area	Volume	Length
		No	m ²	m ³	m
Area	Granite Bricks	1	8.07	-	-
Kerbstone A	Basalt	1	-	-	45.60
Kerbstone B	Basalt Powder	1	-	-	8.80
Embankment A	Soil	1	-	1,688.29	-
Embankment B	Basalt	1	-	9.12	-
Embankment C	Basalt Powder	1	-	14.47	-
Pipe d=110x3,2mm	Metal	1	-	-	21.00
Pipe d=300mm	Metal	1	-	-	15.00
Pipe d=800mm	Metal	1	-	-	90.00
Electric pillar	Metal	2	-	-	12.00
Power cable	Metal	1	-	-	1,000.00
Total		11	755.02	1,711.88	1,192.40

2.4.3 Buildings Impacts and Relocation Strategy

59. Based on the LARF, all buildings, partly or completely affected, will be entirely compensated, regardless of whether the AH, who lives or works in the building, relocates or not. Relocation strategy adopted for the Project is based on the compensation at replacement cost (market value of building materials, labor, materials transportation cost and other relevant expenses). In case of affected legal structures, owners will receive replacement cost plus 15% as required by the law. In case of affected illegal structure on the private land plot, APs will receive full replacement cost of the building. In case of illegal structures on the illegally used land plots, APs will receive replacement cost minus legalization expenses, but not more than 20% of the total compensation amount.

60. Under this LARP there is no residential relocation. 8 permanently affected non-residential structures belong to 4 businesses. As a result, 4 AHs will relocate their businesses. Other 4 structures belong to 2 AHs are used as a meat shop. The details of the total impact on these businesses as well as strategies for livelihood restoration see in Chapter 7 "Compensation, Relocation and Income Restoration".

Table 2-6 Relocation Impact

Relocation impact	Land plots	AH
	No	No
Businesses relocation (permanently affected)	4	6

2.5 Crops

61. No affected crops have been identified under this section 4.

2.6 Trees

62. Under this project section, 12 productive fruit trees will be cut down. Most of the affected trees are apricots. Other types of fruit grown in the affected area are apples, mulberry and plum (shlor). Four households will be affected by impact on fruit trees grown on six land

plots. The users will receive full compensation for the affected trees. A summary of information on the affected fruit and other trees is presented in the following tables.

Table 2-7 Impact on Fruit Trees

Type of Tree	Seedling	Not yet Productive	Productive	Total
	No	No	No	No
Fruit Trees				
Mulberry	-	-	1	1
Apple	-	-	2	2
Apricot	-	-	8	8
Plum (Shlor)	-	-	1	1
Total	-	-	12	12

63. There will be 26 timber/wood trees affected by this section. Most affected are poplar trees. Of all affected trees, about 85% are fully grown trees. 2 households will be affected by loss of timber trees. The users of affected trees will be compensated without deductions for the value of the wood/timber that can be obtained from the affected trees.

Table 2-8 Impact on Wood Trees

Type	Seedling	Medium Growth	Full Growth	Total
	No	No	No	No
Poplar	1	-	21	22
Willow	-	-	4	4
Total	1	-	25	26

64. The section 4 will also impact 29 decorative trees and bushes. As shown in the following table, about 76% are rose noble, followed by thuja, lilac and juniperus virginian. The most affected decorative trees/bushes are large trees/bushes. All of the affected decorative trees and bushes are located on two land plots in Shengavit district and belong to two households.

Table 2-9 Impact on Decorative Trees and Bushes

Type	Small	Medium	Large	Total
	No	No	No	No
A. Decorative Bushes				
Rose Noble	-	22	-	22
Subtotal (A)	-	22	-	22
B. Decorative Trees				
Lilac	-	-	1	1
Thuja	5	-	-	5
Juniperus Virginian	-	-	1	1
Subtotal (B)	5	-	2	7
Total	5	22	2	29

2.7 Impact on Businesses and Income

65. Based on the nature and scope of the affected business, only permanent type of business losses are identified and found in the project area and therefore, considered in this LARP.

66. **Permanent Business Losses** include losses to businesses occurred due to demolition of the building or permanent displacement of the structure where business operates. The APs who present tax declaration or other tax information/statement to tax authorities will receive a cash indemnity of 1 year net income. The APs whose business is without tax declaration will receive cash indemnity at the rate of minimum salary for 12 months.

67. In total 6 AHs will permanently lose 6 businesses in this section 4 area. Out of these, 1 is with tax declaration and 5 are without tax declaration. Details on impact and income restoration are presented in Chapter 7 "Compensation, Relocation and Income Restoration".

Table 2-10 Permanent Impact on Business

No	Description	With tax declaration	Without tax declaration	No of Land Plots
		No	No	
1	Car repair station	1	-	1
2	Car repair station	-	1	
3	Car repair station	-	1	
4	Butchery (sheep)	-	1	1
5	Meat shop	-	1	1
6	Meat shop	-	1	1
Total		1	5	4

2.8 Impact on Employment

68. Due to closure/relocation of businesses resulting from demolition of main business buildings, 6 employees will permanently lose their employment.

Table 2-11 Impact on Employment

Loss	Employees Affected
	No
Permanent Employment Loss	6
Total	6

2.9 Summary of Affected Households and Affected Persons

69. The Census identified 15 affected households with a total of 82 members. Six households have to relocate and re-establish their businesses as the main business buildings will be demolished. Information on different categories of affected households (AHs) and affected persons (APs) by impact type, as well as net figures without double counting are provided in the summary of AHs/APs, presented at the end of this section. In total, the section 4 will impact the land plots, buildings, structures, and trees of 8 AHs, businesses of 3 AHs, and employments of 4 AHs.

Table 2-12 Summary of Affected Households/ Persons by Category of Impact

Impact Category	Total				Remarks
	No of units	No of AHs	No of AHs (without double counting)	No of APs (without double counting)	
A. Impact on Land					
A1. Agriculture	2	2	2	19	
A2. Commercial	8	5	4	24	1 AH (8 APs) is included in A1
A3. Other land	2	2	1	7	1 AH (8 APs) is included in A2
A4. Industrial	1	1	1	1	
B. Impact on Buildings					
B1. Commercial	12	3	0	0	1 AH (8 APs) is included in A1, 2 AHs (13 APs) are included in A2
B2.Movable	3	1	0	0	1 AH (5 APs) is included in A2
B3.Fence	5	4	0	0	1 AH is included in A1 (8 APs), 1 AH is included in A2 (5 APs), 1 AH is included in A3 (7 APs), 1 AH is included in A4 (1 APs)
C. Impact on Trees and Crops					
C1. Fruit Trees	6	4	0	0	2 AHs are included in A1 (12 APs) and 2 AHs are included in A2 (19 APs)
C2. Wood trees	3	3	0	0	1 AH (8 APs) is included in A1, 1 AH (4 APs) is included in A2, 1 AH (7 APs) is included in A3
C3 Decorative trees	2	2	0	0	1 AH is included in A2 (4 APs), 1 AH is included in A3 (7 APs)
D. Impact on Business					
D1. Permanent with tax declaration	1	1	0	0	1 AH (5 APs) is included in A2
D2. Permanent without tax declaration	5	5	3	17	2 AHs (16 APs) are included in A2
E. Impact on employment					
E. Permanent employment loss	6	6	4	14	1 AH (5 APs) is included in A2, 1 AH (8 APs) is included in D2
Total	-	-	15	82	

2.9.1 Severely Affected Households

70. According to the SUDIP LARF, only households, which lose 10% or more of agriculture income and those who will be relocated from their residential buildings, are considered as severely affected and therefore, entitled to receive allowance for severely affected AHs. A total of 4 AHs will be compensated as severely affected as they will lose 10% or more agricultural income from lost fruit trees from the affected land plots. Details on impact and income restoration are presented in Chapter 7 "Compensation, Relocation and Income Restoration".

71. There is no household that will be relocated from their place of residence.

Table 2-13 Severity of Impact

Degree of Impact	Total No of AH
(a) AHs losing more than 10% of agricultural income	4

2.9.2 Impact on Poor and Vulnerable Groups

72. According to the SUDIP LARF Addendum, '**vulnerability**' is defined as follows:

'Persons registered in the evaluation system of vulnerability of families (ESVF) and receive a family allowance. Socially vulnerable persons are households who are headed by a breadwinning women or by person entitled to the old age pension and not including other adult, working-age person with stable employment providing at least minimum monthly salary except for persons doing compulsory military service or full-time students under twenty-three years of age'. Under this LARP, there is no AH registered in ESVF.

73. In accordance with this accepted definition of 'vulnerability', there are no poor, women and/or elderly-headed household to be considered as vulnerable.

3 SOCIOECONOMIC INFORMATION AND PROFILE

3.1 Background

74. This Chapter presents the findings on the major socio-economic characteristics of the affected population and project community. The information presented in this chapter is derived from available secondary data and data collected through socio-economic survey and census conducted in the Project affected community in areas covered by this LARP. The main objective of the surveys is to understand the existing socio-economic environment and vulnerability of affected people and families in the Project area, to use the data for the preparation of the LARP budget and to identify groups and persons who need additional support.

3.2 Survey Methodology

75. The socio-economic (SES) and Census surveys of affected families were conducted in November 2015. All affected APs, including owners and users of affected lands and buildings, owners of permanently affected medium and small business and APs who will permanently lose employment, were surveyed through questionnaires and by telephone. (For questionnaires, refer to Appendices 3, 4, 5). Each questionnaire took 30-40 minutes to complete. The collected data was processed using the SPSS 13 statistical package. In total, 15 affected households are surveyed. This amounts to 100 % of the sample.

3.3 Socio-economic Profile of Affected Households and Affected Persons

3.3.1 Gender and Ethnicity of APs

76. Armenian laws and the Constitution grant women and men equal rights including equal entitlement to land and property ownership, education, health care, employment, working conditions and pay, both in public and private-sector enterprises and equal individual and family rights. There is no legal distinction in property, land tenure, inheritance and business ownership rights.

77. The SES data show that out of all APs, 40.24% (33) are females and 59.76% (49) are males. (Table 3-2) However, the head of households profile shows that only 26.67% (4) of the head of households are females.

Table 3-1 Gender Profile of Heads and Members of Affected Households

Gender	Head of AH		AH Members	
	No	% of the total	No	% of the total
Male	11	73.33	38	56.72
Female	4	26.67	29	43.28
Total	15	100	67	100

Table 3-2 Gender Profile of Affected Persons

Gender	AH Members	
	No	% of the total
Male	49	59.76
Female	33	40.24
Total	82	100

78. Out of 82 APs, 55 (12 AHs) are Armenians (67.07%) and 27 (3 AHs) are Yazidis (32.93%).

Table 3-3 Ethnic Profile of Affected Persons

Ethnicity	AH Members	
	No	% of the total
Armenian	55	67.07
Yazidi	27	32.93
Total	82	100

3.3.2 Family Composition and Socio-economic Classification

79. The Census identified 15 affected households with a total of 82 members. There are 71.64% (63) of adults and 28.36% (19) minors in the sample. On average, there are 4.46 persons per affected household. Data on marital status show that 60% of the head of households and 41.79% of other household members are married, while 22.39% of family members are single. There are 40% of head of households and 2% of other members who are widowed. Percentages of divorced household members (4.48%) are not significant.

Table 3-4 Marital Status of Heads and Members of Affected Households

Marital status	AH head		AH members	
	Number	%	Number	%
Married	9	60	28	41.79
Single	-	-	15	22.39
Widowed	6	40	2	2.99
Divorced	-	-	3	4.48
Not applicable /minors	-	-	19	28.36
Total	15	100	67	100

3.3.3 Age

80. The age distribution of surveyed population shows the 18-35 age group was the most represented group (44.78%, refer to the following 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 more than half of the population is younger than 35. The head of household age distribution indicates three statistical models in the age categories, 46-55, 56-65 and 66 or more. However, the largest age group for head of households is the 46-55 age group (46.67%), while the younger heads of households are represented by 6.67% in the age group of 36-45. There are no head of households below 36 years of age.

Table 3-5 Age Distribution of Heads and Members of Affected Households

Age	AH head		Other AH members	
	Number	%	Number	%
0 - 17	-	-	19	28.36
18 - 35	-	-	30	44.78
36 - 45	1	6.67	5	7.46
46 - 55	7	46.67	8	11.94
56 - 65	3	20.00	3	4.48
66 or more	4	26.67	2	2.99
Total	15	100	67	100

3.3.4 Education

81. The following table shows that around 80% of household heads have a minimum of a secondary level of education. A high level of literacy (70.15% having a minimum of secondary education) is recorded among family members too. Around 20% of the heads of households have a university degree, whereas among family members, the percentage of university education is considerably lower (11.94%). Generally, education of head of households is higher in all educational categories with exception of secondary school (10 years of education) where the other family members have insignificantly higher percentage (34.33% vs 33.3%).

Table 3-6 Education of Heads and Members of Affected Households

Education status	AH Head		Other AH Members	
	Number	%	Number	%
Illiterate	-	-	-	-
Elementary	-	-	5	7.46
Post-primary	5	33.3	11	16.42
Secondary (10 years)	5	33.3	23	34.33
High school (12 years)	-	-	-	-
Secondary professional	2	13.3	5	7.46
University student (Full time)	-	-	3	4.48
University student (Distance)	-	-	-	-
University degree	3	20.0	8	11.94
Post-graduate	-	-	-	-
Incomplete higher education	-	-	-	-
Non applicable	-	-	12	17.91
Total	15	100	67	100

3.3.5 Employment and Income Sources

82. Employment and income data are collected from 15 AHs and information is self-reported. All APs participated in the survey and answered the questions.

83. 53.3% of the heads of households are employed and additional 20% are pensioners, while only 29.85% of other household members are employed and 2.99% are pensioners. Nevertheless, 29.85% of unemployed household members are not looking for work while all unemployed head of households (26.67%) are looking for work. The employment data for the affected households are presented in the following Tables.

Table 3-7 Employment Status of Heads and Members of Affected Households

Employment status	AH Head		Other AH Members	
	Number	%	Number	%
Employed	8	53.33	20	29.85
Pensioner	3	20.00	2	2.99
Student, pupil	-	-	10	14.93
Unemployed and not looking for a job	-	-	20	29.85
Unemployed and looking for a job	4	26.67	2	2.99
Army servant	-	-	1	1.49
Disabled	-	-	-	-
Not applicable less than 6 years old	-	-	12	17.91
Total	15	100	67	100

Table 3-8 Type of Employment

Type of employment	AH Head		Other AH Members	
	Number	%	Number	%
Civil servant	-	-	1	5
Employee in private sector	4	50	13	65
Self-employed	-	-	3	15
Entrepreneur	4	50	3	15
Self-employed in agriculture	-	-	-	-
Total	8	100	20	100

84. The above table shows, that half of the head of households are employed in the private sector and the other half are entrepreneurs. The most prevalent employment (65%) among family members is employment in private sector. There is no head of household working as a civil servant; however, there are just 5% of other household members having this type of employment

3.3.6 Income and Expenditure

85. The data on average monthly income excludes 1 AHs which has a car repair services and the rent revenue. If these sums were included, the mean income will be as twice as high and it would distort the whole profile of the APs.

86. Income and expenses were self-reported by the interviewed families. The mean monthly family income in the area was 393,930 AMD or around USD 800 at the time of the study. The main income providers in the affected households are the heads of the families (53.3% employed and further 20% are pensioners). While the head of household are the main bread winners, more than half of other household members do not have any income (students, unemployed, minors).

Table 3-9 Income Sources of Affected Households

Type of Income	Mean income
	AMD/ month
Salary	280,230.77
Age pension	33,200.00
Other type of pension	30,500.00
Remittance from abroad	50,000
Remittance received within Armenia	-
Total	393,930

87. The average monthly expenditure for families was around 277,311.11 AMD (\$566) with a largest portion (46.08%) spent on food and drink. The next major expenses are transport and utility charges contributing to the monthly expenses with 14.42% and 11.86% respectively. There are no major differences in spending on public transport or social obligations. On each of these items, people spend between 6.57% and 5.57% of the monthly income. The monthly expenditure data are summarized in the following table.

Table 3-10 Average Monthly Expenses of Affected Households

Self-reported monthly expenses	%	AMD
Food and drink	46.08	127,777.78
Private transport /including petrol/	14.42	40,000.00
Public transport	6.57	18,222.22
Cloths	3.85	10,666.67
Healthcare (medicines, service)	2.80	7,777.78
Education (payment for education, stationary)	1.12	3,111.11
Mobile phone charges	4.49	12,444.44
Land line phone bills	0.8	2,222.22
Social activities/obligations	5.57	15,444.44
Electricity, gas, internet and other utilities bills	11.86	32,888.89
Property rent/in case of renting	-	-
Property tax	0.43	1,200.00
Home equipment (telephone, computer, TV, etc.)	2.00	5,555.56
Total	100	277,311.11

3.3.7 Poor and Extremely Poor Households

88. The Census has not identified any household that could be described as being poor. It may be noted that the poverty level for the AHs has been arrived based on the income information provided by the AHs during the census survey and by applying National Statistical Service calculation methodology. Therefore, the AHs receiving family poverty benefit from the government varies from the findings of census survey taking into account the difference between the parameters used for the registration in the evaluation system of vulnerability of families by the government. All AHs have monthly income per person higher than 55,000 AMD which is by Armenian law and policies considered as the poverty line. However, in accordance to the LARF requirements, the list of all APs is submitted for cross-checking and validation to the RA Ministry of Labour and Social Affairs. The verification of the AHs eligibility (if any) will be provided before the finalization and approval of this LARP and included in the budget.

3.3.8 Perceptions of Living Conditions

89. There were 12¹⁰ AHs who gave their perceptions on their housing conditions and the surrounding area. The most cited was lack of light in the current residence (25%) and humidity of walls and foundations (16.7%). Lack of space and worn out windows, doors and floor were stated by the same percentage of surveyed APs (8.3%). (**Table 3-8**). When asked about downside of living in their suburb, 33.3% of the APs stated traffic noise and noise from businesses. (**Table 3-9**)

Table 3-11 Housing Conditions

Housing conditions (self-reported)	No of AHs	%
Lack of space	1	8.3
Lack of light	3	25.0
Lack of heating	-	-
Leaking roof	-	-
Humidity	2	16.7
Worn out windows, doors, floor	1	8.3

Table 3-12 AHs Perceptions of the Suburb

Neighbourhood conditions (self-reported)	No of AHs	%
Noise/neighbours	-	-
Other noise (traffic, business)	4	33.33
Waste problem	-	-
Crime	-	-

3.3.9 Perception of the Project

90. All interviewed AHs already heard about the Project (100%). 91.7% of respondents think that the Project will have a negative environmental impact and decrease in income. This is followed by traffic interruption (83.3%) and worse road safety with increased risk of traffic accident (83.3%). Commercialization as a negative effect was stated by 25% and increase in prices for real estate by 16.7% of the respondents.

91. Easier access to other districts and better appearance of the public places are the most cited positive effects of the Project (91.7% and 83.3% respectively).

Table 3-13 Affected Households' Perception of the Project

Type of impact	Yes		No	
	Number	%	Number	%
Disadvantages of the Project				
Resettlement	-	-	12	100
Decrease in income	11	91.7	1	8.3
Traffic interruption	10	83.3	2	16.7
Worse road safety, increase risk of traffic accident	10	83.3	2	16.7
Increase in prices for real estate	2	16.7	10	83.3
Environmental impact	11	91.7	1	8.3
Commercialization	3	25.0	9	75.0

¹⁰ Only 6 AHs answered on the questions regarding housing conditions and landholding.

Type of impact	Yes		No	
	Number	%	Number	%
Loss of social network	-	-	12	100
Loss of community territories	-	-	12	100
No disadvantages	-	-	12	100
Total	47	39.2	73	60.8
Benefits of the Project				
Opportunities for new workplaces	2	16.7	10	83.3
Opportunities for business	5	41.7	7	58.3
Increase of real estate prices in the area /region	2	16.7	10	83.3
Better appearance of the public places	10	83.3	2	16.7
Inflow of new inhabitants	-	-	12	100
Easier access to other districts of town	11	91.7	1	8.3
No benefit	-	-	12	100
Total	30	35.7	54	64.3

4 PUBLIC CONSULTATIONS, PARTICIPATION AND DOCUMENTS DISCLOSURE

4.1 Background

92. According to SPS (2009) and the LARF, the APs must be fully consulted and provided with opportunities to participate in the planning and implementation of LAR. Under the same principles, the APs 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 LARP. A public information and consultation campaign must be carried out by the Implementing Agency (IA) during all stages of the LAR process. The IA must also organize a disclosure of the Resettlement Plan. Furthermore, it must inform the APs about the payment procedures for compensation and relocation.

93. This chapter describes the mechanisms for the public consultation process with the APs, disclosure of the LARP through distribution of informative material to create awareness among the affected persons of their entitlements, compensation payment procedures and the grievance redress mechanism.

4.2 Public Consultation

94. In view of the design and road alignment changes made in 2015, the LARP required new consultation¹¹. For these reasons, a new consultation was held on 1st of December 2015 for APs residing in the project affected area. The consultation was conducted in the PIU office. All APs were notified by phone calls about the date and place of the consultation. In addition, the announcement was published in the Republic of Armenia daily newspaper on 29.11.2015. Public consultation was held by the PIU with the assistance of DESC consultants.

95. The number of participants and other related particulars are summarized in the following table. The attendance records are presented in Appendix 6. In total, 9 APs (representatives of their HH, 8 men and 1 woman) participated in the public consultation (the list of participants with respective signatures is attached to the Minutes of Meeting of the public consultation).

96. The following project-related information was presented to the APs: main stages of the resettlement processes, entitlements matrix, grievance redress mechanism, valuation methodology, measurement survey and related case-studies. In addition, a map with marked land plots, buildings and structures with names of APs for each land plot and its assets, were shown to all present APs. Generally, the participants were satisfied with the consultation process. The key questions and answers, as well as the key issues and concerns discussed, are presented in the following tables.

¹¹ One AP (under this LARP he is owner) has been compensated as an illegal user by LARP 1, the other 3 APs have been surveyed and included in the LARP 1, but because of design changes they will be compensated under this LARP.

Table 4-1 Questions and Answers

Questions	Answers
The structure is approved under the Design, but not yet constructed and the waterline passes under the structure. Can we construct the structure above the mentioned waterline, or not?	If the mentioned structure is a legal property, then that part is subject to acquisition, as later on utility maintenance problems can occur. For this reason it is impossible that utility will pass under the land belonging to you. If you hold the land illegally, then compensation will be provided only for improvements, trees, etc. existing on the land, and after installation of utilities it will be returned to the owner for further operation.
8 meters away from the high-speed highway, where the fences of our land are located, the road is closed with safety zone. Will there be a road for vehicles so the shops can be used?	In the section mentioned by you, a sidewalk is not envisaged; the area will be asphalted, as well as the concrete slabs of the ditch in front will be replaced with the new ones. In general, in those sections where properties do not exist, according to the procedures established by the RA Government, the North-South road corridor is subject to closure. In case there is an operating shop, which has existing legal access, we are obliged to restore it. In case the land is empty but there is a construction permit, and actually there is no operating shop or other public buildings, we will construct a sidewalk, as for 80% cases of other stores in Yerevan.
The ditch is subject to be filled up, so every year we clean it up ourselves in organized way. How will the cleaning works be carried out, in case of the ditch being filled up?	The ditch will not be covered entirely, only the section needed for the widening of the road. (Open sections are shown on the drawing). As for the cleaning works, when starting construction works, the Contractor will clean it up and at the end will hand it over in the cleanest possible condition.
Will there be a pedestrian crossing? We cannot cross the street.	At present, no underpasses or overpasses are envisaged in that section. In the whole Project we have only one in Artashat Highway, which is being constructed at the moment. We can discuss with the designers to understand whether it is feasible or not. If not an overpass, at least to provide a pedestrian crossing with road markings.

4.3 Information Disclosure

97. During the Census and SES, apart from information disclosure through the consultations, a printed Entitlement Matrix in the Armenian language was distributed to all APs.

98. During the Project planning, implementation, and monitoring, the following information disclosure actions are planned:

- (i) Uploading of the English version of the LARP on the ADB website;
- (ii) Distribution of copies of the LARP in Armenian in Shengavit Local Community Authorities offices;
- (iii) Disclosure of LARP in Armenian and all LARP related documents on the PIU website,
- (iv) A final Project Information Pamphlet providing a summary of the impacts, implementation arrangements and of the LARP compensation policy will be provided to all APs immediately after the final approval of the LARP (Appendix 1).

5 GRIEVANCE REDRESS MECHANISM

5.1 Background

99. The LARP includes in its scope the establishment of a responsive, readily accessible and culturally appropriate grievance redress mechanism capable of receiving and facilitating the resolution of affected persons' concerns and grievances about the physical, social and economic impacts of the Project with a particular attention to the impacts on vulnerable groups. The APs will have the right to file complaints and/or queries on any aspect of LAR. Under the adopted grievance mechanism, the APs may appeal any decision, practice or activity connected with the measurement, assessment or valuation of land or other assets, its acquisition and compensation. All possible avenues will be made available to the APs to voice their grievances. The PIU will ensure that grievances and complaints on any aspect of the land acquisition, compensation and resettlement, are timely and effectively addressed.

100. The fundamental objectives of the Grievance Redress Mechanism are:

- (i) To reach mutually agreed solutions satisfactory to both, the Project and the APs, and to resolve any resettlement-related grievances locally, in consultation with the aggrieved party;
- (ii) To facilitate the smooth implementation of the LARPs, particularly to cut down on lengthy litigation processes and prevent delays in Project implementation;
- (iii) To democratize the development process at the local level, while maintaining transparency as well as to establish accountability to the affected people.

101. All APs have been fully informed of their rights and of the procedures for addressing complaints during the public consultations prior to the detailed measurement, assets inventory, census and valuation of assets to be acquired. This was also obtained through careful preparation for the implementation of LARP, by ensuring full participation and consultations of all APs, and by establishing extensive communication and coordination between the APs, the PIU, and the local authorities in general.

5.2 Grievance Procedure

102. In order to ensure that grievances and complaints are addressed in a timely, transparent and satisfactory manner, and that all possible avenues are available to the APs to air their grievances, the following mechanisms have been set up. Several parties and avenues will be involved in this formal grievance redress mechanism, such as YM, PIU, and PGC. Attempts will be made to resolve complaints at the local level. The costs incurred in addressing complaints and grievances by the vulnerable AHs will be covered by the Project. Complaints and grievances received during the resettlement phase will be addressed through the following steps and actions:

Step 1

103. The PIU Resettlement Specialist (RS) will accept the complaints in the first instance. The complaint will be signed by the AP and it will contain the following information: (i) the nature of the complaint, (ii) the location and (iii) the complainant's complete address. If the RS cannot resolve the matter or the APs is not satisfied with the settlement offer, the case will be forwarded to the PIU other specialists for revision and possible resolution.

104. The PIU will issue a formal response no later than 30 days after the Field RS received the complaint. This response will either be an offer for compensation to the complainant, an invitation to discuss the issue further at a private meeting or an explanation for the dismissal of the complaint. If the complaint cannot be resolved at this level, or the AP is not satisfied with the resolution, the complaint should be lodged to the YM.

Step 2

105. If an AP does not agree with the PIU's compensation offer or reasons for dismissal, he/she should address their grievance to the YM. The AP must lodge the complaint within one month after receiving response from the PIU. The documents in support of the claim must be submitted at this stage. YM must respond to the complaint within 15 days. If no solution has been reached the YM must transfer the case to PGC for their decision..

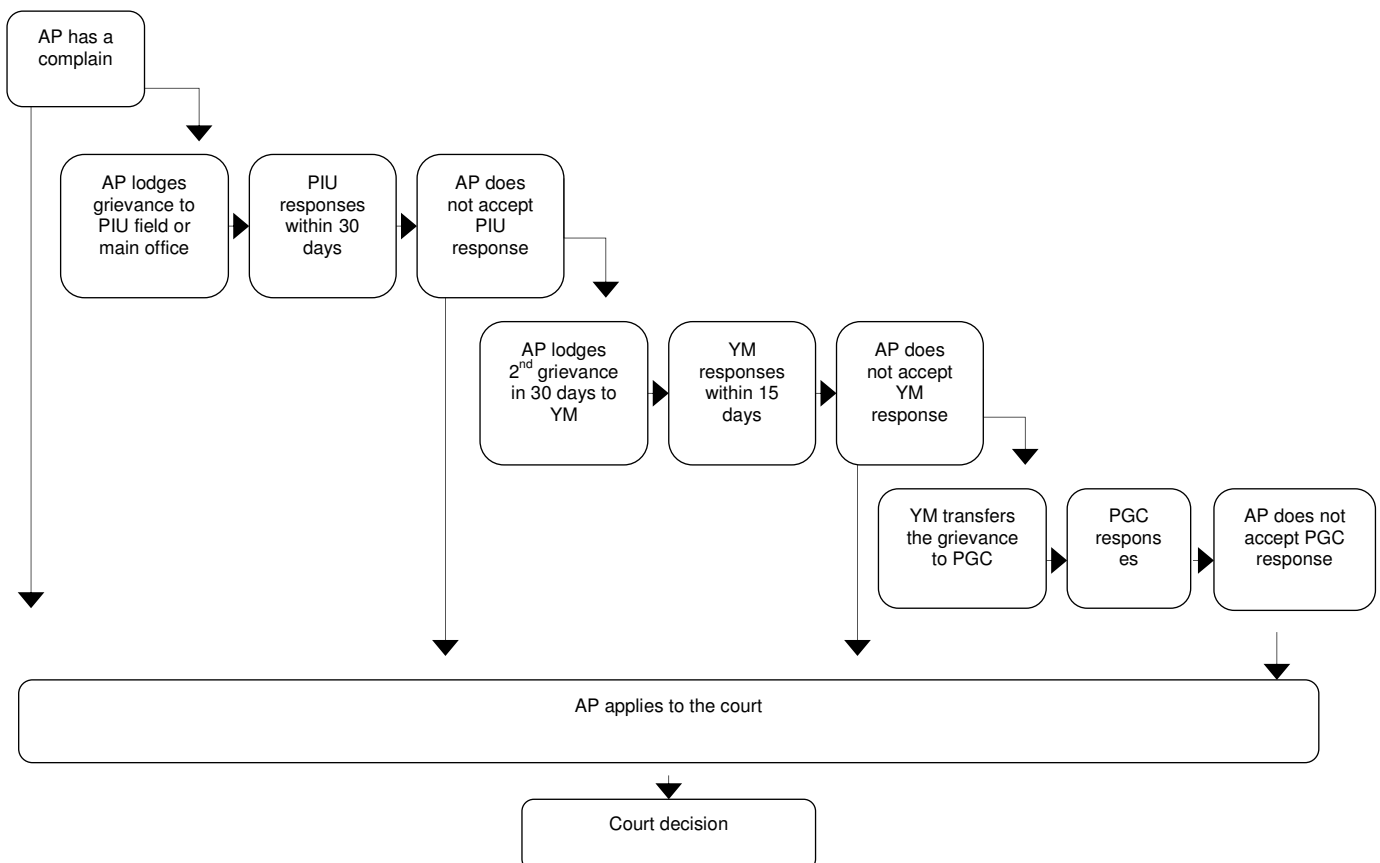
Step 3

106. The PGC must discuss the complaint in a session. Its decision must be in compliance with the LARF provisions.

107. Regardless of the set grievance mechanism and procedures, APs will have the right to submit their cases to a court of law at any point in time of the grievance redress process. All efforts will be made to settle the issues at the PIU level through community consultation. If not possible, attempts will be made to resolve the issues at the YM/PGC to avoid/minimize litigation as much as possible. All complaints and resolutions will be properly documented by the PIU and made available for review, monitoring and evaluation purposes. The grievance resolution process is summarized in the following figure.

108. All complaints received and addressed will be documented regardless of the outcome. A template for recording grievance has been developed and is available to the APs when they lodge the complaint.

Figure 5-1 Grievance Resolution Process Scheme



5.3 Access to Information and Grievance Resolution Services

109. In order to maintain transparency and accountability to affected communities and to make information, assistance and grievance resolution services accessible to the Affected Persons, the PIU considered the following additional avenues:

A PIU Website

110. A website was established and run by the PIU. Project related documents are available on the web and are updated regularly. Stakeholders, PAPS and wider community members, can post questions, opinions, and suggestions, receive answers to their questions and acquire any information about the Project.

A Special Email

111. In order to make Project information accessible to the wider community and the APs who prefer electronic communication, the PIU created a specially designated email address for the wider public to send their grievances, suggestions/ opinions/ questions etc. (verabnaketsum@yerevan.am)¹². The email account will remain active for the duration of the Project, including the Defects Notification Period. Information about the email account has been disseminated to the APs during the public consultations, by local authorities, through the Project information leaflet and other available means for the dissemination of information. The account is already operational.

Face to Face Meetings

112. If APs cannot use any of the available avenues, an appointment for a face-to-face meeting with the PIU designated officer will be available. To make an appointment for a face-to-face meeting, the following contacts will be available to APs:

PIU tel: 010-52-09-73
Contact address: P. Buzand 1/3, 5th floor, 0010 Yerevan,
Armenia.

Mailing Complaints

113. The APs, stakeholders and wider public will have the option to post a letter with their complaints, concerns, opinions and suggestions to the following PIU address:

Investing Projects Implementation Unit Building up of Yerevan PIU CNCO
P. Buzand 1/3, 5th floor, 0010 Yerevan, Armenia

114. Information on all available avenues is communicated to the affected persons during the community consultations. If APs at these consultations suggest other, more effective ways of voicing their views and concerns, their proposals will be incorporated into the grievance mechanism and the public informed accordingly.

¹² “Verabnaketsum” means ‘resettlement’ in Armenian.

6 RA LEGAL AND ADB POLICY FRAMEWORK AND ENTITLEMENTS

6.1 RA Legal and ADB Policy Background

6.1.1 RA Laws on Land Acquisition and Resettlement

115. Armenia's Constitution (1995) guarantees protection of ownership rights. It also provides that for public and state interest the ownership may be terminated in exclusive cases of Eminent Domain based on an established legislation and with prior equivalent compensation. Land acquisition and compensation cases are envisaged in Land Code Articles 102, 104, the RA Civil Code (1998), Articles 218 to 221 of RA Law "On the Alienation of the Private Property for Public and State Needs" adopted on 27 November 2006, Amendment to the RA Law on "The Alienation of the Private Property for Public and State Needs" changed on 21 June 2014.

116. Under the existing law of RA "On the Alienation of the Private Property for Public and State Needs" the RA Government will issue a Decree determining the case of exclusive public and state priority needs based on the request from relevant state agencies. The government decree on the recognition of an item as prevailing and exclusive public interest shall set out:

- (i) Exclusive and prevailing public interest, for which alienation of property shall be executed
- (ii) The party acquiring the alienated property
- (iii) The units constituting the alienated property (addresses, location and/or other information, which makes the property different from other assets) and
- (iv) A final deadline to launch the alienation process.

117. Law of RA "On the Alienation of the Private Property for Public and State Needs" specifies the land acquisition procedures and compensation rights of titled landowners and owners of immovable property in cases of alienation of their property for public purposes. Upon enactment of the government decree on recognition of property as prevailing exclusive public interest, the authorized body shall compile minutes describing the alienated property according to the procedure and deadlines defined by the government; acquiring party, owners and those holding property rights towards the alienated property may participate in the compilation of such minutes if the latter had not been compiled during the preliminary survey of the property. One copy of the minutes describing the alienated property shall be, within no later than three days after its compilation, be duly communicated to the owner and persons holding property rights towards such property, who are entitled to protest it with the authorized body and/or court within ten days after receiving the information.

118. The consideration for the land/property being acquired is established by agreement between YM and APs taking into account the market value of land and damages, including consequential damages, and may include exchange of land/property. Adequate compensation shall be paid to the owner against alienation of his/her property. Adequate compensation shall be the amount 15 percent over and above the market price for the alienated property, as per the law of the country.

119. Assessment of the real estate or the real estate rights shall be made in accordance with the procedure defined under the Act of the Republic of Armenia on Assessment of Real Estate in Armenia adopted in October 4, 2005. This is done by a licensed property valuer.

6.1.2 Asian Development Bank Involuntary Resettlement Policy under the Safeguard Policy Statement

120. The ADB Policy on Involuntary Resettlement is based on the following principles:

- (i) Involuntary resettlement is to be avoided or at least minimized;
- (ii) Compensation/rehabilitation provisions will ensure the maintenance of the APs' pre-Project standards of living;
- (iii) APs should be fully informed and consulted on LAR compensation options;
- (iv) APs' socio-cultural institutions should be supported/used as much as possible;
- (v) Compensation will be carried out with equal consideration of women and men;
- (vi) Lack of legal title should not be a bar to compensation and/or rehabilitation;
- (vii) Particular attention should be paid to households headed by women and other vulnerable groups, such as Indigenous Peoples, and appropriate assistance should be provided to help them improve their status;
- (viii) LAR should be conceived and executed as a part of the Project, and the full costs of compensation should be included in Project costs and benefits; and
- (ix) Compensation and resettlement subsidies will be fully provided prior to clearance of right of way/ground leveling and demolition.

6.1.3 Comparison of RA Legislation on Land Acquisition and Resettlement and Asian Development Bank Resettlement Policy

121. RA legislation and ADB policies are outlined and compared in the following table.

Table 6-1 Comparison of RA Legislation on Land Acquisition and Resettlement and ADB Resettlement Policy¹³

RA Legislation	ADB SPS
Land compensation only for titled landowners	Lack of title is not a bar to compensation and/or rehabilitation. Non-titled landowners receive rehabilitation
All affected houses/buildings are compensated for buildings damages/demolition caused by a Project, with the exception of unregistered commercial structures	ADB Policy includes compensation for unregistered commercial structures as well
Crop losses compensation provided only to registered landowners	Crop losses compensation provided to all APs
Land valuation based on current market value plus 15% of the assessed value.	Land valuation based on current market rate/replacement cost
Information on impacts quantification/costing, entitlements, and amounts of compensation and financial assistance are to be disclosed to the AHs/APs prior to appraisal	The same
No provision for income/livelihood rehabilitation measure, allowances for severely affected APs and vulnerable groups, or resettlement expenses	The ADB policy requires rehabilitation for income/livelihood, for severe losses, and for expenses incurred by the APs during the relocation process
RA law does not have a specific project level GRM, but RA legislation envisages mechanisms for the AP's to submit applications, complaints, objections and suggestions to the acquirer and to the relevant authorities as well as filing a complaint to the court, during every stage of the acquisition process. Regardless the	IA/EA should establish a functional mechanism to receive and facilitate the resolution of the APs concerns and grievances regarding physical and economic displacement. IA/EA should conduct meaningful consultation at the beginning of and during the implementation of the project, provides

¹³ The first six rows refer to the LARF GAP analysis table, the last row is added manually.

<p>requirement of the “RA Law on Alienation of Property for Public and State Purposes”, every person has a right to an effective remedy before courts and before state authorities according to the RA Constitution.</p> <p>Public consultations with APs are not envisaged by RA legislation. However, the RA legislation defines the requirements and conditions for notification of APs on their actions and rights during different stages of alienation process, particularly: after the government decree on recognition of property as exclusive prevailing public interest comes into force, a copy of the description protocol of the property to be acquired, draft contract of the property to be acquired is sent to the property owner and persons possessing property rights. The property acquirer shall provide information on transferring the compensation into the court or notary deposit account. If the acquirer is conducting a preliminary survey on the property to be acquired, adequate information shall be provided to the property owner, the possessor and user on the nature and matter, legal consequences of those proceedings prior to its initiation.</p>	<p>timely disclosure of relevant and adequate information on impact assessment/evaluation, rights, compensation eligibilities and financial aid to AP/AH that is understandable and readily accessible to APs.</p>
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122. In general, there are no basic differences between Armenian legislation and ADB policies regarding land acquisition and resettlement. However, Armenian laws and regulations are not very clear on how the rehabilitation of APs is to be achieved. Another issue is that the ADB recognizes as eligible for compensation, or at least rehabilitation, titled and non-titled owners or registered and unregistered tenants. To reconcile these gaps between Armenian legislation and ADB Policy, YM drafted the LARF for the Program, ensuring compensation at full replacement cost of all items and at least rehabilitation of informal/non-titled settlers and unregistered businesses. The LARF also provides rehabilitation packages for vulnerable or severely affected APs that will be relocated.

123. Attempts should first be made to acquire private land on the basis of negotiation with individual affected entities. Should the negotiation fail, the power of eminent domain will be sought and the expropriation process will start. In the event of a negotiated sale, the ADB requires that appropriate due-diligence is applied to ensure that APs are offered a fair price, informed, and allowed sufficient bargaining space and their case is monitored by an external party. These conditions are fully guaranteed by the use of an external monitoring agency and by the Armenian Government practice of engaging professionally licensed independent assessors of property to determine asset compensation rates.

6.1.4 Land Acquisition and Resettlement Framework Principles and Entitlements Adopted for this Multi Tranche Financial Facility

124. Based on Armenian laws and ADB’s Safeguard Policy Statement (SPS), 2009, the following core involuntary resettlement principles are developed for this MFF:

- (i) Land acquisition, and other involuntary resettlement impacts will be avoided or minimized exploring all viable alternative Project designs;
- (ii) Where unavoidable, a time-bound LARP (such as this one) will be prepared and APs will be assisted in improving or at least regaining their pre-program standard of living;
- (iii) Consultation with APs on compensation, disclosure of resettlement information to APs, and participation of APs in planning/implementing sub-Projects, such as providing their views on design alternatives and participating in monitoring activities, will be ensured;
- (iv) Vulnerable and severely affected APs will be provided with special assistance;
- (v) Non-titled APs (e.g. informal dwellers or squatters, APs without registration details) will receive a livelihood allowance in lieu of land compensation and will be fully compensated for losses other than land;

- (vi) Legalizable APs will be legalized and fully compensated for land losses;
- (vii) Provision of income restoration and rehabilitation;
- (viii) The LARP will be disclosed to the APs in the local language;
- (ix) Payment of compensation, resettlement assistance and rehabilitation measures will be fully provided prior to the contractor taking physical possession of the land and to the commencement of any construction activities on a particular package; and
- (x) Appropriate redresses mechanisms to solve APs grievances are established.

6.2 Compensation Eligibility

125. APs entitled for compensation or at least rehabilitation provisions under the Project are:

- (i) All APs losing land either covered by legal title/land rights or without legal status;
- (ii) Tenants and sharecroppers whether registered or not;
- (iii) Owners of buildings, crops, plants, or other objects attached to the land; and
- (iv) APs losing business, income, and salaries. Compensation eligibility is limited by the cut-off date which was the day of signing of description protocols recorded namely 5th February 2016. APs who settle in the affected areas after the cut-off date will not be eligible for compensation. However, they will be given sufficient advance notice, requested to vacate premises and dismantle affected structures prior to Project implementation. Their dismantled structures and materials will not be confiscated and they will not pay any fine or suffer any sanction.

6.3 Compensation Entitlements

126. LAR tasks under the Project will be implemented according to a compensation eligibility and entitlements framework in line with both Armenian laws and regulations and ADB Policy. The basis to determine the amount of compensation is the market value of the property and in cases where the cadastral value exceeds the market value of the property; the cadastral value will be taken as basis. For specific details, please refer to the entitlement matrix in chapter 7.

127. Entitlement provisions for APs losing land, houses, and income and rehabilitation subsidies include provisions for permanent or temporary land losses, buildings losses, crops and trees losses, a relocation subsidy, and a business losses allowance based on tax declarations and/or lump sums. These entitlements are detailed below:

- (i) **Agricultural and non-agricultural land impacts** are to be compensated in cash at current market rates or cadastral value (whichever the highest) plus a 15% allowance according to the law. When >10% of an AP agricultural income is affected, AP (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.
- (ii) **For actually possessed and used lands, which are non-legalizable, APs** are to be compensated with one time self-relocation allowances in cash equal to 25% of the market or cadastral value of the affected land (whichever is highest).
- (iii) **For actually possessed and used lands, which are legalizable, APs** (if any), will be legalized and paid as titled owners.
- (iv) **Leaseholders** are to be compensated based on the market or cadastral value (whichever is higher) of the affected land + a 15% allowance in proportion to the **remaining years** of lease as follows: i.)

<up to 1 year - 5% of land value; 2) < up to 15 years - 14% of land value; 3) < up to 25 years - 20% of land value; 4) 25 years and more- 25% of land value.

- (v) **Residential buildings/structures** are to be compensated to all APs irrespective of the house registration status in cash at replacement cost (not less than the market value) plus a 15% allowance. Compensation is free of deductions for depreciation, transaction costs and salvageable materials. In case of partial impacts and unwillingness of the owner to relocate, building impacts cover only the affected portion of a building and its full rehabilitation to previous use. Relocated renters will be given all relocation and severe impacts allowances (see below).
- (vi) **Non-residential buildings/structures** are to be compensated in the following ways:
 - a. **AHs with valid registration** - Cash compensation + 15% for loss of building at full replacement cost (to be not less than the market value) free of depreciation/transaction costs and salvaged materials;
 - b. **AHs with non-legal buildings/structures built on the legal land** – As above, but without 15% allowance;
 - c. **AHs with non-legal buildings/structures built on the non- legal land** – Rehabilitation allowance equal to replacement cost (free of depreciation/transaction costs and salvaged materials) minus the legalization cost which cannot exceed 20% of the building market value. There is no need to legalize these buildings/structures. Relocated renters will be given all relocation and severe impacts allowances (see below).
- (vii) **Crops:** Cash compensation at current market rates for the gross value of 1 year's harvest by default. Crop compensation is to be paid both to landowners and tenants based on their specific sharecropping agreements.
- (viii) **Trees:** Cash compensation at market rate based on type, age and productivity of trees.
- (ix) **Businesses:** Permanent losses (1 year or more) will be compensated in cash equal to 1-year of net income based on tax declaration; temporary losses will be compensated in cash equal to the monthly income based on tax declaration with the number of months of business stoppage. In the absence of a tax declaration these AP will be compensated as above but based on the maximum non-taxable salary, which is 55,000 AMD (minimum salary).
- (x) **Permanent business workers and employees:** receive indemnity in this amount of their average salary for lost wages for 6 months. Temporary employment losses: Indemnity for lost wages for the period of business interruption up to a maximum of 6 months.
- (xi) **Relocation subsidy:** APs forced to relocate (including renters) will receive a relocation subsidy sufficient to cover transport costs and living expenses for 1 month amounting to the minimum salary (55,000 AMD).
- (xii) **Community structures:** are to be fully replaced or rehabilitated so as to satisfy their pre-Project functions.
- (xiii) **Severe impacts allowances:** These are to be given to AH losing >10% of agricultural income (see above) or to AH relocated from residential structures (including renters).
- (xiv) **Vulnerable people livelihood:** Vulnerable people (APs below poverty line and women or elder headed households) will be given a rehabilitation allowance equal to 6 months at minimum salary and employment priority in Project-related jobs.

6.4 Assessment of Compensation Unit Values

128. Assessment of the real estate or the real estate rights was made in accordance with the procedure defined under *the Act on Assessment of Real Estate in Armenia*. ADB methodology for assessing unit compensation values of different items is as follows:

- (i) **Agricultural Land** was valued at market rates based on a survey of land sales in the year before the impact survey.
- (ii) **Houses/Buildings** were valued at replacement rate based on construction type, materials cost, labor, transport/other construction costs. No deduction for depreciation/transaction costs. If an AP does not wish to relocate, partial impacts may be paid only for the affected portion of the building or for repairs.
- (iii) **Annual Crops** were valued at net market rates at the farm gate for the first year crop. In the event that more than one-year compensation is due to the APs, the crops after the first year are to be compensated at gross market value.
- (iv) **Trees** were valued according to different methodologies depending on whether the tree lost was a wood tree or a productive tree.
 - a. Wood trees were valued based on age category (a. seedling; b. medium growth and c. full growth) and wood value and volume;
 - b. Fruit/productive trees were valued based on age (a. seedling; b. adult-not yet fruit bearing; and c. fruit bearing). Stage (a) and (b) trees are compensated based on the value of the investment made; stage (c) trees are compensated at net market value of 1 year income x number of years needed to grow a new fully productive tree.

129. The compensation unit rates were assessed by a certified independent evaluator based on clear and transparent methodologies acceptable to the ADB. The assessed compensation rates then were verified and certified by the PIU.

6.5 Conditions for Expropriation

130. Acquisition of land through expropriation proceedings entails lengthy procedures and often may be resisted. Such approach will thus be pursued under the Program only in extreme cases when negotiations between APs and YM fail and no alternative land is available to implement a section 4. In these cases, however, YM will not occupy the needed plots until: (i) the proper judicial process as defined by the law is initiated; (ii) a court injunction has been obtained and properly communicated to the APs; and (iii) the compensation/rehabilitation amounts are deposited in an escrow account.

6.6 Conditions and Mechanisms for Legalization

131. In principle all occupants of untitled-plots can be legalized as long as they do not occupy areas classified as "Red Zones", the areas officially reserved for a specific public use, such as military areas, hospital areas, school areas or areas that are not ecologically fit for settlement (river beds, radioactive terrains or other dangerous or unfit lands).¹⁴ The Law of the Republic of Armenia has set detailed procedure for legalization of legalizable assets.

132. However, the approach adopted for this Project envisaged an easier procedure for legalization of legalizable assets, which is followed by fair and equal compensation as titled assets. In case of non-titled residential buildings, the APs have to initiate the legalization process in accordance with pertinent administrative regulations. The approach of the Yerevan Municipality to the legalization issue is the following:

- (i) In the case of affected illegal residential construction, APs will not go through the legalization procedure but will be given compensation as rightful owners (115% of the replacement cost);

¹⁴ See Land Code of the Republic of Armenia (2nd of May, 2001) article 60.

- (ii) In case of affected non-residential constructions, APs will not need to go through the legalization procedure. The compensation amount will be paid at replacement value less the legalization cost;
- (iii) In case of legalizable affected non-titled land, APs will be legalized and paid as titled owners;
- (iv) In case of non-legalizable affected land, APs will be compensated with one time self-relocation allowances in cash equal to 25% of the market or cadastral value of the affected land (whichever the highest).

133. In case of leaseholders, they will be legalized and compensated as full owners or will be given a new lease. If this is not possible they will receive compensation based on the market or cadastral value (whichever the higher) of the affected land + a 15% allowance in proportion to the remaining years of lease as follows: i.) <up to 1 year - 5% of land value; 2) < up to 15 years - 14% of land value; 3) < up to 25 years - 20% of land value; 4) 25 years and more - 25% of land value.

134. There were no cases involving the legalization of illegal properties in the area covered by this LARP.

7 COMPENSATION, RELOCATION AND INCOME RESTORATION

7.1 Background

135. In order to explore additional assistance to the affected households necessary for their livelihood restoration, the PIU and the Consultant conducted interviews and consultations with the APs and the relevant local authorities. Also, during the collection of data for the socioeconomic survey, APs were given the opportunity to assess their chances for restoration of livelihood with the compensation they are entitled to receive according to LARF and to suggest additional measures, which, in their opinion, would ensure, as a minimum, the same level of livelihood they had before the Project.

136. The census identified 15 affected households in the area covered by the LARP. In accordance with the LARF, all AHs are considered for appropriate compensation for the income losses that were measured during the preparation of this LARP. The Census and socioeconomic survey show that the key impact of this section in terms of income will be on the small scale businesses and illegally used land. There are no cases of residential relocation under this LARP.

7.2 Affected Agricultural Income

137. There are only four AHs who will lose more than 10% of agricultural income from the affected land plots. 2 AHs lose several fruit trees on the agricultural land plot, 1 AH on other land plot and 1 AH on the commercial land plot. Agriculture is not a main source of income. The AP who will lose a small part of the orchard, will receive a replacement¹⁵ cost for the affected trees and will be able to plant new ones on the remaining land.

Table 7-1 Compensation and Assistance for Affected Persons Losing Income

No of AHs	Description of loss	Compensation details	Assistance provided
4	Agricultural income loss (including for self-consumption)	Compensation for all affected trees at replacement cost based on asset affected	Rehabilitation allowance in amount of 25% of land market value in case of illegally used land
		Compensation for all assets, as well as improvements done on the land	Allowance as severe affected household for fruit trees losses in amount of 1 year yield

7.3 Affected Businesses

138. In total, 6 businesses will be permanently affected by the Project due to demolition of the main buildings. The following table (Table 7-2) summarizes the impact on businesses to be permanently relocated

¹⁵ Replacement cost for fruit trees is based on income from trees that AP would receive for years needed to grow new productive tree.

Table 7-2 Detailed Impact on Businesses to be Relocated

No	Type of business	No of AH/ APs	Employees	Land impact		Building impact		
				Type of land, usage	Affected area (m ²)	Building type	Legal status	Surface, m ²
1	Meat shop (without tax declaration)	1 AH (8)	0	Commercial, illegal	80,88 m ²	Stone/metal shop	illegal structure	7.51
						Metal shed	illegal structure	32.93
2	Meat shop (without tax declaration)	1 AH (8)	0	Commercial, illegal	67,50 m ²	Metal shop	illegal structure	5.08
						Metal shed	illegal structure	28.67
3	Car service (with tax declaration)	1 AH (5)	6	Commercial, private	373.8 m ²	Car repair station, stone	private/illegal	166.4
						Car repair man-hole, reinforced concrete	illegal structure	22.7
						Metal shed	illegal structure	25
4	Car service (without tax declaration)	1 AH (8)	0	Commercial, illegal	592.42 m ²	Car repair station, stone	illegal structure	89.4
						Car repair man-hole, reinforced concrete	illegal structure	12.45
5	Car service (without tax declaration)	1 AH (6)	0			Stone support structure	illegal structure	10.8
6	Sheep Butchery (without tax declaration)	1 AH (3)	0	Commercial, illegal	119.85 m ²	Metal Shed	illegal structure	33.75

139. All households losing their businesses, regardless of legal status, will be assisted to restore the affected business. The owner of the business with tax declaration that will suffer a permanent impact will be given a cash indemnity of one-year net income in addition to compensation for all affected assets. The APs whose business is without tax declaration will receive cash indemnity at the rate of minimum salary for 12 months. Details are presented in the table 7-3.

Table 7-3 Compensation and Assistance for Businesses

No of AHs	Description of loss	Compensation details	Assistance provided	Time of relocation
Permanently Affected Businesses				
1 with tax declaration	Business loss	Compensation for all affected assets at replacement cost based on asset affected	Annual net income compensation	Within 2 months after the signing of contract or as will be defined under the contract
			Business registration costs	
			Relocation allowance covering transport costs	
5 without tax declaration	Business loss	Compensation for all affected assets at replacement cost based on asset affected	Allowance for income loss in amount of 12x of minimum salary	
			Relocation allowance covering transport costs	
			Rehabilitation allowance for illegally used land in the amount of 25% of land market value	

7.4 Employment loss

140. Due to the permanent business closure, 6 employees will permanently lose their employment. All six work in the car repair stations. They will be compensated in the amount of their average salary for 6 months of business stoppage. They will be assisted with locating alternative jobs.

8 RESETTLEMENT BUDGET

8.1 Background

141. This chapter describes the methodology adopted for the determination of unit rates, cost of LAR and compensation that will be paid to APs for resettlement impacts caused by the section 4. The compensation entitlements of different categories of APs presented in this chapter have been defined according to the principles adopted in the LARF. The compensation rates were determined by a certified independent evaluator using transparent methodology that was accepted by the ADB, the PIU/YM and GoA. The LARP budget is summarized at the end of the chapter

8.2 Sources and Allocation of Funds

142. LARP preparation and implementation costs, including compensation and administration costs will be financed from the following sources:

- (i) For the land located in Yerevan, as well as rehabilitation allowance for illegal usage of land that belongs to YM and Fee for provision of address will be financed from the funds provided for this project within Yerevan Community budget.
- (ii) Other land acquisition expenses, including taxes, duties, fees, and transaction costs (Cadaster fees, fee for provision of common reference, State registration fee for remaining part, State sales contract registration for affected part, Cadaster fees for the remaining part) will be covered by the co-financing part of the RA state budget.
- (iii) Compensation for the remaining assets including allowances will be covered by RA state budget, from the ADB¹⁶ loan provided for this project.

143. The PIU should undertake measures to request funds from the relevant financing sources needed for implementation of LARP and timely allocate them to APs transferring to the AP's individual account opened in his/her name in a commercial bank operating in the RA.

8.3 Compensation for Acquired Land

8.3.1 Valuation Approach

144. According to LARF, land owners, leaseholders, land users subject to legalization will receive compensation for the affected land. YM decided to provide Illegal users with livelihood restoration/rehabilitation allowances for the affected land. The compensation details are presented in the following table.

Table 8-1 Compensation/ Rehabilitation Allowances for Agricultural and Non-agricultural Land

Owner	Land user subject to legalization	Illegal land user
Replacement cost+15%	Replacement cost+15% (after legalization)	25% of the replacement cost

145. The basis for the compensation and 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 method¹⁷ is based on the comparison of reliable, market

¹⁶ Agreement between GoA and ADB has been reached and covenanted in the Loan Agreement (Loan number 2752-ARM(SF) 19.05.2011).

¹⁷ RA Law on Real Property Assessment, Article 11

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 2).

8.3.2 Compensation to Legal Land Owners

146. The compensation to be paid to legal land owners was calculated at replacement cost plus addition of 15% which is in accordance with the RA Law on Eminent Domain. The total cost for the compensation to legal land owners is 27,096,189.60 AMD.

Table 8-2 Land Compensation for Private and Community Land

Land Category	Land Plots	Affected Area	Average Unit Price	Total Land Cost	Total Land Compensation (including 15%)
	No	m2	AMD/ m ²	AMD	AMD
Commercial	1	373.8	43,300.00	16,185,540.00	18,613,371.00
Industrial	1	201.54	36,600.00	7,376,364.00	8,482,818.60
Total	2	575.34	-	23,561,904.00	27,096,189.60

8.3.3 Rehabilitation Allowance for Illegally used Land

147. The rehabilitation allowance for illegally used land will amount to 25% of the market value of the land. In total 12,886,190.50 AMD for 2,976.88 m² will be paid to illegal users of Yerevan Municipality as a rehabilitation allowance for their livelihood losses.

Table 8-3 Rehabilitation Allowance for Illegally Used Land

Land Category	Land Plots	Affected Area	Average Unit Price	Total Land Cost	Total Rehabilitation allowance (25% of the Land Cost)
	No	m2	AMD/ m ²	AMD	AMD
Commercial	7	922.83	45,857.38	42,318,570.00	10,579,642.50
Agriculture (Orchard)	2	767.32	4,600.00	3,529,672.00	882,418.00
Other land	2	1286.73	4,427.13	5,696,520.00	1,424,130.00
Total	11	2,976.88	-	51,544,762.00	12,886,190.50

8.4 Compensation for Buildings, Structures and Improvements

8.4.1 Valuation Approach

148. The compensation for alienated structures was calculated for both, the owners of legal structures and the users of illegal ones. For each group, LARF defines a special approach for the calculation of compensation. The general approach is presented in the following table.

Table 8-4 Compensation for Residential and Non-Residential Structures

Legal and non-legal residential structures	Legal non-residential structures	Non-legal non-residential structures on legal land	Non-legal non-residential structures on non-legal land
Replacement cost +15%	Replacement cost +15%	Replacement cost	Replacement cost minus 20% for legalization expenses

149. The replacement costs for buildings and structures was determined by calculating the construction cost of similar new buildings/structures, for the same use and materials, or a substitute that meets modern requirements, based on market prices as of the assessment date. (For detailed valuation methodology, please see the Appendix 2)

8.4.2 Non-Residential Buildings

150. In total, 67,623,253.00 AMD for 12 affected buildings and structures with an area of 434.69m², will be paid to owners and non-legal users of buildings and structures as a result of land acquisition.

Table 8-5 Compensation for Non-residential Buildings

Table 8-5 Compensation for Non-Residential Buildings										
No of Business	No	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	Unit Price	Total Cost	Total Compensation*
								AMD/m2	AMD	AMD
Business Structures										
Business No 1	1	Shop	Stone	1	-	7.51	7.51	232,100.00	1,743,071.00	1,601,132.00
	2	Shed	Metal	1	-	32.93	32.93	15,000.00	493,950.00	395,160.00
Business No 2	3	Shop	Stone	1	-	5.08	5.08	232,100.00	1,179,068.00	1,083,056.00
	4	Shed	Metal	1	-	28.67	28.67	15,000.00	430,050.00	344,040.00
Business No 3	5	Car Repair Station	Stone	3	99.20	156.60	255.80	213,000.00	54,485,400.00	55,965,180.00
	6	Car Repair Man-Hole	Reinforced Concrete	2	-	35.15	35.15	162,900.00	5,725,935.00	5,358,405.00
	7	Shed	Metal	1	-	25.00	25.00	15,000.00	375,000.00	375,000.00
	8	Support Structure	Stone	1	-	10.80	10.80	213,000.00	2,300,400.00	2,096,280.00
Business No 4	9	Shed	Metal	1	-	33.75	33.75	15,000.00	506,250.00	405,000.00
Total				12	99.20	335.49	434.69	-	67,239,124.00	67,623,253.00
*All structures are decreased with 20% amount of legalization cost besides 4 structures located in the one private land plot (No 5 with 99.2 sqm, No 5 with 67.2 sqm, No 6 with 22.7sqm, No7)										

8.4.3 Fences and Improvements

151. All improvements done by APs, regardless of their status, are subject to compensation. In total 18,837,210.00 AMD will be paid for different types of improvements. Compensation for affected fences amounts to 1,092,789.00 AMD.

Table 8-6 Compensation for Improvements

Type	Material	Plots	Area	Area	Length	Unit Price	Compensation
		No	m ²	m ³	m	AMD	AMD
Area	Asphalt	1	20.00	-	-	9,000.00	180,000.00
Area	Concrete Covered	4	101.77	-	-	6,500.00	661,505.00
Area	Concrete Bricks	5	625.18	-	-	7,456.81	4,661,850.00
Area	Granite Bricks	1	8.07	-	-	10,000.00	80,700.00
Kerbstone A	Basalt	1	-	-	45.60	12,000.00	547,200.00
Kerbstone B	Basalt Powder	1	-	-	8.80	8,000.00	70,400.00
Embankment A	Ground	1	-	1,688.29	-	2,500.00	4,220,725.00
Embankment B	Basalt	1	-	9.12	-	3,500.00	31,920.00
Embankment C	Basalt Powder	1	-	14.47	-	3,000.00	43,410.00
Pipe d=110x3,2mm	Metal	1	-	-	21.00	3,500.00	73,500.00
Pipe d=300mm	Metal	1	-	-	15.00	30,000.00	450,000.00
Pipe d=800mm	Metal	1	-	-	90.00	63,000.00	5,670,000.00
Electric Pillar	Metal	2	-	-	12.00	8,000.00	96,000.00
Power Cable	Metal	1	-	-	1,000.00	2,050.00	2,050,000.00
Total		11	755.02	1,711.88	1,192.40	-	18,837,210.00

Table 8-7 Compensation for Fences

Material	Length	Unit Price	Market Value	Compensation for Legal (Market Value + 15%)	Compensation for Illegal (Market Value Minus Legalization Cost)	Total for Compensation
	M	AMD/m	AMD	AMD	AMD	AMD
Metal A	57.2	3,400.00	194,480.00	140,760.00	57,664.00	198,424.00
Metal B	62.17	7,700.00	478,709.00	-	-	478,709.00
Reinforced Concrete	50.2	7,200.00	361,440.00	415,656.00	-	415,656.00
Total	169.57	-	1,034,629.00	556,416.00	57,664.00	1,092,789.00

8.5 Compensation for Crops and Trees

8.5.1 Crops

152. No affected crops have been identified and valued for the compensation under this section.

8.5.2 Fruit Trees

153. Compensation for fruit trees is different for productive, not yet productive trees and seedlings:

- (i) **Fruit bearing trees:** compensation at replacement cost for lost income based on the net market value of one year's income multiplied by the number of years needed to grow a fully productive tree.
- (ii) **Not-yet-fruit-bearing trees:** regardless of their age these trees will be compensated at replacement cost of productive inputs for the number of years needed to grow a tree to the productive age.
- (iii) **Seedlings:** compensation for the market value of the seedling.

154. In total 12 fruit-bearing trees will be compensated in the amount of 2,236,900.00AMD. The particulars of compensation for the affected fruit-bearing trees are summarized in the following tables.

Table 8-8 Compensation for Fruit Bearing Trees

Type of tree	Annual yield	Unit cost	Years to re-grow to productive level	Unit cost per tree	Affected trees	Total compensation
	kg	AMD/kg	No	AMD	No	AMD
Apricot	80	480	6	230,400.00	8	1,843,200.00
Apple	50	350	6	105,000.00	2	210,000.00
Plum (Shlor)	25	260	5	32,500.00	1	32,500.00
Mulberry	90	420	4	151,200.00	1	151,200.00
Total	-	-	-	-	12	2,236,900.00

8.5.3 Wood Trees

155. The compensation for wood trees is different for seedlings, medium growth and fully grown trees:

- (i) Seedlings: compensation at replacement cost of productive inputs. Seedlings are defined as trees with a diameter up to 12 cm.
- (ii) Medium and fully-grown trees: compensation at replacement cost of wood value of the tree to be calculated based on the volume of the wood. Medium growth trees are defined as trees with a 12-36 cm diameter and fully grown trees as those with a diameter greater than 36cm.

156. Wood trees compensation amounts to 2,310.00AMD for seedlings and 747,500.00 AMD for fully grown trees with an overall total compensation of 749,810.00 AMD, as indicated in the following table.

Table 8-9 Compensation for Wood Trees

Type	Seedling (up to 12 cm diameter)				Full growth (22cm+)				Total	
	No	Unit cost/ AMD	Diameter	Subtotal/ AMD	No	Unit cost	Diameter	Subtotal	No	AMD
Poplar	1	2,310.00	3	2,310.00	21	29,900.00	25	627,900.00	22	630,210.00
Willow	-	-	-	-	2	29,900.00	35	59,800.00	2	59,800.00
	-	-	-	-	1	29,900.00	40	29,900.00	1	29,900.00
	-	-	-	-	1	29,900.00	45	29,900.00	1	29,900.00
Total	1	-		2,310.00	25	-	-	747,500.00	26	749,810.00

8.5.4 Decorative Trees and Bushes

157. Compensation for decorative trees and bushes was calculated based on the replacement cost. In total 40,700.00AMD will be compensated for the loss of 29 decorative trees.

Table 8-10 Compensation for Decorative Trees and Bushes

Type	Small			Medium			Large			Total	
	Unit price	Trees	Compensation	Unit price	Trees	Compensation	Unit price	Trees	Compensation	Trees	Compensation
	AMD/tree	No	AMD	AMD/tree	No	AMD	AMD/tree	No	AMD	No	AMD
A. Decorative Bushes											
Rose noble	-	-	-	600	22	13,200.00	-	-	-	22	13,200.00
Subtotal (A)	-	-	-	-	22	13,200.00	-	-	-	22	13,200.00
B. Decorative Trees											
Lilac	-	-	-	-	-	-	2,500.00	1	2,500.00	1	2,500.00
Thuja	3,000.00	5	15,000.00	-	-	-	-	-	-	5	15,000.00
Juniperus virginian	-	-	-	-	-	-	10,000.00	1	10,000.00	1	10,000.00
Subtotal (B)	-	5	15,000.00	-	-	-	-	2	12,500.00	7	27,500.00
Total (A+B)	-	5	15,000.00	-	22	13,200.00	-	2	12,500.00	29	40,700.00

8.6 Compensation for Business and Income Losses

8.6.1 Business Losses

158. All six businesses will be permanently affected. Only one has the tax declaration. This affected business is considered as a license fee paying company. According to the LARF, physical persons and individual entrepreneurs paying license fee shall receive the compensation at the rate of annual net income (in case of permanent impact-for 1 year, in case of temporary impact-up to 1 year) only for economic activity performed in impact zone, which is calculated at the rate of difference between amount of calculated taxable income for previous year, based on the estimated value of income tax specified in legislation for license fee, and amount of estimated income tax.

159. The base unit cost for the losses of businesses with tax declarations is calculated based on 1 year's net income. The assessment is based on the tax declaration of the affected business.

160. Calculations for compensation for businesses were carried out on a business-by-business basis during the DMS survey and the valuation reports based on the information provided by Ministry of Finance. The compensation for businesses amounts to **12,122,945.00** AMD.

Table 8-11 Compensation for Business Losses

Type of Business	Business	Income months	Net monthly income	Net annual income	Total	Fee for provision of address	Total compensation including registration costs
	No	No	AMD	AMD	AMD	AMD	AMD
Permanently Affected With Tax Declaration							
Business 1	1	12	n.a.	734,212.08	8,810,545.00	12,400.00	8,822,945.00
Permanently Affected Without Tax Declaration							
Business 1	1	12	55,000*	n.a	660,000	n.a	660,000
Business 2	1	12	55,000	n.a	660,000	n.a	660,000
Business 3	1	12	55,000	n.a	660,000	n.a	660,000
Business 4	1	12	55,000	n.a	660,000	n.a	660,000
Business 5	1	12	55,000	n.a	660,000	n.a	660,000
Total	6	-	-	-	12,110,545.00	-	12,122,945.00
<i>* For Permanently affected businesses without tax declaration compensation is provided based on minimum salary</i>							

8.6.2 Income Losses

161. There are six permanently affected business employees working in one car repair station. They will receive a rehabilitation allowance equivalent to a monthly average salary for six months

Table 8-12 Compensation for Employment Loss

Loss	Number of employees affected	Months	Average unit cost*	Total/ AMD
Temporary Employment Loss	6	6	551,348.00	3,308,088.00*
<i>*The average monthly salaries were calculated for each individual. Here the average is presented.</i>				

162. The compensation for permanent termination (permanent impact) of an entrepreneurial activity the employee shall receive cash indemnity for six months in the amount of the average monthly salary for each month.

163. According to the SUDIP LARF, the employees entitled to the compensation are registered employees who have worked for an affected organization at least two month prior to the cut-off date of the impacts assessment/AP census and for whom mandatory social security payments are calculated in accordance with RA law.

8.7 Rehabilitation Allowances

8.7.1 Severe Impact Allowances

164. Under this LARP, additional fruit-bearing trees compensation covering 1-year's yield will be paid to severely affected households. A total of 4 AHs are severely affected losing more than 10% of the agricultural income and will be compensated accordingly. The total

compensation for all severely impacted AHs amounts to 386,500.00AMD. The details are presented in following table.

Table 8-13 Allowances for Severely Affected Households

Category	No of AHs	Unit cost	Total
			AMD
Severely AHs losing more than 10% of agricultural income	4	96,625.00*	386,500.00
* The allowance was calculated individually for each AH. The unit costs in this table represent the average amounts.			

8.7.2 Allowances to Vulnerable Groups

165. No vulnerable AHs have been identified and considered for compensation.

8.7.3 Relocation Allowances

166. The relocation allowances were calculated taking into account the costs that will be incurred for the transportation of movable assets. Transportation costs were determined according to the average cost for such services offered by several freight shipping organizations accepted in the market. It was calculated in such a manner so as the AP can move his/her property within a 20 km. radius. The allowance is calculated for all APs that need to relocate their assets. In total 221,850.00 AMD will be paid for the relocation of movable assets of AHs. (Table 8-14) 250,000.00 AMD will be paid for relocation of movable structures (Table 8-15).

Table 8-14 Transportation Costs for Movable Assets

Type of allowance	Trips required	Unit rate	Total
	No	AMD	AMD
Transportation costs, small gabarites	2	22,800.00	45,600.00
Transportation costs, big gabarites	5	35,250.00	176,250.00
Total	7	-	221,850.00

Table 8-15 Transportation Costs for Movable Structures

Type of affected structures	Construction type	Buildings	Affected Surface	Unit cost	Trip	Total for compensation
		No	m ²	AMD	No	AMD
Kiosk	Metal	3	79	83,333.33	3	250,000.00
Total	-	3	79	-	3	250,000.00

8.8 Registration Costs

167. Under the LARF there will be no deductions from the compensation paid to APs. 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 (residential or agricultural) and structures (residential, or non-residential). The particulars of the payable registration fees and duties are presented in the valuation methodology. The following fees and taxes are payable under the Armenian laws:

- (i) Fee for the state registration of rights to the real estate unit, changes in rights and delegation¹⁸;
- (ii) Fee for the provision of a common reference of a real estate unit¹⁹;
- (iii) State duties for the registration of real estate²⁰ and of real estate alienation contracts²¹;
- (iv) Notary service fee for the ratification of real estate division contracts and of real estate alienation contracts²²;

168. VAT²³ for the acquisition of industrial and commercial properties, including lands and buildings. The deals less than 58,350,000 AMD are not taxed. Taxation of the deals exceeding 58,350,000 AMD shall be 20% of the part exceeding 58,350,000 AMD.

Table 8-16 Fees for Property Registration

Land/ building category per Cadastral Certificate	No	Cadastral fees	Fee for provision of common reference	State registrati on fee for remaining part	State sales contract registration for affected part	Fee for provision of address	Cadastral fees for the remaining part	Sales notary fee	Total Registra tion
Yerevan Community									
Industrial	1	25,000	10,000	1,000	20,000	15,000	25,000	17,000	113,000
Commercial	1	25,000	10,000	-	20,000	-	-	17,000	72,000
Total	2	-	-	-	-	-	-		185,000

169. In total 185,000AMD will be paid for registration of the properties. 2,554,107.72 AMD VAT will be paid for affected properties.

Table 8-17 Value Added Tax for the Affected Properties

Property Type per Cadastral	Compensation Amount	VAT (AMD)
Industrial	62,159,011	761,802.20
Commercial	8,961,528	1,792,305.52
Total	-	2,554,107.72

8.9 Budget (Cost) Summary

170. The total implementation cost of LARP for the Project amounts to **188,485,331.35** AMD which is equivalent to USD **383,100.27** as shown in the following table. Out of the total amount, Yerevan Municipality will allocate 47,930,178.24AMD and the GoA will allocate 5,907,121.07 AMD. The remaining 134,621,518.21 AMD for implementing the LARP will be covered from the ADB loan. The Yerevan Municipality will ensure that the compensation funds for land acquisition and resettlement are approved by all sources and allocated in time for implementation of this LARP.

¹⁸ State Registration Of Rights To The Property Act.

¹⁹ Ibid

²⁰ State Duties Act.

²¹ Ibid.

²² Study Of Services Of Notary Offices

²³ Buy/sell transactions by a physical person who is not a sole entrepreneur, in some cases are considered goods supply and are taxed by Value Added Tax (VAT) equal to 20% of the goods/property value. Particularly, it refers to the acquisition of the property (production, other trade and public importance property, including buildings and structures, property and lands of industrial, earth interior and other production importance,) belonging to a person and subject of the entrepreneurial activity. Article 6, RA Law on VAT.

171. The LARP budget also includes miscellaneous expenses for administrative costs that will be incurred during the implementation of LARP. This expense has been estimated and included in the budget as a single lump sum.

172. Table below presents the budget summary per source of financing.

Table 8-18 Budget Summary

Item	Source of Finance	Total/AMD	Total/USD
I. Compensation Budget, Including Allowances			
Compensation for private land (Including 15% surcharge)	YM	27,096,189.60	55,073.56
Rehabilitation allowance for illegally used land	YM	12,886,190.50	26,191.44
Compensation for not residential buildings	ADB Loan	67,623,253.00	137,445.64
Compensation for fences	ADB Loan	1,092,789.00	2,221.12
Compensation for improvements	ADB Loan	18,837,210.00	38,287.01
Compensation for fruit bearing trees	ADB Loan	2,236,900.00	4,546.54
Compensation for wood trees	ADB Loan	749,810.00	1,524.00
Compensation for decorative trees and bushes	ADB Loan	40,700.00	82.72
Compensation for business losses	ADB Loan	12,122,945.00	24,640.13
Compensation for employment loss	ADB Loan	3,308,088.00	6,723.76
Allowances to severely affected households	ADB Loan	386,500.00	785.57
Transportation costs for movable assets	ADB Loan	221,850.00	450.91
Transportation costs for movable structures	ADB Loan	250,000.00	508.13
Fees for registration services	GoA	185,000.00	376.02
VAT	GoA	2,554,107.72	5,191.28
Sub-Total I		149,591,532.82	304,047.83
II. Administrative Costs			
Direct administration costs [5% of Sub-Total]	ADB Loan (83.33%)	6,232,731.21	12,668.15
	GoA (16.67%)	1,246,845.43	2,534.24
Sub Total II		157,071,109.46	319,250.22
Contingency 20%	ADB Loan	21,518,742.00	43,737.28
	YM	7,947,798.14	16,154.06
	GoA	1,947,681.76	3,958.70
Total LAR Budget		188,485,331.35	383,100.27
<i>Exchange rate on Feb 25 ,2016, Central Bank of the Republic of Armenia: (USD) 1USD=492AMD</i>			

Table 8-19 Budget Summary per Source of Financing

Source of Finance	AMD	USD
Yerevan Municipality	47,930,178.24	97,419.06
ADB loan	134,621,518.21	273,620.97
State Budget	5,933,634.90	12,060.23
Total	188,485,331.35	383,100.27

9 INSTITUTIONAL ARRANGEMENTS

9.1 Background

173. Planning and implementation of the LAR activities involve distinct processes and dynamics of different actors. This chapter will present the details on all the parties and their roles during the LAR activities.

9.2 Core Agencies and Organizations

9.2.1 Asian Development Bank

174. The Asian Development Bank (ADB) will be the funding agency of the Project. In addition to funding, ADB will periodically review the Project and LARP implementation as well as provide clearance to contract awards and signing/initiation of civil works on the Project.

9.2.2 The RA Ministry of Economy

175. The RA Ministry of Economy is the executing agency (EA) for the project. It implements general functions for the Program including cross-agency coordination.

9.2.3 The Municipality of Yerevan and Project Implementation Unit

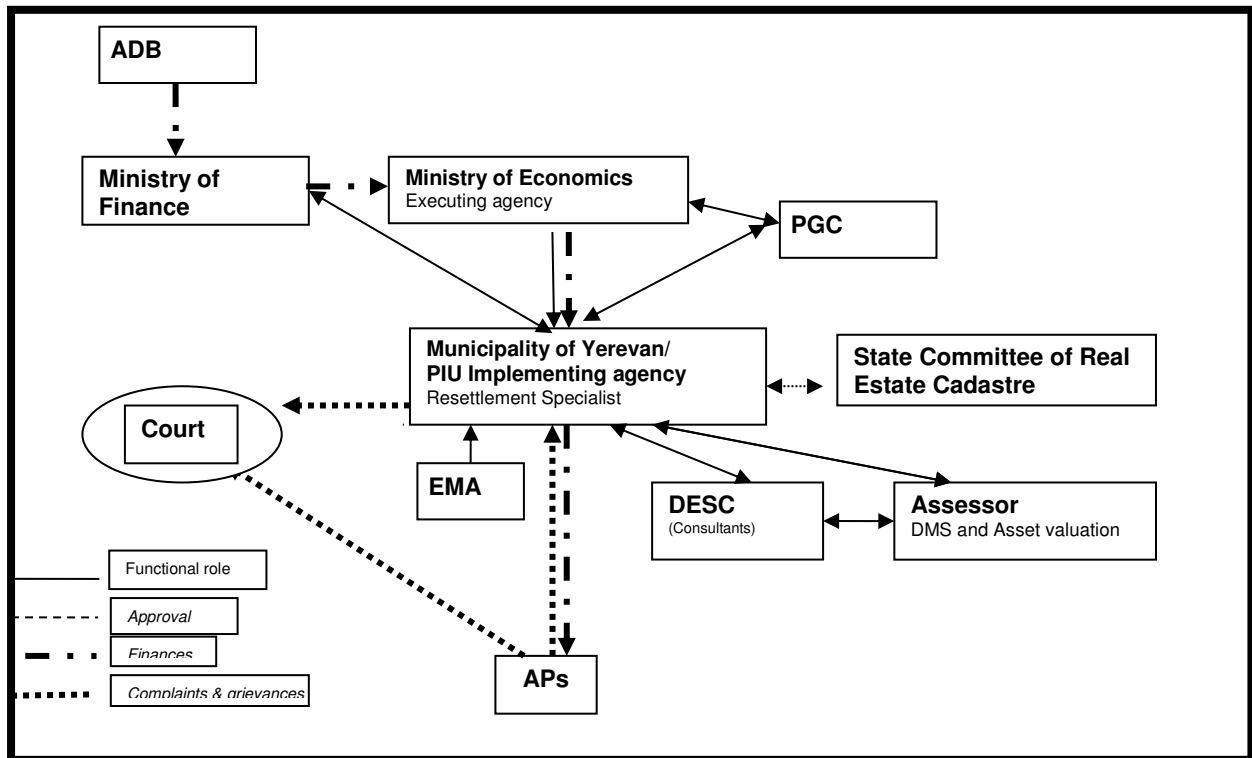
176. The Municipality of Yerevan (YM) has the overall responsibility for the Project. This includes preparation, implementation and financing of all LAR tasks and cross-agency coordination. YM exercises its functions with respect to the Project through the Project Implementation Unit. The PIU Resettlement Specialists (RS) is responsible directly to the PIU head for the general management of the planning and implementation of all LAR tasks.

177. The RS will be responsible for: (i) cooperation with cadastral services; (ii) assisting the consultants in mapping, surveying and title verification activities; (iii) issuing the LARP to ADB for review, (iv) disclosing the LARP; (v) planning and management of LARP implementation and the distribution of compensation; (vi) assisting in case of complaints; (vii) ensuring proper internal monitoring. The RS will also provide all needed documentation to ensure the prompt allocation of LAR budgets to the APs and will maintain the coordination of all LAR related activities. In addition, the PIU RS will serve as a liaison between the resettlement specialists of the DESC, YM, PGC, EA, the State Cadaster, ADB and will develop and maintain direct relationships with government authorities with respect to LAR tasks. Depending on the scope and complexity of works during the LARP implementation, the PIU will engage more specialists when required.

178. A Project Governing Council (PGC) is made up of representatives from the YM, concerned ministries and chaired by RA Prime Minister. It has been established to oversee the Project and in accordance with regulations approved by RA Prime Minister's Decree No 892-A as of October 26, 2009 to make decisions based on its vested right, including resolving high

profile AP grievances or serving as a final decision making body for AP grievances, short of their being referred to the Courts.

Figure 9-1 Land Acquisition and Resettlement Organogram and Actions



9.2.4 Consultants

179. Different consultants have been involved in the preparation and implementation of the LARP.:

- (i) **Detailed Engineering and Construction Supervision Consultant (DESC)** - includes international and local LAR capacity and survey teams which carried out activities necessary for preparation of this LARP. DESC will assist in the overall supervision of the section 4 with respect to LAR activities.
- (ii) **External Monitoring Agency (EMA)**: This consultant has already been selected and will conduct the external monitoring and evaluation of the implementation of this LARP. In the absence of a supervision consultant, the EMA is required to continue external monitoring and evaluation for all tranches.
- (iii) **Independent Detailed Measurement and Asset Valuers**: This is an accredited private firm hired by DESC for measurement and assets inventory as well as evaluation of the affected assets during the preparation of this LARP.

9.3 Other agencies and Institutions

180. Several other Government agencies play instrumental roles in the LAR processes. These are:

- (i) **The RA Ministry of Finance**: The budget funds for the implementation of the LARPs (apart from the budget for land compensation and land acquisition related taxes, duties,

fees and transaction costs, information about affected businesses and registered employees) will be provided to YM by the RA Ministry of Finance after the official approval of the final LARP by RA Government;

- (ii) **The RA Ministry of Labor and Social affairs:** is responsible for providing information about vulnerable AHHs registered in the family benefit system (ESVF and receive a family allowance;
- (iii) **State Committee of Real Estate Cadaster of the GoA:** is responsible for providing information about the status of real estate ownership, and is in charge of the state registration of ownership;
- (iv) **Head of the district of Yerevan:** is responsible for approval of references of illegally used land plots;
- (v) **Local Courts:** In case of expropriation issues, YM will have to rely on the Yerevan City Court which, based on due legal process, will have to review the expropriation cases, carry out a hearing and decide whether the land can be expropriated and if so, what would be fair price.

9.4 LARP Implementation Capacity

181. The EA/PIU gained experience for LARP implementation during the preparation and implementation of LARP for other project sections and has sufficient capacity now for implementation of this LARP. Besides, ADB periodically organizes training workshops on aspects of LARP implementation under its RETA 7433: Mainstreaming Land Acquisition and Resettlement Safeguards in Central and West Asia Region, in which the PIU safeguards staff are invited to participate.

10 LAND ACQUISITION AND RESETTLEMENT PLAN IMPLEMENTATION PROCESS

10.1 Background

182. This Chapter describes the steps taken to prepare this LARP and the future activities required to ensure its successful implementation. A timeline and implementation schedule is presented at the end of the chapter.

10.2 Land Acquisition and Resettlement Plan Preparation Actions

183. The IA will begin the implementation of LARP immediately after its approval by the ADB and GoV of RA. During LARP implementation, and in order to implement the LARP effectively, the PIU will hire additional LARP implementation specialists depending on the workload. The PIU has already initiated some actions as groundwork and certain preparatory tasks regarding the implementation of the LARP have been successfully completed. The following are the particulars of the main preparatory tasks completed to date:

- (i) Establishment of the Project Implementation Unit (PIU);
- (ii) Establishment of the official cut-off date as of 5th February, 2016;
- (iii) Identification and calculation of impacts, AP numbers and costs data based on the existing LARF provisions;
- (iv) Final public consultations;
- (v) Disclosure of assets description protocols to all APs²⁴;
- (vi) Ongoing negotiations with APs for negotiated acquisition, as a result of which the potential expropriation cases will be identified;
- (vii) Appointing of External Monitoring Agency (EMA);
- (viii) Endorsement of this LARP by the PIU and its submission to the ADB for approval in the form of this document.

10.3 Land Acquisition and Resettlement Plan Implementation Milestones

184. IA will provide adequate advance notice to the APs and pay their due compensation based on the eligibility criteria defined in this LARP for resettlement including relocation and income restoration/assistance prior to the start of construction work.

185. The following process of compensation disbursement to the APs in accordance to Project LARF and Armenian Laws and Regulations is described below:

24. 2 APs did not sign the protocols. 1 AP (illegal user) has refused to sign the protocol and 1 AP (owner) will sign it as soon as EDD enters into force. Per RA Eminent Domain Law, requirements IA will send protocols to APs. APs have write to go to the court during the period of 15 days after receiving the protocols to appeal the content of the protocol.

186. Signing of prior agreement with APs for negotiated acquisition: It is expected that before the approval of the LARP by GoA the prior agreement will be reached with legal APs as a result of ongoing negotiations regarding the acquisition conditions for their affected properties under this LARP.

- (i) **Initiation GD on Eminent Domain:** In case if the negotiations will fail with two APs (owners) at the moment of this LARP approval by GoA, PIU plans to initiate GD on Eminent Domain to be able to acquire the affected properties in line with Law requirements.
- (ii) **Sending of Draft Contracts:** As soon as LARP is approved by ADB and RA Government, IA will send the draft contracts to legal APs. APs should incorporate their bank account numbers in the draft contracts. IA should sign a final contract with AP within 3 months after dissemination of the draft contract.
- (iii) **Signing of the contracts and agreements:** PIU will sign contracts with APs for disbursement of compensation for legal properties and will sign agreements without notary verification for disbursement of allowances.
- (iv) **Expropriation procedure:** Expropriation procedures will be initiated under this LARP if the negotiated acquisition approach is failed (see the first para). If in the event of compensation dispute the final contract was not signed with AP within 3 months after dissemination of the draft contract, the amount of compensation will be pledged in the names of the APs on the court deposit account. AP has a right to take the amount from deposit account within 7 days. In this case, contract will be considered as signed. Otherwise, IA 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 and enters into force.
- (v) **Payment of Compensation/Allowances:** The compensation amount will be paid within 15 days after contract signing and the 15% will be paid after the AP hands over the property according to a handing act. The compensation will be transferred to the AP's bank account.
- (vi) **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. IA reserves the right to demolish such structures if the AP has not done this by the agreed deadline.
- (vii) **Absent APs:** If owner is not in Armenia, then the deal can be carried out by official representative of the AP 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. The Court will pay this compensation to any person who establishes his/her legal entitlement to receive it.

187. Grievances or objections (if any) will be redressed as per the grievance redress procedure adopted in this LARP. All activities related to LAR will be completed prior to commencement of civil works.

10.4 Land Acquisition and Resettlement Plan Implementation Schedule

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

10-1 Timeline for Land Acquisition and Resettlement Plan Preparation, Finalisation and Implementation

Task Name	Responsibility	Start	Finish
IMPLEMENTATION READY LARP PREPARATION TASKS			
Step_01 Acquiring Cadastral map and Data			
Obtaining Cadastral Map	PIU	08/10/2015	11/11/2015
Finalization of Detailed Design	DESC	16/11/2015	16/11/2015
Preparation of the list of affected lot-codes to be sent to Cadaster Committee.	DESC	24/11/2015	26/11/2015
Obtaining the Cadastral information about the lot-codes of affected properties	PIU	27/11/2015	02/10/2016
Public Consultation	PIU	01/12/2015	01/12/2015
Step_02 Social and DMS surveys			
Detailed Measurements of Assets	DESC	27/11/2015	02/12/2015
Inventory of Assets	DESC	27/11/2015	02/12/2015
Preparing the Maps	DESC	01/12/2015	03/12/2015
Collection of APs' documents	DESC	28/11/2015	03/12/2015
Conducting of Census and SES	DESC	28/11/2015	07/12/2015
Preparation of the references for illegally used land plods to be sent to Head of the district.	DESC	30/11/2015	03/12/2015
Obtaining the approved references for illegally used land plods from the Head of the district.	PIU	08/12/2015	02/02/2016
Preparation of APs list with relevant information to be sent to the Ministry of Labor and Social Affairs	DESC	28/11/2015	21/12/2015
Obtaining the information regarding poor AHHs from the Ministry of Labor and Social Affairs	PIU	08/12/2015	25/12/2015
Preparation of the list of businesses to be sent to the Ministry of Finance	DESC	15/10/2015	15/10/2015
Obtaining the information regarding businesses and employees from the Ministry of Finance	PIU	08/12/2015	08/12/2015
Step_03 Negotiation and obtaining of agreement			
Negotiation with Owners	PIU	05/12/2015	-
Signing of Protocols	DESC	07/12/2015	05/02/2016
Valuation of Assets	DESC	03/12/2015	06/02/2016
Signing of Agreement with owners	PIU	06/12/2015	05/05/2016
Step_04 LARP Preparation			
Entering data in the Data Base	DESC	08/12/2015	12/02/2016
Data checking and analysis	DESC	08/01/2016	19/02/2016
Preparation of Final LARP documents	DESC	20/02/2016	29/02/2016
Submission of Final LARP to PIU for comments	DESC	29/01/2016	29/02/2016
Submission of Final LARP to ADB for comments	PIU	03/03/2016	05/03/2016
Finalizing LARP according to ADB comments	DESC	20/03/2016	29/03/2016
Submission of finalized LARP to ADB for approval	PIU	30/03/2016	05/04/2016
ADB approves LARP	ADB	05/04/2016	05/05/2016
Armenian version of LARP	DESC	05/04/2016	19/05/2016
RA Government approves LARP	GoA	24/05/2016	03/07/2016
RA Government approves LAR Budget	GoA	24/05/2016	03/07/2016
Preparation of Valuation reports for All assets	DESC	04/07/2016	13/07/2016
Posting approved LARP document on ADB and YM websites	ADB and PIU	04/07/2016	05/07/2016
Disclosure of LARP information pamphlet to APs	PIU	06/07/2016	13/07/2016

Task Name	Responsibility	Start	Finish
LARP IMPLEMENTATION			
Allocation of LAR budget to YM	MoF	03/07/2016	
Identification of potential expropriation cases	PIU	05/02/2016	28/10/2016
Draft contracts sent to APs	PIU	23/07/2016	30/07/2016
Signing contracts	PIU	21/10/2016	28/10/2016
Disbursement of compensation	PIU	31/10/2016	07/11/2016
Finalization of expropriation, provision of expropriation injunctions	PIU	27/12/2016	25/02/2017
Preparation of LARP Compliance Report	EMA	23/07/2016	27/11/2016
Submission the LARP draft Compliance Report to ADB	PIU	01/12/2016	01/12/2016
ADB reviews the LARP Compliance Report	ADB	01/12/2016	15/12/2016
Submitting the LARP final Compliance Report to ADB	PIU	16/12/2016	20/12/2016
ADB approves the LARP Compliance Report	ADB	21/12/2016	21/12/2016
Handing over of the site to the Contractor	PIU	22/12/2016	27/12/2016
Commencement of civil works	Contractor	28/12/2016	28/12/2016
Monitoring	EMA/ADB	ongoing	
Grievances redress	PIU	ongoing	

11 MONITORING AND EVALUATION

11.1 Background

189. The implementation of LARP will be subjected to both internal and external monitoring. Internal monitoring will be conducted by the PIU. External monitoring is assigned to an external monitoring agency (EMA) hired by YM and approved by the ADB.

11.2 Internal Monitoring

190. Internal monitoring will be carried out routinely by PIU both directly and with the support of additional specialists hired for LARP implementation. The results will be communicated to ADB through the quarterly Project implementation reports as well as through the semi-annual resettlement monitoring report(s). Indicators for the internal monitoring will be those related to processes, immediate outputs and results which allow for the assessment of the progress and results of LARP implementation, and the adjustment of the work program, if necessary. Specific monitoring benchmarks will be:

- (i) The information campaign and consultation with APs;
- (ii) Status of land acquisition and payments on land compensation;
- (iii) Compensation for affected structures and other assets;
- (iv) Relocation of APs;
- (v) Payments for loss of income;
- (vi) Selection and distribution of replacement land areas; and
- (vii) Income restoration activities.

191. The above information will be collected by PIU which is responsible for monitoring the day-to-day resettlement activities of the Project through the following instruments:

- (i) Review of census information for all APs;
- (ii) Consultation and informal interviews with APs;
- (iii) In-depth case studies;
- (iv) Sample survey of APs;
- (v) Key informant interviews; and
- (vi) Community consultation meetings.

11.3 External Monitoring

192. External monitoring will be carried out by the consulting company, which is an External Monitoring Agency (EMA) selected by YM.

193. External Monitoring entails two types of activity: a) short term-monitoring and evaluation of LARP implementation and compensation delivery and b) a long-term evaluation of the rehabilitation effects of the LARP program.

11.3.1 Short term Monitoring and Evaluation of Land Acquisition and Resettlement Plan Implementation

194. This task will be carried out in parallel with the implementation of each LARP activity and will entail extensive field visits and communication with AP and EA. This task will result in a final Compliance Report indicating whether the compensation program has been carried out based on the provisions of the LARF and ADB policy, and with the satisfaction of the APs. The Compliance report will be communicated to PIU/YM and ADB. Approval of Compliance report by ADB will be a condition to start civil works. The Compliance Report will include the following:

- (i) A verification of AH and AP numbers;
- (ii) A verification that the impacts assessment in the protocols fit actual impacts;
- (iii) A verification that the unit compensation rates used in the valuation reports, contracts and agreements fit LARP provisions;
- (iv) A verification that compensation was delivered to all AHs and in the amounts defined in the LARP;
- (v) An assessment of the way the compensation process was conducted/timed in relation to LARP provisions and effectiveness parameters;
- (vi) A review of grievance cases including an assessment of whether grievance resolution was carried out in accordance with LARP provisions and with AP satisfaction;
- (vii) An assessment of AP's satisfaction based on a survey based on a 25% sample of the AH;
- (viii) An assessment of the conducting and completion of expropriation cases;
- (ix) An assessment of the conducting of public consultation and IA-AP communication;
- (x) An assessment of the delivery of allowances to severely affected, vulnerable and resettled APs; and
- (xi) A final assessment of the appropriateness or not of LARP implementation. If LARP implementation is not satisfactory the final assessment will detail the necessary corrective measures.

11.3.2 Long-term Evaluation of the Rehabilitation Effects of the Land Acquisition and Resettlement Plan

195. This task will be carried out 1 year after the end of LARP implementation to find out if the LARP rehabilitation objectives have been attained or not. The SES data included in this LARP will provide the benchmarks to compare pre and post project conditions. The study will detail:

- (i) Socio-economic conditions of the APs in the post-resettlement period;
- (ii) Communications and reactions from APs on entitlements, compensation, options, alternative developments and relocation timetables etc.;
- (iii) Changes in housing and income levels;
- (iv) Valuation of property;
- (v) Grievance procedures;
- (vi) Disbursement of compensation;

- (vii) Level of satisfaction of APs in the post resettlement period;
- (viii) Level of restoration of the economic and social base of the affected people;
- (ix) Changes in living standards and livelihoods of the APs;
- (x) The long-term effectiveness, impact and sustainability of entitlements, and
- (xi) Need for further mitigation measures and lessons learned.



**LAND ACQUISITION and RESETTLEMENT PLAN
PROJECT INFORMATION PAMPHLET**

For

Section 4: Interchange between NS Corridor and Artashat Highway

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ABBREVIATIONS

ADB	Asian Development Bank
AH	Affected Households
AMD	Armenian Dram
AP	Affected Person
LARF	Land Acquisition & Resettlement Framework
LARP	Land Acquisition & Resettlement Plan
YM	Yerevan Municipality
YDPIU	Investing Projects Implementation Unit Building up of Yerevan
PIU	Project Implementation Unit

DEFINITION OF TERMS

Affected Household (AH)	The affected household as a whole. This unit operates as a single economic and domestic unit and may consist of an individual, a single nuclear family or an extended family. This is the significant unit receiving compensation/rehabilitation.
Affected Person (AP)	Any person (individual) affected by Project-related changes in use of land, water, natural resources, or income losses.
Entitlement	Range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation which are due to affected people, depending on the nature of their losses, to restore their economic and social base.
Expropriation	Government's action in taking or modifying property rights in the exercise of the right of Eminent Domain.
Rehabilitation	Compensatory measures provided under the Policy Framework on involuntary resettlement other than payment of the replacement cost of acquired assets.
Relocation	The physical relocation of a AP/AH from her/his pre-Project place of residence requiring the rebuilding of housing or assets, in another location.
Replacement Cost	The value necessary to replace an affected asset/item with an equal asset of same value and quality free of transactions and other costs. Replacement value can be determined differently based on type of affected item and project conditions as follows: a) Land - current market value determined by a survey of land transactions or, if land markets are absent, productive value/reproduction cost of affected plot; b) buildings – full reproduction cost of affected building, inclusive of materials, labor and transport costs and free of depreciation/salvaged materials; c) crops - current market value and; d) trees – income losses at market rate (for productive/wood trees) and reproduction costs (for non-productive trees/seedlings).
Resettlement Plan	A time-bound action plan with budget setting out resettlement strategy, objectives, entitlement, actions, responsibilities, monitoring and evaluation.
Vulnerable Affected Households (AH)	Vulnerable AH are households that are: (a) Poor AH registered in the evaluation system of vulnerability of families (ESVF); (b) headed by a breadwinning women and not including other adult, working-age person with stable employment providing at least minimum monthly salary except for persons doing compulsory military service or full-time students under twenty-three years of age, (c) households headed by persons entitled to old age pension and not including other adult, working-age person with stable employment providing at least minimum monthly salary except for persons doing compulsory military service or full-time students under twenty-three years of age.

PROJECT BACKGROUND

The Sustainable Urban Development Investment Program, Project 1 (the Project), financed by ADB under a Multi Tranche Financial Facility (MFF), is being implemented by the Ministry of Economy (MOE), as the Executing Agency (EA), and the Municipality of Yerevan (YM), as the Implementing Agency (IA) working directly through the PIU. This plan aims at promoting a sustainable, integrated, socially affordable and cost efficient urban transport system. In the short term, the main objective is to complete the road based missing links of the western urban ring.

The Program entails so far two Tranches:

- (i) Tranche 1 covers the improvement of Shirak Street and Artashat Highway, the widening of Arshakunyats Avenue and North South Corridor Interchange
- (ii) Tranche 2 covering the improvement of Argavand-Shirak Road Link, Davitashen-Ashtarak Road Link and Babajanyan-Ashtarak Road Link.

The site is located in the South-West area of Yerevan in the administrative District of Shengavit. The works consist in the construction of an at grade junction at the junction of Artashat Highway and Noragavit 1st Street. This junction provides a link between the Artashat highway widening project (LAR studies covered under LARP1) and Tranche 1 of the North South Corridor Project. The future junction will provide a safer link to the existing network with increased capacity, and has been designed as to minimize as far as technically possible additional impacts.

LARP complies with Armenian law and the ADB Safeguard Policy Statement (SPS) and addresses the land acquisition and resettlement impact of the Interchange between NS Corridor and Artashat Highway covered under the Tranche 1/Project 1, Section 4.

IMPACTS SUMMARY

The Census identified 15 project affected families, including owners and users of the lands/buildings, business owners and employees with a total of 82 family members. Information on different categories of affected households (AHs) and affected persons (APs) by impact type, as well as net figures without double counting, are provided in the summary of AHs/APs, presented at the end of this section. In total, the Section will impact 13 land plots, 15 buildings and structures, 5 fences, 6 businesses and 6 employments.

LARP identifies 13 affected land plots. From which

- 2 are privately owned by 2 AHs,
- 11 land plots owned by YM are illegally used by 6 AHs

In total, 12 non-residential buildings and structures (434.69m²) will be demolished. Additionally, 3 movable structures (79m²) will be relocated. There are 169.57 m of affected fences. Improvements such as paved or concreted surface, pipes, electric poles, cables, embankments etc. are affected as follows: 755.02 m² of concrete, asphalt or bricks paved surface, 1,711.88 m³ of soil and basalt embankments and 1,192.4m of pipes, polls and cables.

12 fruit trees, 26 wood and 29 decorative trees will be affected. Six businesses will be affected permanently. There will be 6 affected employees.

The total LARP implementation cost, including compensations, allowances, as well as administrative costs and contingency is 188,485,331.35 AMD which is equivalent to 383,100.27 US Dollars.

Table E.0 Summary of Affected Households/ Persons by Category of Impact

Impact Category	Total				Remarks
	No of units	No of AHs	No of AHs (without double counting)	No of APs	
A. Impact on Land					
A1. Agriculture	2	2	2	19	
A2. Commercial	8	5	4	24	1 AH (8 APs) is included in A1
A3. Other land	2	2	1	7	1 AH (8 APs) is included in A2
A4. Industrial	1	1	1	1	
B. Impact on Buildings					
B1. Commercial	12	3	0	0	1 AH (8 APs) is included in A1, 2 AHs (13 APs) are included in A2
B2.Movable	3	1	0	0	1 AH (5 APs) is included in A2
B3.Fence	5	4	0	0	1 AH is included in A1 (8 APs), 1 AH is included in A2 (5 APs), 1 AH is included in A3 (7 APs), 1 AH is included in A4 (1 APs)
C. Impact on Trees and Crops					
C1. Fruit Trees	6	4	0	0	2 AHs are included in A1 (12 APs) and 2 AHs are included in A2 (19 APs)
C2. Wood trees	3	3	0	0	1 AH (8 APs) is included in A1, 1 AH (4 APs) is included in A2, 1 AH (7 APs) is included in A3
C3 Decorative trees	2	2	0	0	1 AH is included in A2 (4 APs), 1 AH is included in A3 (7 APs)
D. Impact on Business					
D1. Permanent with tax declaration	1	1	0	0	1 AH (5 APs) is included in A2
D2. Permanent without tax declaration	5	5	3	17	2 AHs (16 APs) are included in A2
E. Impact on employment					
E. Permanent employment loss	6	6	4	14	1 AH (5 APs) is included in A2, 1 AH (8 APs) is included in D2
Total	-	-	15	82	

COMPENSATION ELIGIBILITY AND ENTITLEMENTS

All affected persons that as a result of the Project are losing land and/or any assets linked to the land (structures, trees, crops or other improvements) and/or income sources related to the land lost are eligible for compensation and/or rehabilitation. Lack of legal rights to the assets lost or social or economic status, do not bar an AP from his/her entitlements to compensation and/or rehabilitation.

Any person, who settles in the affected areas or builds/expands houses/structures or makes any other improvements on the affected plot, after the cut-off date, will not be eligible for compensation. They will, however, be given sufficient advance notice, and requested to vacate premises and dismantle affected structures prior to project implementation. The cut-off date for this Subproject is **February 5, 2016**. The Matrix below summarizes loss types and relative compensation/allowances entitlements.

Table 1: Entitlement Matrix

Type of loss	Application	Definition of APs	Compensation entitlements
1. Agricultural land loss	AH losing agricultural land regardless of impact severity	Illegal Users	These APs will receive a rehabilitation allowance equal to 25% of the affected land market or cadastral value (whichever the highest)
2. Non-Agricultural Land loss	AH losing their commercial/ industrial, other land	Owner	Compensation at replacement value +15% either in cash at market rates or cadastral values (whichever the highest).
		Illegal Users	These APs will receive a rehabilitation allowance equal to 25% of the affected land market or cadastral value (whichever the highest)
3. Non-residential buildings/assets	AHs losing non-residential structures	AHs with valid registration	Cash compensation + 15% for loss of building at full replacement cost (not less than the market value) free of depreciation/transaction costs and salvaged materials. Partial impacts will entail the compensation of the affected portion of the building plus repairs (with agreement of APs).
		AHs with non legal buildings/structures built on the legal land	Cash compensation for loss of building at full replacement cost (to be not less than the market value) free of depreciation/transaction costs and salvaged materials.
		AHs with non-legal buildings/structures built on the non- legal land	Rehabilitation allowance equal to replacement cost (free of depreciation/transaction costs and salvaged materials) minus the legalization cost, up to a maximum up to 20% of market value.
5. Tree Losses	Trees affected	All AH regardless of legal status. (including owners subject to obtaining legal status and residents having no residency status)	Cash compensation at market rate based on type, age and productive value of the trees.
6. Business loss	Business	All AH regardless of legal status (including owners subject to obtaining legal status and residents having no residency status).	Owners: (i). (permanent impact) cash indemnity of 1 year net income; Assessment to be based on tax declaration. In absence of tax declaration the AH will receive a rehabilitation allowance based on the maximum non-taxable salary for the number of months of business stoppage up to 1 year. The maximum non-taxable salary is equal to minimum salary.
7. Employment losses	Permanent employment loss	Employees that were registered in the affected business 2 months prior to cut-off date	Indemnity equal to: 6 months of average monthly salary
8. Allowances for Severe Impacts	AH with >10% agricultural income loss	All severely affected AHs	1 additional compensation for fruit loss covering 1 year yield for APs affected by severe agricultural income losses
9. Relocation allowances	Transport costs	All AH	Provision of funds to cover transport costs

COMPLAINTS AND GRIEVANCE REDRESS

The following grievance redress mechanism is established for the Project.

Step 1 The PIU Resettlement Specialist will accept the complaints at first instance. Field office is established to be more accessible by APs. Meetings with APs once a week have been organized

starting from LARP preparation (Address: Nerqin Shengavit, N 75 School, Thursday from 15.00 to 17.00). If the RS cannot resolve the matter or the APs is not satisfied with the settlement offer, the formal written complain on the name of the Project Director should be submitted to the PIU office (address is provided in the Contacts section) or via email established for the collecting of complains: verabnaketsum@yerevan.am. The PIU will issue a formal response no later than in 30 days.

Step 2 If an AP is not satisfied with the solution or PIU cannot solve the issue, then the AP must lodge the complaint to YM on the name of the Mayor within one month after receiving response from the PIU. YM will respond to the complaint within 15 days after the submission of the complaint by AP. (Address: Argishti Street 1)

Step 3 If an AP is not satisfied with the solution or PIU cannot solve the issue, then the AP must lodge the complaint to Project Governing Council on the name of RA Prime Minister. (Address: Republic Square, Government House N1).

Finally, If the complainant is not satisfied with the decision of the PGC 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, APs have the right to submit their cases to a court of law at any point in time of the grievance process.

FREQUENTLY ASKED QUESTIONS

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

Contractors will not commence civil works in any section of the Project with LAR impacts until (a) the LARP is fully implemented; (b) agreed compensation is provided and rehabilitation assistance is in place, and (c) the affected areas are free of all obstructions.

➤ ***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. If you do not have a bank account, PIU will open the one for you free of charge.

➤ ***If the owner is not 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 or PIU 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 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 or PIU lawyers about the process of registration.

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

The steps envisaged are as follows.

- PIU will send the draft contracts to legal APs, including renters as soon as GoA and ADB endorsed the LARP. PIU will sign the final contracts within 3 months after it.

- The compensation amount will be paid within 15 days after the acquired property is registered in State Cadastre and the 15% will be paid after the AP hands over the property according to a handing act. The compensation/allowances will be transferred to the AP's bank account.

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

In this case the expropriation procedure through the court will be initiated. YM will not occupy the needed plot 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 a court deposit account.

CONTACTS

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

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1 MAPPING AND DMS METHODOLOGY

1.1 Factual Measurement

1. The measurement was conducted in accordance with the requirements of the Asian Development Bank (ADB) Policy and Annex 1 (directive on real estate measurement (registration) – hereinafter: Directive) of Decree No 283-N, dated October 20, 2011, by the State Committee of Real Estate Cadastre adjunct to the RoA Government (SCREC).
2. In accordance with ADB policy requirements, the ground situation assessment was based on the actual size of assets used by the AH at the moment of measurement. If the obtained measurements corresponded to the parameters (accounting for the permissible deviation range, defined by the SCREC) detailed in the property certificate issued by the SCREC, the property plans were prepared for submission to the SCREC.
3. If the obtained measurement did not correspond to the parameters (taking into account the permissible deviation range) stated in the property certificate issued by the SCREC, the owner of the given property was informed. If the owner wished a new layout was prepared for submission to the SCREC. After a corresponding correction in the ownership certificate was made, a final layout was prepared for submission to the SCREC in order to re-register the real estate prior to the signing of an asset acquisition contract

1.2 Measurement Procedure

4. Measurements were obtained in the presence of APs. The APs were informed of the measurement date and time by phone, a day prior to the field visit. This procedure ensured the measurement process was monitored by the APs.

1.2.1 Measurement of plots

5. The following steps were used to measure land plots:
 - (i) The land plot's borders were outlined.
 - (ii) All segments of the plot including turning points, plot coordinates and border line break points were marked, numbered and recorded.
 - (iii) Names, surnames and (titles, if known) of the property owners were recorded.If the area was fenced, the fence-line was taken as the reference for measurement. If there was no fence, the plot borders were established by the APs using the land plot.

1.2.2 Measurement of structures

6. Structures were measured in the following steps:
 - (i) The structures were measured both externally (from outside the structure) and internally (from inside the structure). An outline of the externally measured structure was drawn according to its position on the plot. Areas located within the structures were then

measured. Internal measurements were taken from the floor of the structure at a height of 1,20-1,30 meters

- (ii) The length, width and internal height of each area were measured as well as the thickness of the bearing walls and partitions. The location of doors and windows were marked. Apartments and non-residential areas located in multi-unit residential buildings as well as public and
- (iii) industrial facilities were measured only internally. Enclosures and improvements on the plot were also measured.

1.2.3 Quantitative and qualitative registration of property

- 7. The plots of land and structures built on them were described qualitatively and quantitatively:
 - (i) The quantitative data included length, width, height, surface area and volumes.
 - (ii) The qualitative data included the operational purpose (land categories) of the plot and the actual usage of the plot. The actual use of structures, date of construction, exterior design, degree of completion, construction material types (walls, floor slab, roof), etc were recorded.

1.3 Measurement Results

- 8. Draft layouts based on the obtained measurements were prepared, where the total property, affected parts and legal status of the property (ownership, rental) were distinguished by conventional symbols. For properties with ownership certificates, layouts of measured plots and structures were also prepared in addition to the draft layout, according to the layout templates and mandatory layout requirements approved in Decree No 284-N, dated October 20, 2011, by SCREC.

2 REAL ESTATE, CROPS AND TREES SURVEY

2.1 Real Estate Survey

9. 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:

(i) 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.

(ii) 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

(iii) 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.

10. 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.

11. At this stage, photographs of plots as well as external and internal structures were taken. All topography forms were completed and signed by the APs (or legally authorized representatives) and the evaluator.

2.2 Crops and Trees

12. 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.

2.2.1 Fruit Trees and Shrub Types

13. The age of fruit trees was determined by an experienced agronomist based on his expert opinion and classified into the following groups:

(i) seedlings

- (ii) non fruit bearing trees
- (iii) fruit bearing trees

2.2.2 Decorative Trees, Timber Trees and Shrubs

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

2.2.3 Crops

15. Since the detailed measurement surveys were undertaken from December 2012 to March 2013, the identification of one-year-old crops become problematic. In some cases, the agronomist was able to identify the type of crop planted a year ago based on remaining roots. In such cases, the sowing surface area of the crops was measured. In other cases, where previous crop identification was not determinable with certainty, the information presented for that particular plot in the Draft LARP was used.

3 ASSESSMENT AND CALCULATION OF COMPENSATIONS

16. Compensable property evaluation activities were carried out prior to measurement, topography, crops and tree registration and photography activities.

3.1 Process Regulating Documents

17. The methodology for compensation calculations and unit price calculations was developed in accordance with the following documents:

- (i) Safeguard Policy Statement, Asian Development Bank, 2009
- (ii) The RA Government Decision No. 273- N (dated 07.03.2012) on Approving the Land Acquisition and Resettlement Framework of the Sustainable Urban Development Investment Program and Calculation Order of Separate Compensation Types (LARF)
- (iii) The “RA Law 20-189-N on Real Estate Assessment Activities” adopted on 04.10.2005
- (iv) The RA National Standard on Real Estate Assessment in the Republic of Armenia
- (v) 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.”

3.2 Scope of Assessment

18. 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.

4 LAND VALUATION METHODOLOGY

4.1 General Approach

19. Under the LARF, 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
• substitution cost+ 15%	• substitution cost+ 15% (after receiving a legal status)	• 25% of the substitution cost
Leaseholders For the remaining lease years		
• up to 1 year- (substitution cost+15%) *0.05 • up to 15 years (substitution cost+15%) *0.14 • up to 25 years (substitution cost+15%) *0.20 • 25 years and more (substitution cost+15%) *0.25		

4.2 Assessment of the Land Substitution Cost

20. Land valuation was carried out at replacement 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.

21. 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.

4.3 Assessment Procedure

22. The land assessment comparative method was applied as follows:

- (i) similar real estate markets were analyzed
- (ii) at least three comparison units were defined
- (iii) necessary comparison elements were distinguished
- (iv) the cost of comparison units was adjusted according to comparison elements and several adjusted cost indicators averaged for the compared real estate
- (v) obtained market cost was compared with the cadastral cost
- (vi) the plot price was defined.

Step 1

23. 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 database¹ 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

24. 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

25. 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:

¹ 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.

Sales condition and market state

26. 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

27. 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, according to ADB policy, the assessment is based on the actual usage of the plot.

Actual usage

28. 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 crops². 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

29. 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

30. 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

31. 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

32. 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 infrastructures

33. 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

34. 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

35. 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, according to Decision 273-N

² 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

(LARF), the plots were assessed as private, then, depending on the type of entitlement, the compensation amount was determined.

Improvements

36. 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

37. 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
Price for 1 square meter (AMD)		30,064	13,333	12,933
Bargaining (Sales condition)		Sale	Sale	Sale
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
Time (Market state)	02.2013	11.2012	02.2012	02.2012
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
Targeted purpose	Populated area.	Populated area.	Populated area.	Populated area.
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
Operational purpose	Other lands	Resid. struct.	Resid. struct.	Resid. struct.
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
Actual purpose	Orchard	Resid. struct.	Resid. struct.	Resid. struct.
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
Location	Good	Excellent	Satisfactory	Satisfactory
Adjustment coefficient		0.80	1.20	1.20
Adjustment by AMD		-6,013	2,667	2,587
Position	Excellent	Excellent	Good	Good
Adjustment coefficient		1.00	1.20	1.20
Adjustment by AMD		0	2,667	2,587
Access to transport.	Good	Good	Good	Good
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
Physical characteristics: including				
Total surface area (square meter)	400.0	266.10	300.0	300.0
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
Facade (meter)	9.65	14.50	12.0	12.0
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
Availability of infrastructures	Satisfactory	Good	Satisfactory	Satisfactory
Adjustment coefficient		0.85	1.00	1.00
Adjustment by AMD		-4,510	0	0
Slope	Flat	Flat	Flat	Flat
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
Property entitlements	Illegal	Private.	Private.	Private.
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
Improvements	None	None	None	None
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
General adjustment (AMD)		-10,522	5,333	5,173
Price for 1 adjusted square meter (AMD)		19,542	18,666	18,106
Weight coefficient		0.33	0.34	0.33
A unit price for the assessed real estate	18,770			

Step 5

38. 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

39. 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

40. 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.

4.4 Methodology for Determination of Allowances for Illegally Used Land

41. Under the adopted LARF, the YM is committed to provision of rehabilitation allowances to all APs for the parts of illegally used land of the Yerevan, affected by the Project. The purpose of this allowance is to assist APs restore their livelihood.

42. A list of affected illegal land users was prepared during the field works /measurement and survey/. In terms of illegal land usage, it was accepted under LARP that such APs are persons who, during the measurement surveys presented themselves as the current users of the land over which they do not have a legal title, and that fact is confirmed by their neighbors. The list of such APs was updated continuously and finalized after several visits. The maps and lists created based on the measurements were examined by the local community authorities for verification and clarification of the information and identification of real land users.

43. The verification was based on certified forms issued to APs for the collection of signatures of neighboring users and witnesses living in the neighborhood. Each AP was required to collect five witness signatures which certify that s/he is the user of an affected part of land plot. The correctness of the signed forms was confirmed by the local community representatives.

44. Eligibility for compensation of the users of land without legal title was determined based on the following principles:

- (i) **Land for which there is no evidence of actual usage**, i.e. there are no existing structures (including fence) and/or trees (fruit bearing, decorative, wood), crops or other agricultural or any signs of works, improvements will be excluded from the lists of compensable APs.
- (ii) **Land on which usage is evident** - that is the land on which there were either existing structures (including fences) and/or trees (fruit bearing, timber and decorative trees), crops or other agricultural produce, or any signs of works will be compensated to APs.
- (iii) **Only an existing structure (e.g. a shop), located on a piece of land is used** - in this case, the part of the surface area occupied by such structure, and the area necessary for its maintenance (taken as equivalent to the external surface area of the existing commercial/business structure) will be compensated. For example, if external area of a building is 100m², then its illegal user will be entitled to compensation for 200m² of land.
- (iv) **Land with some fruit bearing, timber or decorative trees for which the use of the remaining land by inhabitants is not evident (doubtful)** -. in such cases, the existence of fruit bearing, decorative or timber trees was taken as valid proof that the plot is actually used. The local agricultural standard (Agricultural University) envisages different areas for different types of trees. Under this standard, walnuts need the largest area of 72m². In order to avoid complicated calculations and disputes for every type of a tree grown on an illegally used land plot, the YM decided to compensate 100m² of land for each tree. To define the portion of the plot to be compensated, 100m² of land per tree was set as a standard. For example, if the whole land plot area is 600 m² and there are 3 existing fruit bearing trees, then each tree will entitle the illegal land user to compensation for
 - (v) 100m² of land, that is 100 m² x 3 = 300 m². Therefore out of 600m² of a land plot, an illegal AP will be paid compensation for 300m² of land.
 - (vi) **A land plot is smaller than 100m² and it has one or more trees on it** - the exact area will be compensated regardless of the number of trees on the plot. For example, if the area of the land plot is 90 m² and there are 2 fruit bearing trees on the plot, only 90 m² will be eligible for compensation.
 - (vii) **An existing residential buildings is erected and used on a land plot** – external surface area of the building should be multiplied by 2 to calculate the area of the land compensation. For example, if the area of a residential building is 100 m², then the land compensated will be 200 m². The affected part of the land will be considered for compensation of an area up to 1000 m².
 - (viii) **An industrial building is erected and used on a land plot** - external surface area of the building should be multiplied by 3 to calculate the area of the land for compensation. For example, if the area of an industrial building is 100 m², then the land compensated will be 300 m². The affected part of the land will be considered for compensation of an area up to 1000 m².

5 BUILDING/STRUCTURE VALUATION METHODOLOGY

5.1 General Approach

45. The compensation for alienated buildings and structures was calculated for both the owners of legal structures and users of illegal structures. For each group, Decree 273-N (LARF) 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 and arbitrarily built RESIDENTIAL structures	Legal NON-RESIDENTIAL structures	Anauthorized NON-RESIDENTIAL structures on legal land	Anauthorized NON-RESIDENTIAL structures on arbitrarily used land
•replacement cost+ 15%	•replacement cost+ 15%	•replacement cost	•replacement cost-legalization expenses /not more than 20 %

5.2 Determination of Replacement Cost of Buildings/Structures

46. 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:

- (i) current market value of materials
- (ii) current cost of transportation of materials
- (iii) current labor costs, and
- (iv) cost of specific structural/esthetic features of the affected building.

47. 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 Aggregative Indicators for Civil Works (AICW).

48. The replacement costs of buildings and structures were determined on the basis of

- (i) data presented in relevant specialized normative bulletins (INCC) and other reliable sources
- (ii) data on costs mentioned in construction contracts for similar structures in market conditions.

49. 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.

50. 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.

51. 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.

52. The amount of business profit was determined on the basis of market analysis. According to Decree 273-N (LARF), 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.

53. 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-Ü, 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 (%).	0

Reference: private analysis, format: electronic version, Excel, "tarberutyun", sheet 1		
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 crammed 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
#	Type of building/structure	Residential house
	Measurement unit	Cubic meter
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	Reproduction (or replacement) expenses (7+9+11+13+15+17+19+21+23+25+26+27+28+29+31+32+34+36)	140,083

6 TREE AND CROPS COMPENSTATION METHODOLOGY

6.1 Assessment of Seedling and Mature Non Fruit Bearing Trees

54. 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.

6.1.1 Seedling Assessment Process

55. 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.

56. 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

6.1.2 Non fruit-bearing tree assessment process

57. 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_{MNB} – Market price of the tree

S_{MC} – Seedling market price

P_{MC} – Expenses needed for the annual activities to protect the tree

A_G – tree age

58. 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.	Hoeing of cups	Once

6.1.3 Fruit Tree Assessment Methodology

59. 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

60. 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

61. 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:

- (i) Information (obtained from the National Statistical Service of the Republic of Armenia) for the last 7 years (2006-2012) on the average annual⁴ sales prices of RA agricultural goods producers

Averaged retail prices (of the agricultural products) published in all the 2012 and 2013 current issues of the Agropress ten-day newspaper.⁵ 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

62. 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

63. 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

⁴

According to survey data of 7480 agricultural farms

⁵

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

6.1.4 Timber Tree Assessment Methodology

64. Timber trees were assessed based on age category (seedlings, tress 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:

- (ii) Tree type
- (iii) Tree diameter in centimeters, measured at a height of 1.3 m from the ground, including the bark
- (iv) Length of the trunk subject to processing (height in meters)⁶.

Step 1 Tree volume definition

65. 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.

66. 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)).

67. 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 _{1,3}	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 _{1,3} ; 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

68. 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.

⁶ 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

69. 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.

6.1.5 Crop/harvest Assessment Methodology

70. 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

71. 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:

- (i) Information (obtained from the National Statistical Service of the Republic of Armenia) from the last 7 years (2006-2012) on average annual⁷ sale prices of RA agricultural goods producers
- (ii) Averaged retail prices (of the agricultural products) published in all the 2012 and 2013 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

72. The yield was defined based on:

- (i) Professional literature,
- (ii) Average yield indicators published⁸ by the National Statistical Service of the Republic of Armenia analyzed for the last 7 years (2006-2012), 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.

⁷

According to survey data of 7480 agricultural farms

⁸

www.armstat.am

Step 3 Calculation of compensation

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

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

where:

CMC – Crop market price,

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

S – Crop sowing surface area.

7 VALUATION METHODOLOGY FOR COMPENSATION ENTREPRENEURIAL ACTIVITY

74. Compensation to affected parties presenting **Tax declaration or other tax information/statements**

- 1) **Legal person or individual entrepreneur paying value added tax** shall receive the compensation at the rate of annual net profit/income (In the event of permanent impact-for 1 year, in the event of temporary impact-up to 1 year), which is calculated at the rate of difference between the amount of taxable profit (taxable income) and amount of profit tax (income tax) which are recorded in tax declaration on profit (annual income for physical person) presented to tax authorities for previous year by applying income ratio from economic activities, which exists in impact zone of gross revenue of taxpayer.
- 2) **Legal person or individual entrepreneur not paying value added tax** shall receive the compensation at the rate of annual net profit/income (In the event of permanent impact-for 1 year, in the event of temporary impact-up to 1 year), which is calculated at the rate of difference between the amount of taxable profit (taxable income) and amount of profit tax (income tax) which are recorded in simplified tax declaration on profit tax (annual income for physical person) presented to tax authorities for previous year, by applying income ratio from economic activities, which exists in impact zone of gross revenue of taxpayer.
- 3) **Legal person or individual entrepreneur paying presumptive payment** shall receive the compensation at the rate of annual net profit/income (in the event of permanent impact-for 1 year, in the event of temporary impact-up to 1 year) resulted from economic activity in impact zone, which is calculated at the rate of difference between amount of calculated taxable profit (taxable income) for previous year, based on the estimated value of profit tax (income tax) specified in legislation for presumptive payment, and amount of estimated profit tax (estimated income tax).
- 4) **Physical persons and individual entrepreneurs paying license fee shall receive the compensation at the rate of annual net income** (in the event of permanent impact-for 1 year, in the event of temporary impact-up to 1 year) only for economic activity performed in impact zone, which is calculated at the rate of difference between amount of calculated taxable income for previous year, based on the estimated value of income tax specified in legislation for license fee, and amount of estimated income tax.
- 5) **Legal entities and individual entrepreneurs paying turnover tax.** Calculation of compensation amounts for losses of turnover tax paying legal entities and individual entrepreneurs for their entrepreneurial activity is not presented in the RA decree N 273-Ն as of 07.03.2012 on "Land acquisition and resettlement framework and calculation method of separate types of compensation under Sustainable Urban Development Investment Program". Taking into account the method of calculation of compensation amounts for separate tax types presented in the above mentioned decree and based on the calculation method of compensation amounts to be paid particularly to license fee payer physical entities and sole entrepreneurs, the same principle was applied for calculation of compensation amounts to be paid to turnover tax paying legal entities and sole entrepreneurs, i.e. in respect of turnover taxable activity the estimated amount of income tax and turnover tax (in 2014) was deducted from the previous year's (2014) turnover (taxable income), after which, in case of permanent cease of entrepreneurial activity, the registration fee is added to the received result.

75. Compensation to affected parties not presenting **Tax declaration or other tax information/statements**

- 1) *Legal persons or individual entrepreneurs subject to permanent impact*, who do not present to tax authorities tax declaration or other tax information/statement, shall receive cash indemnity at the rate of minimum wage for 12 months.
- 2) Legal persons or individual entrepreneurs subject to temporary impact, who do not present to tax authorities tax declaration or other tax information/statement, shall receive cash indemnity at the rate of minimum wage for the months when entrepreneurial activity will be terminated. Number of months of terminated entrepreneurial activity is calculated according to duration of such type of planned road works, on some sections of the road, which impacts entrepreneurial activity.

76. If termination of entrepreneurial activity will be extended due to implementation of project works, then additional compensation will be provided for additional months of construction works, but not more than for 12 months.

77. Compensation of sums spent on obtaining licenses and state registration for entrepreneurial activities

- 1) In the event of permanent termination of entrepreneurial activity, those legal or individual entrepreneurs who present to tax authorities tax declaration or other tax information/statements, shall receive also compensation at the rate of total amount they've paid for obtaining licenses and state registration for entrepreneurial activities within the scope of defined state duty (duties). Amounts that were spent on re-registration, as per state duty specified for that procedure, will be fully compensated for licenses that were granted according to RA "Law on Licensing" for carrying out entrepreneurial activity only in given district/location (types of activities marked with letter <Գ>) and will not be suspended, and instead will be re-registered to another address of entrepreneurial activity carried out by legal person (individual entrepreneur).
- 2) In the event of temporary termination of entrepreneurial activity, legal persons or individual entrepreneurs, who present to tax authorities tax declaration or other tax information /statements, shall receive the compensation for the licenses, which are subject to annual state fee. Compensation amount is calculated at the rate derivative from 1/12 of annual state fee and total months of temporary termination of entrepreneurial activity.

8 VALUATION METHODOLOGY FOR LOSS OF EMPLOYMENT

78. The employees entitled to this compensation are registered employees who have worked for an affected organization during at least two month prior to the start-day of the impacts assessment/AP census and for whom mandatory social security payments are calculated in accordance with RA law.

79. The compensation will be calculated based on the following principles:

- 1) In the event of permanent termination (permanent impact) of an entrepreneurial activity the employee shall receive cash indemnity for six months in the amount of the average monthly salary for each month.
- 2) In the event of temporary termination (temporary impact) of an entrepreneurial activity the employee shall receive a cash indemnity at the rate of average monthly salary for each month of termination of entrepreneurial activity, but cumulatively not more than for six months.

9 TRANSPORTATION COSTS

80. 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.

81. 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.

10 TRANSACTION COSTS

82. 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, payments and state duties defined by the notaries offices. 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.

11 CENSUS AND SOCIO-ECONOMIC SURVEY

11.1 Census

83. The aim of the census was to provide a detailed description of Affected Households in terms of gender, age and ethnicity. Data on vulnerability was submitted to the Ministry of Labor and Social Affairs for verification against a list of vulnerable AHs. During the survey, an Entitlement Matrix was distributed to all surveyed AHs.

11.2 Socio-Economic Survey

84. The SES aimed to describe AH's:

- (i) socio-economic state
- (ii) access to social services and transport, incomes and expenditures, use of legitimate, rented and arbitrarily-used lands and structures
- (iii) apartment state and general conditions, attitude towards the program, perceptions of resettlement consequences, etc.

85. AH's compensation perceptions, life sustenance issues and possible need for additional support were addressed by a separate group of questions. The SES was implemented through the application of both qualitative and quantitative methodologies in order to develop a comprehensive picture.

11.2.1 Qualitative Survey Methodology

86. The following groups were surveyed by in-depth interviews and focus group interviews:

- (i) Respondents, who lost a permanent and temporary business
- (ii) Respondents, who lost a permanent job
- (iii) Vulnerable Ahs
- (iv) Respondents, who lost residential structures.

87. All the interviews were recorded and transcribed. Interview durations varied from 25 minutes to 1.5 hours. The table below presents the number of conducted interviews by respondent type.

11.2.2 Quantitative Survey Methodology

88. The surveys were conducted in 2013. Representatives of owners, leaseholders, unauthorized users, permanently affected small businesses as well as employees took part in the survey. Persons who were most familiar with the socio-economic situation of the family completed the survey. The interview was conducted with AHs that had a relevant loss according to the following 4 questionnaires:

- (i) AH questionnaire: for affected lands, owners of buildings and other assets, leaseholders and users
- (ii) AH questionnaire: for AHs that lost a job at the affected businesses
- (iii) AH questionnaire: for respondents, who lost affected SM

(iv) AH questionnaire: for respondents, who lost affected big business

89. All questionnaires were verified one day after returning from the field. Identified inconsistencies were checked through a phone call with the respondent. Only questionnaires that underwent a logical verification were entered. Data entry was conducted in Excel. Each deviation that occurred during the data cleaning process was corrected according to the information specified in the questionnaire. Entered data was analyzed in SPSS and output tables were prepared according to pre-defined formats.

12 PREPARATION OF PROTOCOLS

90. Description protocols were prepared (based on data collected through a detailed measurement study - census) in a format approved by Government Decision N 1275-N dated 2010. Land, structure and business description protocols were prepared. Protocols were prepared for both legitimate and illegitimate assets.

91. For legitimate assets, the description protocols were prepared and signed by the owners/leaseholders on 12.04.2012 by the Investing Projects Implementation Unit Building up of Yerevan PIU. A change of the description protocol was prepared, if necessary, and signed by the owners in the planned procedure.

92. A program was developed by professional programmers to create protocols automatically. This approach ensured that the information available in the protocols was identical with the information presented in the LARP and the database to be used during the LARP implementation external and internal monitoring was identical to the information of the protocol to be sent to the AP.

93. In cases when it was not possible to meet the owner/user/, leaseholder, an act was prepared on failure to sign the protocol, where the reason for the failure to sign is pointed out.

Yerevan Western Ring Road

Interchange Between NS Corridor and Artashat Highway

Questionnaire for employees of affected businesses

Questionnaire N_____

Dear Sir/Madam,

Our Government and the Asian Development Bank implement a project reconstruction of roads within subprojects of two highways. In order to minimize adverse effects of the Project and to prepare program for rehabilitation of affected livelihoods, before the commencement of construction for each of those two subprojects, it is required to conduct a survey. Your opinion is of a great importance for the Project. We would appreciate if you give us a few answers about your household, give your views, opinions and suggestions, so we could address current situation and suggest appropriate strategies for the Project. The necessary personal data will be used only for the statistical analysis of the survey. We assure you that no personal data will be given or revealed to any third party under any circumstances. We thank you in advance for your collaboration.

Name and surname of the respondent (indicate relationship with AP)_____

Address of the affected property (*INDICATION* : in case the address is missing enter code 98)_____

AP's residence address _____

Identification number in data base (*INDICATION* : to be filled in by checking person)_____

Lot code of the affected land _____

Respondent's phone number _____

Code of interviewer _____

Date of the interview (day, month, year) _____

Start time of the interview _____

End of the interview _____

No	Type of affect	1.Yes 2.No
1	Loss of Land	
2	Loss of structure/residential	
3	Loss of structure/ non-residential	
4	Loss of business	
5	Loss of employment	
6	Fruit trees	
7	Crops	
8	Decorative and Wood trees	
9	Other	

1 STRUCTURE OF THE HOUSEHOLD AND ITS SOCIOECONOMIC STATUS

I'd like to make a list of all members of your household – present and living away from home. Under household we mean people living under the same roof and the same family budget. Let's start to record data on head of household and then on the spouse, children and other members of the household.

1.1 CHARACTERISTICS OF HOUSEHOLD

No	Name, Surname	Relationship to HH head	Ethnicity	Age	Gender	Marital status	Education
		1.Head 2.Husband/wife 3.Daughter 4.Son 5.Mother 6.Father 7.Sister 8.Brother 9.Grandmother 10.Grandfather 11. Daughter-in-low 12.Son-in-low 13.Grandson 14.Grand-daughter 15.Husband's mother 16.Husband's father 17. Wife's mother 18. Wife's father 99.Other ____	1.Armenian 2.Yezdi 3.Russian 99. Other		1. Male 2. Female	1.Married 2.Single 3.Widowed 4.Divorced 98. Not applicable /till 18 years old/	1.Illiterate 2. Elementary 3. Post-primary 4. Secondary (10 yeras) 5. High school (12 years) 6. Secondary professional 7. University student (Permanent) 8.University student (distance) 9. University degree 10. Post-graduate 98.Not applicable (till 6 years old)
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							

1.2. EMPLOYMENT STATUS/INCOME SOURCE

No	1.Name / Surname (Write the code from table 1.1)	2. Employment status/ source of income		3. Occupation		4. Type of work	5. The source of average monthly income for last 6 months		6. Average monthly income for last 6 months		7. Social group	
		1. Employed 2. Pensioner → 5 3. Student, pupil → 5 4. Unemployed and not looking for a job → 5 5. Unemployed and looking for a job → 5 6. Army Servant → 7 7. Incapable → 5 8. Other 98. Not applicable till 6 years old → 7		1. Civil servant 2. Employee in private sector 3. Self-employed, entrepreneur 4. Employer 5. Occupied in private agricultural HH 6. Occupation in other agricultural sector 99. Other 98. Not applicable		1. Permanent 2. Seasonal 3. Temporary 4. Time to time 98. Not applicable	1. Salary 2. Old age pension 3. Scholarship 4. Other pension 5. Social benefit 6. Remittance from abroad 7. Remittance from Armenia 8. Rental income 99. Other					1. Disabled worker 1 st group 2. Disabled worker 2 nd group 3. Disabled worker 3 rd group 4. Disabled from birth, 5. Orphan child 6. Single parent 7. Single pensioner 8. Refugee 98. None of mentioned
		1	2	1	2		1	2	1	2	1	2
1												
2												
3												
4												
5												
6												
7												

(Please, insert data about all HH members)

1.3 Identify, please, those income sources which are common for your Household?

	5. The source of average monthly income for last 6 months	6. Average monthly income for last 6 months
	1. Other pension 2. Social benefit 3. Remittance from abroad 4. Remittance from Armenia 5. Rental income 99. Other	
1		
2		
3		
4		
5		

1.4. Who in your HH provides the main portion of finances to family budget?

INDICATION: enter the respective number of a relevant family member reflected in Table 1.2.

1.5. What kind of assistance did you or your family members receive from the state in 2012?

INTERVIEWER – ACCEPT ALL POSSIBLE ANSWERS GIVEN BY THE RESPONDENTS

1.5 Social assistance	1. Yes 2. No
1. Old age pension	
2. Invalidity pension	
3. Benefit for the loss of a breadwinner	
4. Child care benefit for up to 2 years old children	
5. Child birth benefit	
6. Poverty family benefit	
7. Lump sum benefit, aid	
1. Other /identify/	

1.6 In case you wish, would you or your household members to

	1. Yes 2. No
1 Maintain appropriate heating in the house	
2 Pay annually for one week holiday/rest	
3 Change worn-out furniture	
4 Buy new clothing	
5 Buy meat, chicken, fish at least once in two days	
6 Host friends /at least once in a month	
7 Buy two pairs of shoes for each season	
8 Implement home interior decoration/design	

1.7. Do you have any loan or debt at present?

1. Yes	1.1 The amount of money			1.2 Currency 1. AMD 2. US Dollar 3. Euro 4. Russian Ruble			1.3 Source /Several answers are possible/ 1. bank/credit organization 2. private person 99.other			1.4 Have you pledged the land or building subject to acquisition against debt / loan. Applicable only for own property 1. Yes 2. No	
Total amount											
2. No											

2 SELF-ESTIMATED HOUSEHOLD EXPENDITURES

2.1 Kindly indicate approximate monthly expenditure on different items.

Expenditure	Average monthly expenditure (AMD)
1. Food	
2. Personal transport /included petrol/	
3. Public transport	
4. Clothing	
5. Health (medicines, services)	
6. Education (tuition, services)	
7. Mobile phone	
8. Fixed telephone	
9. Social functions/obligations	
10. Power bills (electricity, gas and other utilities etc.)	
11. Revenue rent	
12. Property rent /if applicable/	
13. Machinery (mobile, computer, TV etc.)	
14. Other/current costs	
Total	

3 ACCESSIBILITY TO TRANSPORT

3.1 What mode of transport do you generally use and for what purpose?

Purpose of transportation use	Mode of transport								
	1. Fixed-run minibus	2. Bus	3. Trolley-buses	4. Metro	5. Taxi	6. Personal car	7. On foot	8. Other (please specify)	98. Not applicable
1. Work									
2. Market									
3. Hospital									
4. Pharmacy									
5. School/University									
6. Other educational facility									
7. Religious facility									
8 Recreational									
9. Shop, market center									
99 Other									
3.2 What is the longest distance you generally covered using transportation (km): _____									
3.3 What is average monthly cost of transportation for your household (AMD): _____									

4 AFFECTED LAND PLOTS AND STRUCTURES

4.1 Could you please tell me about land plots and structures owned/used by your household, including legal and illegal properties?

Type of property	1.Land									2.Building/structure								
	1.Own			2.Rented			3.Illegal			1.Own			2.Rented			3.Illegal		
	Quantity	Surface (m ²)	Using Card 1	Quantity	Surface (m ²)	Using Card 1	Quantity	Surface (m ²)	Using Card 1	Quantity	Surface (m ²)	Using Card 2	Quantity	Surface (m ²)	Using Card 2	Quantity	Surface (m ²)	Using Card 2
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.3.1	1.3.2	1.3.3	2.1.1	2.1.2	2.1.3	2.2.1	2.2.2	2.2.3	2.3.1	2.3.2	2.3.3
1. Just Land										x	x	x	x	x	x	x	x	x
2. Land with buildings																		
3. Residential Building	x	x	x	x	x	x	x	x	x									
4. Apartment	x	x	x	x	x	x	x	x	x									
5. Non-residential Building	x	x	x	x	x	x	x	x	x									
6. Other (specify)																		

4.2 How many rooms does your apartment consist of? (TO INTERVIEWER : to exclude only bathroom).

--	--

4.3 Is your residence:

1. Fully owned
2. Still being repayed / purchased by mortgage/hypothecary loan
3. Leased
4. Used (rented without rental fee)
5. Illegal
99. Other_____

4.4 Current condition of your residence	Yes	No
1. Insufficiency of space	1	2
2. Noise /neighbours	1	2
3. Other noise (traffic, plant, business)	1	2
4. Insufficient lighting	1	2
5. Lack of heating	1	2
6. Leaking roof	1	2
7. Walls, floor, fundament humidity	1	2
8. Rotten window frames, and / or floor	1	2
9. Waste problem /included traffic and industrial waste	1	2
10. Threat of crime in the area	1	2
99. Other (please specify)		

5.PERCEPTION ABOUT THE PROJECT AND RELATED ISSUES

5.1 Have you ever heard about this Project? 1. Yes (Describe) 2. No

5.2 Are you familiar with the available grievance procedure? 1. Yes (Describe) 2. No

5.3 Please indicate any of the following advantages / positive impacts from the proposed Project:

No	Advantages from the Project	1. Yes 2. No	Remarks
1	Employment opportunities		
2	Business opportunities		
3	Increase in real estate value		
4	Overall appearance of the area		
5	Influx of new residents		
6	Easier access to services, other parts of the city		
7	No advantages		
99	Other: (specify)		

5.4 Please indicate any of the following disadvantages / adverse effects from the Project within your area:

No	Disadvantages from the Project	1. Yes 2. No	Remarks
1	Relocation		
2	Income reduction		
3	Traffic congestion		
4	Traffic safety deterioration, accidents risk increase		
5	Increase in real estate costs		
6	Environmental effects		
7	Commercialization		
8	Loss of social interaction with relatives, neighbors, friends		
9	Loss of community places		

10	No disadvantages		
99	Other: (specify)		

6 RELOCATION AND LIVELIHOOD ISSUES

6.1 If you lose the job because of the Project, would you be able to get another job within the next six months?

1. Yes
2. No /proceed to the next question

If yes, then what kind of work (please, describe)

6.2 What kind of support/assistance would you need to get another job quickly? *(to Interviewer: indicate 3 main needs)*

1. -----
2. -----
3. -----

6.3 Would you undertake some re-training if it helps to find work quickly?

1. Yes

If yes, what kind of re-training you would propose?

2. No (if no, please give the reason)

The information provided by me is accurate and corresponds to the true facts. With my signature I confirm that I have received the entitlement matrix with the information about the Project.

Signature and name of Interviewee

Yerevan Western Ring Road

Interchange Between NS Corridor and Artashat Highway

Questionnaire for representatives of small and middle affected businesses

Questionnaire N_____

Dear Sir/Madam,

Our Government and the Asian Development Bank implement a project reconstruction of roads within subprojects of two highways. In order to minimize adverse effects of the Project and to prepare program for rehabilitation of affected livelihoods, before the commencement of construction for each of those two subprojects, it is required to conduct a survey. Your opinion is of a great importance for the Project. We would appreciate if you give us a few answers about your household, give your views, opinions and suggestions, so we could address current situation and suggest appropriate strategies for the Project. The necessary personal data will be used only for the statistical analysis of the survey. We assure you that no personal data will be given or revealed to any third party under any circumstances. We thank you in advance for your collaboration.

Name and surname of the respondent (indicate relationship with AP)_____

Address of the affected property (*INDICATION* : in case the address is missing enter code 98)_____

AP's residence address _____

Identification number in data base (*INDICATION* : to be filled in by checking person)_____

Lot code of the affected land _____

Respondent's phone number _____

Code of interviewer _____

Date of the interview (day, month, year) _____

Start time of the interview _____

End of the interview _____

No	Type of affect	1.Yes 2.No
1	Loss of Land	
2	Loss of structure/residential	
3	Loss of structure/ non-residential	
4	Loss of business	
5	Loss of employment	
6	Fruit trees	
7	Crops	
8	Decorative and Wood trees	
9	Other	

1 STRUCTURE OF THE HOUSEHOLD AND ITS SOCIOECONOMIC STATUS

I'd like to make a list of all members of your household – present and living away from home. Under household we mean people living under the same roof and the same family budget. Let's start to record data on head of household and then on the spouse, children and other members of the household.

1.1 CHARACTERISTICS OF HOUSEHOLD

No	Name, Surname	Relationship to HH head	Ethnicity	Age	Gender	Marital status	Education
		1.Head 2.Husband/wife 3.Daughter 4.Son 5.Mother 6.Father 7.Sister 8.Brother 9.Grandmother 10.Grandfather 11. Daughter-in-low 12.Son-in-low 13.Grandson 14.Grand-daughter 15.Husband's mother 16.Husband's father 17. Wife's mother 18. Wife's father 99.Other ____	1.Armenian 2.Yezdi 3.Russian 99. Other		1. Male 2. Female	1.Married 2.Single 3.Widowed 4.Divorced 98. Not applicable /till 18 years old/	1.Illiterate 2. Elementary 3. Post-primary 4. Secondary (10 yeras) 5. High school (12 years) 6. Secondary professional 7. University student (Permanent) 8.University student (distance) 9. University degree 10. Post-graduate 98.Not applicable (till 6 years old)
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							

1.2. EMPLOYMENT STATUS/INCOME SOURCE

No	1.Name / Surname (Write the code from table 1.1)	2. Employment status/ source of income		3. Occupation		4. Type of work	5. The source of average monthly income for last 6 months		6. Average monthly income for last 6 months		7. Social group	
		1. Employed 2. Pensioner → 5 3. Student, pupil → 5 4. Unemployed and not looking for a job → 5 5. Unemployed and looking for a job → 5 6. Army Servant → 7 7. Incapable → 5 8. Other 98. Not applicable till 6 years old → 7		1. Civil servant 2. Employee in private sector 3. Self-employed, entrepreneur 4. Employer 5. Occupied in private agricultural HH 6. Occupation in other agricultural sector 99. Other 98. Not applicable		1. Permanent 2. Seasonal 3. Temporary 4. Time to time 98. Not applicable	1. Salary 2. Old age pension 3. Scholarship 4. Other pension 5. Social benefit 6. Remittance from abroad 7. Remittance from Armenia 8. Rental income 99. Other					1. Disabled worker 1 st group 2. Disabled worker 2 nd group 3. Disabled worker 3 rd group 4. Disabled from birth, 5. Orphan child 6. Single parent 7. Single pensioner 8. Refugee 98. None of mentioned
		1	2	1	2		1	2	1	2	1	2
1												
2												
3												
4												
5												
6												
7												

(Please, insert data about all HH members)

1.3 Identify, please, those income sources which are common for your Household?

	5. The source of average monthly income for last 6 months	6. Average monthly income for last 6 months
	1. Other pension 2. Social benefit 3. Remittance from abroad 4. Remittance from Armenia 5. Rental income 99. Other	
1		
2		
3		
4		
5		

1.4. Who in your HH provides the main portion of finances to family budget?

INDICATION: enter the respective number of a relevant family member reflected in Table 1.2.

1.5. What kind of assistance did you or your family members receive from the state in 2012?

INTERVIEWER – ACCEPT ALL POSSIBLE ANSWERS GIVEN BY THE RESPONDENTS

1.5 Social assistance	1. Yes 2. No
1. Old age pension	
2. Invalidity pension	
3. Benefit for the loss of a breadwinner	
4. Child care benefit for up to 2 years old children	
5. Child birth benefit	
6. Poverty family benefit	
7. Lump sum benefit, aid	
1. Other /identify/	

1.6 In case you wish, would you or your household members to

	1. Yes 2. No
1 Maintain appropriate heating in the house	
2 Pay annually for one week holiday/rest	
3 Change worn-out furniture	
4 Buy new clothing	
5 Buy meat, chicken, fish at least once in two days	
6 Host friends /at least once in a month	
7 Buy two pairs of shoes for each season	
8 Implement home interior decoration/design	

1.7. Do you have any loan or debt at present?

1. Yes	1.1 The amount of money	1.2 Currency	1.3 Source	1.4 Have you pledged the land or building subject to acquisition against debt / loan. Applicable only for own property
		1. AMD 2. US Dollar 3. Euro 4. Russian Ruble	/Several answers are possible/ 1. bank/credit organization 2. private person 99.other	1. Yes 2. No
Total amount				
2. No				

2 SELF-ESTIMATED HOUSEHOLD EXPENDITURES

2.1 Kindly indicate approximate monthly expenditure on different items.

Expenditure	Average monthly expenditure (AMD)
1. Food	
2. Personal transport /included petrol/	
3. Public transport	
4. Clothing	
5. Health (medicines, services)	
6. Education (tuition, services)	
7. Mobile phone	
8. Fixed telephone	
9. Social functions/obligations	
10. Power bills (electricity, gas and other utilities etc.)	
11. Revenue rent	
12. Property rent /if applicable/	
13. Machinery (mobile, computer, TV etc.)	
14. Other/current costs	
Total	

3 ACCESSIBILITY TO TRANSPORT

3.1 What mode of transport do you generally use and for what purpose?

Purpose of transportation use	Mode of transport								
	1. Fixed-run minibus	2. Bus	3. Trolley-buses	4. Metro	5. Taxi	6. Personal car	7. On foot	8. Other (please specify)	98. Not applicable
1. Work									
2. Market									
3. Hospital									
4. Pharmacy									
5. School/University									
6. Other educational facility									
7. Religious facility									
8 Recreational									
9. Shop, market center									
99 Other									
3.2 What is the longest distance you generally covered using transportation (km): _____									
3.3 What is average monthly cost of transportation for your household (AMD): _____									

4 AFFECTED LAND PLOTS AND STRUCTURES

4.1 Could you please tell me about land plots and structures owned/used by your household, including legal and illegal properties?

Type of property	1.Land									2.Building/structure								
	1.Own			2.Rented			3.Illegal			1.Own			2.Rented			3.Illegal		
	Quantity	Surface (m ²)	Using Card 1	Quantity	Surface (m ²)	Using Card 1	Quantity	Surface (m ²)	Using Card 1	Quantity	Surface (m ²)	Using Card 2	Quantity	Surface (m ²)	Using Card 2	Quantity	Surface (m ²)	Using Card 2
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.3.1	1.3.2	1.3.3	2.1.1	2.1.2	2.1.3	2.2.1	2.2.2	2.2.3	2.3.1	2.3.2	2.3.3
1. Just Land										x	x	x	x	x	x	x	x	x
2. Land with buildings																		
3. Residential Building	x	x	x	x	x	x	x	x	x									
4. Apartment	x	x	x	x	x	x	x	x	x									
5. Non-residential Building	x	x	x	x	x	x	x	x	x									
6. Other (specify)																		

4.2 How many rooms does your apartment consist of? (TO INTERVIEWER : to exclude only bathroom).

--	--

4.3 Is your residence:

1. Fully owned
2. Still being repayed / purchased by mortgage/hypothecary loan
3. Leased
4. Used (rented without rental fee)
5. Illegal
99. Other_____

4.4 Current condition of your residence	Yes	No
1. Insufficiency of space	1	2
2. Noise /neighbours	1	2
3. Other noise (traffic, plant, business)	1	2
4. Insufficient lighting	1	2
5. Lack of heating	1	2
6. Leaking roof	1	2
7. Walls, floor, fundament humidity	1	2
8. Rotten window frames, and / or floor	1	2
9. Waste problem /included traffic and industrial waste	1	2
10. Threat of crime in the area	1	2
99. Other (please specify)		

5.PERCEPTION ABOUT THE PROJECT AND RELATED ISSUES

5.1 Have you ever heard about this Project? 1. Yes (Describe) 2. No

5.2 Are you familiar with the available grievance procedure? 1. Yes (Describe) 2. No

5.3 Please indicate any of the following advantages / positive impacts from the proposed Project:

No	Advantages from the Project	1. Yes 2. No	Remarks
1	Employment opportunities		
2	Business opportunities		
3	Increase in real estate value		
4	Overall appearance of the area		
5	Influx of new residents		
6	Easier access to services, other parts of the city		
7	No advantages		
99	Other: (specify)		

5.4 Please indicate any of the following disadvantages / adverse effects from the Project within your area:

No	Disadvantages from the Project	1. Yes 2. No	Remarks
1	Relocation		
2	Income reduction		
3	Traffic congestion		
4	Traffic safety deterioration, accidents risk increase		
5	Increase in real estate costs		
6	Environmental effects		
7	Commercialization		
8	Loss of social interaction with relatives, neighbors, friends		

9	Loss of community places		
10	No disadvantages		
99	Other: (specify)		

6 LIVELIHOOD ISSUES

6.1. How many years have you been maintaining this business?

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6.2. Do you or one of your household members work in that business?

1. Yes
2. No / proceed to question 4

6.3. Who works in that business? *(to Interviewer : INDICATE NAME AND SURNAME)*

1. -----
2. -----
3. -----
4. -----

6.4. If you lose your business, will you be satisfied with cash compensation?

1. Yes, completely
2. Yes, partially / proceed to question 6.5
3. No, not at all / proceed to question 6.5

6.5. After you receive your compensation at current market rate, will you be:

- 1 Better off than before the Project
- 2 Same as before the Project
- 3 Worse than before the Project
- 4 I don't know

The information provided by me is accurate and corresponds to the true facts. With my signature I confirm that I have received the entitlement matrix with the information about the Project.

Signature and name of Interviewee

Yerevan Western Ring Road

Interchange Between NS Corridor and Artashat Highway

Affected Household Questionnaire for Owners, Renters and Users of Affected Land, Buildings and other Assets

Questionnaire N_____

Dear Sir/Madam,

Our Government and the Asian Development Bank implement a project reconstruction of roads within subprojects of two highways. In order to minimize adverse effects of the Project and to prepare program for rehabilitation of affected livelihoods, before the commencement of construction for each of those two subprojects, it is required to conduct a survey. Your opinion is of a great importance for the Project. We would appreciate if you give us a few answers about your household, give your views, opinions and suggestions, so we could address current situation and suggest appropriate strategies for the Project. The necessary personal data will be used only for the statistical analysis of the survey. We assure you that no personal data will be given or revealed to any third party under any circumstances. We thank you in advance for your collaboration.

Name and surname of the respondent (indicate relationship with AP)_____

Address of the affected property (*INDICATION* : in case the address is missing enter code 98)_____

AP's residence address _____

Identification number in data base (*INDICATION* : to be filled in by checking person)_____

Lot code of the affected land _____

Respondent's phone number _____

Code of interviewer _____

Date of the interview (day, month, year) _____

Start time of the interview _____

End of the interview _____

No	Type of affect	1.Yes 2.No
1	Loss of Land	
2	Loss of structure/residential	
3	Loss of structure/ non-residential	
4	Loss of business	
5	Loss of employment	
6	Fruit trees	
7	Crops	
8	Decorative and Wood trees	
9	Other	

1 STRUCTURE OF THE HOUSEHOLD AND ITS SOCIOECONOMIC STATUS

I'd like to make a list of all members of your household – present and living away from home. Under household we mean people living under the same roof and the same family budget. Let's start to record data on head of household and then on the spouse, children and other members of the household.

1.1 CHARACTERISTICS OF HOUSEHOLD

No	Name, Surname	Relationship to HH head	Ethnicity	Age	Gender	Marital status	Education
		1.Head 2.Husband/wife 3.Daughter 4.Son 5.Mother 6.Father 7.Sister 8.Brother 9.Grandmother 10.Grandfather 11. Daughter-in-law 12.Son-in-law 13.Grandson 14.Grand-daughter 15.Husband's mother 16.Husband's father 17. Wife's mother 18. Wife's father 99.Other ____	1.Armenian 2.Yezdi 3.Russian 99. Other		1. Male 2. Female	1.Married 2.Single 3.Widowed 4.Divorced 98. Not applicable /till 18 years old/	1.Illiterate 2. Elementary 3. Post-primary 4. Secondary (10 yeras) 5. High school (12 years) 6. Secondary professional 7. University student (Permanent) 8.University student (distance) 9. University degree 10. Post-graduate 98.Not applicable (till 6 years old)
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							

1.2. EMPLOYMENT STATUS/INCOME SOURCE

No	1.Name / Surname (Write the code from table 1.1)	2. Employment status/ source of income	3. Occupation	4. Type of work	5. The source of average monthly income for last 6 months	6. Average monthly income for last 6 months	7. Social group
		1. Employed 2. Pensioner → 5 3. Student, pupil → 5 4. Unemployed and not looking for a job → 5 5. Unemployed and looking for a job → 5 6. Army Servant → 7 7. Incapable → 5 8. Other 98. Not applicable till 6 years old → 7	1. Civil servant 2. Employee in private sector 3. Self-employed, entrepreneur 4. Employer 5. Occupied in private agricultural HH 6. Occupation in other agricultural sector 99. Other 98. Not applicable	1. Permanent 2. Seasonal 3. Temporary 4. Time to time 98. Not applicable	1. Salary 2. Old age pension 3. Scholarship 4. Other pension 5. Social benefit 6. Remittance from abroad 7. Remittance from Armenia 8. Rental income 99. Other		1. Disabled worker 1 st group 2. Disabled worker 2 nd group 3. Disabled worker 3 rd group 4. Disabled from birth, 5. Orphan child 6. Single parent 7. Single pensioner 8. Refugee 98. None of mentioned
		1 2	1 2		1 2	1 2	1 2
1							
2							
3							
4							
5							
6							
7							

(Please, insert data about all HH members)

1.3 Identify, please, those income sources which are common for your Household?

	5. The source of average monthly income for last 6 months	6. Average monthly income for last 6 months
	1. Other pension 2. Social benefit 3. Remittance from abroad 4. Remittance from Armenia 5. Rental income 99. Other	
1		

2		
3		
4		
5		

1.4. Who in your HH provides the main portion of finances to family budget?

INDICATION: enter the respective number of a relevant family member reflected in Table 1.2.

1.5. What kind of assistance did you or your family members receive from the state in 2012?

INTERVIEWER – ACCEPT ALL POSSIBLE ANSWERS GIVEN BY THE RESPONDENTS

1.5 Social assistance	1. Yes 2. No
1. Old age pension	
2. Invalidity pension	
3. Benefit for the loss of a breadwinner	
4. Child care benefit for up to 2 years old children	
5. Child birth benefit	
6. Poverty family benefit	
7. Lump sum benefit, aid	
1. Other /identify/	

1.6 In case you wish, would you or your household members to

	1. Yes 2. No
1 Maintain appropriate heating in the house	
2 Pay annually for one week holiday/rest	
3 Change worn-out furniture	
4 Buy new clothing	
5 Buy meat, chicken, fish at least once in two days	
6 Host friends /at least once in a month	
7 Buy two pairs of shoes for each season	
8 Implement home interior decoration/design	

1.7. Do you have any loan or debt at present?

1. Yes	1.1 The amount of money	1.2 Currency 1. AMD 2. US Dollar 3. Euro 4. Russian Ruble	1.3 Source <i>/Several answers are possible/</i> 1. bank/credit organization 2. private person 99.other	1.4 Have you pledged the land or building subject to acquisition against debt / loan. Applicable only for own property 1. Yes 2. No
Total amount				
2. No				

2 SELF-ESTIMATED HOUSEHOLD EXPENDITURES

2.1 Kindly indicate approximate monthly expenditure on different items.

Expenditure	Average monthly expenditure (AMD)
1. Food	
2. Personal transport /included petrol/	
3. Public transport	
4. Clothing	
5. Health (medicines, services)	
6. Education (tuition, services)	
7. Mobile phone	
8. Fixed telephone	
9. Social functions/obligations	
10. Power bills (electricity, gas and other utilities etc.)	
11. Revenue rent	
12. Property rent /if applicable/	
13. Machinery (mobile, computer, TV etc.)	
14. Other/current costs	
Total	

3 ACCESSIBILITY TO TRANSPORT

3.1 What mode of transport do you generally use and for what purpose?

Purpose of transportation use	Mode of transport								
	1. Fixed-run minibus	2. Bus	3. Trolley-buses	4. Metro	5. Taxi	6. Personal car	7. On foot	8. Other (please specify)	98. Not applicable
1. Work									
2. Market									
3. Hospital									
4. Pharmacy									
5. School/University									
6. Other educational facility									
7. Religious facility									
8. Recreational									
9. Shop, market center									
99 Other									
3.2 What is the longest distance you generally covered using transportation (km):									
3.3 What is average monthly cost of transportation for your household (AMD):									

4 AFFECTED LAND PLOTS AND STRUCTURES

4.1 Could you please tell me about land plots and structures owned/used by your household, including legal and illegal properties?

Type of proprty	1.Land									2.Building/structure								
	1.Own			2.Rented			3.Illegal			1.Own			2.Rented			3.Illegal		
	Qua ntity	Surfac e (m ²)	Using Card 1	Qua ntity	Surfac e (m ²)	Using Card 1	Quant ity	Surfac e (m ²)	Using Card 1	Quant ity	Surfac e (m ²)	Using Card 2	Qua ntity	Surfac e (m ²)	Using Card 2	Qua ntity	Surfac e (m ²)	Using Card 2
	1.1.1	1.1.2	1.1.3	1.2.1	1.2.2	1.2.3	1.3.1	1.3.2	1.3.3	2.1.1	2.1.2	2.1.3	2.2.1	2.2.2	2.2.3	2.3.1	2.3.2	2.3.3
1. Just Land										x	x	x	x	x	x	x	x	x
2. Land with buildings																		
3. Residential Building	x	x	x	x	x	x	x	x	x									
4. Apartment	x	x	x	x	x	x	x	x	x									
5. Non-residential Building	x	x	x	x	x	x	x	x	x									
6. Other (specify)																		

4.2 How many rooms does your apartment consist of? (TO INTERVIEWER : to exclude only bathroom).

--	--

4.3 Is your residence:

1. Fully owned
2. Still being repayed / purchased by mortgage/hypothecary loan
3. Leased
4. Used (rented without rental fee)
5. Illegal
99. Other_____

4.4 Current condition of your residence	Yes	No
1. Insufficiency of space	1	2
2. Noise /neighbours	1	2
3. Other noise (traffic, plant, business)	1	2
4. Insufficient lighting	1	2
5. Lack of heating	1	2
6. Leaking roof	1	2
7. Walls, floor, fundament humidity	1	2
8. Rotten window frames, and / or floor	1	2
9. Waste problem /included traffic and industrial waste	1	2
10. Threat of crime in the area	1	2
99. Other (please specify)		

5.PERCEPTION ABOUT THE PROJECT AND RELATED ISSUES

5.1 Have you ever heard about this Project? 1. Yes (Describe) 2. No

.....

.....

.....

5.2 Are you familiar with the available grievance procedure? 1. Yes (Describe) 2. No

5.3 Please indicate any of the following advantages / positive impacts from the proposed Project:

No	Advantages from the Project	1. Yes 2. No	Remarks
1	Employment opportunities		
2	Business opportunities		
3	Increase in real estate value		
4	Overall appearance of the area		
5	Influx of new residents		
6	Easier access to services, other parts of the city		
7	No advantages		
99	Other: (specify)		

5.4 Please indicate any of the following disadvantages / adverse effects from the Project within your area:

No	Disadvantages from the Project	1. Yes 2. No	Remarks
1	Relocation		
2	Income reduction		
3	Traffic congestion		
4	Traffic safety deterioration, accidents risk increase		
5	Increase in real estate costs		
6	Environmental effects		
7	Commercialization		
8	Loss of social interaction with		

	relatives, neighbors, friends		
9	Loss of community places		
10	No disadvantages		
99	Other: (specify)		

6 RELOCATION, COMPENSATION AND LIVELIHOOD ISSUES

6.1 In case of acquisition of your own land plot, what kind of compensation do you prefer to receive?

(INDICATION: Answers can be multiple. INDICATION: In terms of illegal, enter 98)

1. To get the land of the same category
2. To receive in cash the compensation for the land and at market value rate
3. Do not know, haven't decided yet
98. No applicable (not the owner of that land)
99. Other (please describe) _____

In the absence of buildings/structures, proceed

6.2 If affected residence/structure is located on the affected land plot, please state how will you prefer to use/spend the compensation?

(INDICATION: Answers can be multiple)

1. To rebuild that structure(s) on the remaining part of the same land plot, after acquisition.
2. To rebuild that structure(s) on the other land plot belonging to you.
3. To rebuild that structure(s) on another land plot, which you will buy
4. To purchase an apartment close to current location
5. To purchase an apartment somewhere else
6. Did not decide yet
99. Other (please describe) _____

The information provided by me is accurate and corresponds to the true facts. With my signature I confirm that I have received the entitlement matrix with the information about the Project.

Signature and name of Interviewee

MINUTES OF MEETING

Sustainable Urban Development Investment Program, Tranche 1
Public Consultation on Land Acquisition and Resettlement
(North-South Road Corridor - Artashat Highway Road Link)

Day/time: *December* 1, 2015, 15:00 -15:30

Venue: Investing Projects Implementation Unit Building up of Yerevan PIU
CNCO, 7th floor, Conference hall

The meeting was conducted by

Mrs. Nora Martirosyan, Deputy Director/Project Director, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program, and

Mr. Sirak Gyulbudaghyan, Land acquisition and resettlement specialist, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program.

Participants:

1. Nora Martirosyan, Deputy Director/Project Director, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
2. Sirak Gyulbudaghyan, Land acquisition and resettlement specialist, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
3. Rubik Pashinyan, Resettlement Specialist of LARP Implementation Team,
4. Vardan Karapetyan, Technical specialist, “Investing projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
5. Anna Malikoyan, Communications and public relations specialist, “Investing projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
6. Arus Harutyunyan, Resettlement specialist, Egis International
7. Tigran Grigoryan, Project Manager, Uptime LLC (DMS, Census, SES conducting company).

In total 9 APs (8 men and 1 woman) participated in the public consultation (the list of participants with respective signatures is attached to the Minutes of Meeting of the public consultation). All APs had been notified by phone calls about the consultation, as well as the announcement was published in the Republic of Armenia daily newspaper on 29.11.2015.

The following issues were presented in the agenda of the session:

- LAR procedures (types of impact, compensation entitlements, GRM)
- Questions and answers.

Opening of the meeting

The meeting was opened with welcoming speech by Mrs. Nora Martirosyan. She informed the APs that because of changes in the Design of the junction of Artashat Highway and North-South road corridor, in the adjacent areas of the properties used by the APs DMS, Census and Socioeconomic survey would be implemented also including the new impacts resulted from Design changes. She emphasized involvement of APs in survey conducting and provision of documents by them as an important contribution which would enable the relevant specialists to create a complete database. She noted that the PIU specialists would present the design map to the APs and introduce the compensation procedures, after which they would answer all the questions raised by the APs.

The 1st issue of the agenda was presented by Sirak Gyulbudaghyan, PIU's Resettlement specialist. He presented the types of losses and referred to the temporary impacts and principles of their compensation as a project peculiarity. The APs were introduced the procedures of signing Description protocols, procedures of notifications, as well as the established deadlines by the law of Eminent Domain and procedures of how to apply to the PIU for correction of the missing impacts in the protocols after receiving the notifications. He also introduced the three-tier Grievance redress mechanism in terms of deadlines of complaint review and responding to it.

Questions and answers

Question 1. Ashot Papoyan, representative of "Action Co" LLC

The structure is approved under the Design, but not yet constructed and the waterline passes under the structure. Can we construct the structure above the mentioned waterline, or not?

Answer 1. Nora Martirosyan, Project Director

If the mentioned structure is a legal property, then that part is subject to acquisition, as later on utility maintenance problems can occur. For this reason it is impossible that utility will pass under the land belonging to you. If you hold the land illegally, then compensation will be provided only for improvements, trees, etc. existing on the land, and after installation of utilities it will be returned to the owner for further operation.

Question 2. Hayk Galstyan, "Action Co" LLC

3 m is alienated from our land at the widening section of the road, and our drinking water pipes pass through the area of the new road. What is envisaged in this regard?

Answer 2. Nora Martirosyan, Project Director

All legal utilities, i.e. electricity, water, sewerage will be restored. As for illegal ones, they will not be restored, as we have no right to do that.

Question 3. Ashot Papoyan, representative of "Action Co" LLC

8 meters away from the high-speed highway, where the fences of our land are located, the road is closed with safety zone. Will there be a road for vehicles so the shops can be used?

Answer 3. Nora Martirosyan, Project Director

In the section mentioned by you, a sidewalk is not envisaged, the area will be asphalted, as well as the concrete slabs of the ditch in front will be replaced with the new ones. In general, in those sections where properties do not exist, according to the procedures established by the RA Government, the North-South road corridor is subject to closure. In case there is an operating shop, which has existing legal access, we are obliged to restore it. In case the land is empty but there is a construction permit, and actually there is no operating shop or other public buildings, we will construct a sidewalk, as for 80% cases of other stores in Yerevan.

Question 4. Ashot Papoyan, representative of "Action Co" LLC

When you say a sidewalk, do you mean that a vehicle can pass there?

Answer 4. Nora Martirosyan, Project Director

No.

Question 5. Ashot Papoyan, representative of "Action Co" LLC

How will those shops operate?

Answer 5. Sirak Gyulbudaghyan, PIU's Resettlement specialist

There is a concept of "cut off" date, i.e. the Government specifies that improvements made after that date will not be compensated. Thus, if you currently have a building there, it will be compensated, but if the buildings are not constructed yet, although there is an approved design, they will not be compensated.

Question 6. Ashot Papoyan, representative of "Action Co" LLC

What about the section leading to Artashat Highway? (The AP points to that section on the design map).

Answer 6. Nora Martirosyan, Project Director

The section specified by you is not a part of our Project. It's constructed by the North-South project and you have to deal with them, i.e. apply to NSRC PIU of the RA Ministry of Transport and Communication.

Question 7. Hayk Galstyan, representative of "Action Co" LLC

The ditch is subject to be filled up, so every year we clean it up ourselves in organized way. How will the cleaning works be carried out, in case of the ditch being filled up.

Answer 7. Vardan Karapetyan, PIU Technical specialist

The ditch will not be covered entirely, only the section needed for the widening of the road. (Open sections are shown on the drawing). As for the cleaning works, when starting construction works the Contractor will clean it up and at the end will hand it over in the cleanest possible condition.

Question 8. Hayk Galstyan, representative of "Action Co" LLC

Will there be a pedestrian crossing? We cannot cross the street.

Answer 8. Nora Martirosyan, Project Director











At present no underpasses or overpasses are envisaged in that section. In the whole Project we have only one in Artashat Highway, which is being constructed at the moment. We can discuss with the designers to understand whether it is feasible or not. If not an overpass, at least to provide a pedestrian crossing with road markings, however, I think, it's not possible at intersections.



Արտաշատի խճուղի-Արտաշատի մայրուղի

Հանրային խում

01.12.2015

N	Անուն Ազգանուն	Հասցե	Հեռախոս	Ձեռնարկատեր	Աշխատակից	Մեք	Ստորագրություն
1	Գոգե Զարգյան						
2	Ուսուր Օգնանյան						
3	Մրազ Կալաշյան						
4	Հովհաննես Մարգարյան						
5	Մերժիկ Խաչատրյան						
6	Alina&Alma Մղժ						
7	Սոս Թորոսյան						
8	Petrol Market Մղժ					ա.	
9	Զամալ Օգնանյան						
10	ACTION CO IV Մղժ						
11	Գուրգույան Լեզի				✓	19	
12	Լուսինե Սյուրյան				✓	ա.	
13	Աննա Խաչատրյան	Հասցեանք					
14	Զավթ Խաչատրյան	Մղժ					
15	Մարգարյան Երվանդ	Մղժ					
16	Մարգարյան Երվանդ	Մղժ					
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Terms of Reference

Independent Monitoring Agency (IMA)

1. Introduction

1. The Government of Armenia has received a loan from the Asian Development Bank (ADB) to finance the Sustainable Urban Development Investment Program – Project 1. One of the key strands is the re-organisation of the surface public transport network into a hierarchical network. In tranche 1, the main objective is to complete the road based missing links of the western urban ring. Part of the loan proceeds will then finance the construction of two road projects: (i) Argavand Highway to Shirak Street; and (ii) Shirak Street - Artashat Highway including the widening of Arshakuniats Avenue. They will help to divert through-traffic around the city centre.
2. The Municipality of Yerevan (Yerevan) will be the project implementing and disbursing agency (IA). Yerevan will be the Employer and will work in close coordination with the Ministry of Economy, executing agency (EA) for the loan. The IA will be assisted with two consultants a Detailed Design and Construction Supervision Consultant (DESC) and a Project Management and Institutional Strengthening Consultant (PMIC).
3. As noted during the safeguard assessment prepared during the Project Preparation Technical Assistance (PPTA), these two projects will entail land acquisition and resettlement. A Land Acquisition and Resettlement Framework (LARF) has been prepared by the PPTA Consultant, Mott Mac Donald Ltd (U.K), and endorsed in 2010 by the Government of Armenia and ADB. Based on the LARF, two Land Acquisition and Resettlement Plan

Տեխնիկական առաջադրանք

Անկախ մոնիթորինգային կազմակերպություն (ԱՄԿ)

1. Ներածություն

1. ՀՀ կառավարությունը փոխառություն է ստացել Ասիական Զարգացման Բանկից (ԱԶԲ) Քաղաքային կայուն զարգացման ներդրումային ծրագրի – Ծրագիր 1-ի ֆինանսավորման նպատակով: Ծրագրի հիմնական խնդիրներից մեկը հանդիսանում է վերգետնյա հանրային տրանսպորտային ցանցի վերակազմավորումը հիերարխիկ ցանցի: Առաջին ծրագրի հիմնական նշանակետն է հանդիսանում ավարտին հասցնել արևմտյան քաղաքային օղակի պակասող հանգույցները: Փոխառության գումարի մի մասը նախատեսված է մյուս երկու ճանապարհների շինարարության ֆինանսավորման համար՝ 1-ինը՝ Արգավանդի մայրուղուց Շիրակի փողոց, 2-րդը՝ Շիրակի փողոցից Արտաշատի խճուղի, ներառյալ Արշակունյաց պողոտայի լայնացումը: Այս երկու ճանապարհների ծրագրերի միջոցով հնարավոր կլինի փոխել քաղաքի միջով անցնող երթևեկության ուղղությունը քաղաքի կենտրոնից:
2. Երևանի քաղաքապետարանը (ԵՔ) հանդիսանում է ծրագրի իրականացման և ֆինանսների կառավարման մարմինը (ԻՄ): Երևանի քաղաքապետարանը հանդես է գալու որպես Գործատու և սերտորեն կհամագործակցի Գործադիր մարմին (ԳՄ) հանդիսացող ՀՀ էկոնոմիկայի նախարարության հետ: ԻՄ-ին կօժանդակեն երկու խորհրդատուներ՝ Ծրագրի նախագծման, շինարարության կառավարման և վերահսկման խորհրդատուն (ՄՆԿԿԼ) ու Ծրագրի կառավարման և ինստիտուցիոնալ ամրապնդման խորհրդատուն (ՄԿԻԱԼ):
3. Ինչպես նշվել է Ծրագրի նախապատրաստման տեխնիկական աջակցության (ՄՆՏԱ) ընթացքում կազմված անվտանգության գնահատման մեջ՝ այս երկու ծրագրերը կհանգեցնեն հողի օտարման և տարաբնակեցման: Հողի օտարման և տարաբնակեցման շրջանակները (ՀՕՏ) մշակվել են ՄՆՏԱ-ի խորհրդատուի՝ Mott Mac Donald-ի (Միացյալ Թագավորություն) կողմից, և 2010թ.-ին հաստատվել է ՀՀ կառավարության և ԱԶԲ-ի կողմից: ՀՕՏ-ի հիման վրա այս երկու ծրագրերի համար կազմվել են Հողի օտարման և տարաբնակեցման երկու ծրագրեր: Այդ ՀՕՏ-

(LARPs) have been developed for these two projects and the update of these LARPs is underway based on the last engineering design.

4. The LARF specifies that land acquisition and resettlement will be monitored externally by an Independent Monitoring Agency (IMA) with the objective to monitor LARP preparation, implementation and post implementation processes, identify problems and suggest respective solutions.

2. Objectives

5. ADB policy and LARF require that external monitoring be carried out in parallel with the implementation of each LARP. The main goal of external monitoring is to assess relevance, efficiency, effectiveness and impact of the LARP processes and to suggest any corrective measures, if necessary. The IMA will monitor and verify LARP preparation and implementation to determine whether resettlement goals have been achieved, livelihood and living standards have restored and provide recommendation for improvement. The IMA scope of work will also include site conditions; compensation, disbursement and grievance redress procedures.

6. The IMA is expected to submit monthly progress reports , LARP Implementation Review Quarterly Reports and a Final Compliance report, which indicates whether the compensation program has been carried out based on the provisions of the LARF and ADB policy and with the satisfaction of the affected

ները ընթացքում կարդիականացվեն աշխատանքային վերջին նախագծի համաձայն:

4. Ըստ ՀՕՏ-ի հողի օտարման ու տարաբնակեցման արտաքին մոնիթորինգն անց է կացվելու Անկախ մոնիթորինգային կազմակերպության (ԱՄԿ) կողմից՝ նպատակ ունենալով հետևել ՀՕՏ-ի մշակման, իրականացման և հետ-իրականացման գործընթացներին, առանձնացնել ծագած խնդիրները և առաջարկել համապատասխան լուծումներ:

2. Նպատակներ

5. ԱԶԲ քաղաքականության և ՀՕՏ-ի պահանջ է հանդիսանում յուրաքանչյուր Հողի օտարման և տարաբնակեցման ծրագրի իրականացմանը գուզընթաց արտաքին մոնիթորինգի իրականացման ապահովումը: Արտաքին մոնիթորինգի հիմնական նպատակն է գնահատել ՀՕՏ-ի գործընթացների համապատասխանությունը, արդյունավետությունն ու ազդեցությունը և առաջարկել ցանկացած ուղղիչ միջոցառումներ՝ անհրաժեշտության դեպքում: ԱՄԿ-ն կդիտանցի ու կստուգի ՀՕՏ-ի պատրաստումն ու իրականացումը՝ որոշելու համար, արդյոք հասել են հիմնական նպատակներին, ապրուստի և կենսամակարդակի չափանիշները վերականգնվել են, և առաջարկներ կանի բարելավման նպատակով: ԱՄԿ-ի աշխատանքների շրջանակում նաև կներառվեն շինհրապարակի պայմանները, փոխհատուցումը, վճարումները և բողոքների բավարարման ընթացակարգերը:

6. ԱՄԿ-ն պետք է ներկայացնի յուրաքանչյուր ամսվա կտրվածքով աշխատանքների առաջընթացների վերաբերյալ հաշվետվություն՝ ՀՕՏ-ի իրականացման վերանայման եռամսյակային հաշվետվություն և վերջնական համապատասխանելիության հաշվետվություն: Վերջինս արտացոլում է, արդյոք փոխհատուցման գործընթացը իրականացվել է ՀՕՏ-ի դրույթներին և ԱԶԲ-ի

persons (APs). A year after the completion of the LARP implementation, the IMA is expected to carry out a post-implementation evaluation of the LARP to find out if the LARP objectives of restoring livelihood and improving standards of living of affected persons (APs). The Final Compliance report will help EA/IA/PMIC and ADB decide when the commencement of construction under Tranche 1 can proceed.

7. To ensure compliance with this requirement IA/EA will recruit a National Consulting Firm or a Non-Governmental Organization, in accordance with ADB guidelines, as the IMA for Tranche 1 of the Program to provide an independent review of resettlement implementation to determine whether intended goals are being achieved, and if not, what corrective actions are needed. The objectives of the IMA will be:
 - (i) to verify that resettlement has been implemented in accordance with the approved LARF and LARP;
 - (ii) to monitor and evaluate the schedules and the achievement of targets related to land acquisition and resettlement activities;
 - (iii) to ensure that APs/AHs have been able to at least restore their livelihoods and living standards;
 - (iv) to review the project impacts on vulnerable groups and assess the effectiveness of the mitigation measures adopted.
 - (v) to monitor the effectiveness and efficiency of IA/EA/PMIC in LARP implementation, including organization of public consultations etc..
 - (vi) to assess resettlement relevance, efficiency, effectiveness and impact drawing both on policies and practices and to suggest any corrective measures, if necessary.

քաղաքականությանը համապատասխան, ինչպես նաև Ազդեցության ենթարկված Անհատների (ԱԵԱ) գոհունակությամբ: ՀՕՏԻ իրականացման ավարտից մեկ տարի անց ԱՄԿ-ն կանցկացնի ՀՕՏԻ հետ-իրականացման գնահատում՝ հայտնաբերելու, արդյոք իրագործվել են ԱԵԱ-ների կենսամակարդակի վերականգնմանը և ապրելակերպի չափանիշների բարելավմանն ուղղված ՀՕՏԻ նպատակները: Վերջնական համապատասխանելիության հաշվետվությունը տրանշ-1-ի շրջանակներում շինարարական աշխատանքների սկսման նախապայմանն է:

7. Այս պահանջներին համապատասխանելու համար ԱԶԲ-ի ուղեցույցների համաձայն՝ ԻՄ/ԳՄ-ն կստեղծեն Ազգային Խորհրդատվական Ֆիրմա կամ հասարակական կազմակերպություն, որը կգործի որպես ԱՄԿ առաջին ծրագրի շրջանակներում՝ տարաբնակեցման իրականացման անկախ վերանայում ապահովելու համար, որի միջոցով էլ կորոշվի արդյոք նախատեսված նշանակետերը իրականացվում են, և եթե ոչ, ապա ինչ ուղղիչ գործողություններ են անհրաժեշտ: ԱՄԿ-ի նշանակետերը կլինեն՝
 - (i.) հաստատել, որ տարաբնակեցումը իրականացվել է վավերացված ՀՕՏԻ-ի և ՀՕՏԻ-ի համաձայն,
 - (ii.) հետևել ու գնահատել հողի օտարման և տարաբնակեցման գործընթացներին առնչվող ժամանակացույցները և նպատակների իրագործումը,
 - (iii.) ԱԵԱ/ԱԵՏ-ների համար ստեղծել հնարավորություն առնվազն վերականգնել իրենց կենսամակարդակը և ապրելակերպի չափանիշները,
 - (iv.) վերանայել խոցելի խմբերի վրա ծրագրի ներգործությունը և գնահատել դրա նվազեցման համար ձեռնարկված միջոցառումների արդյունավետությունը,
 - (v.) հսկել ԻՄ/ԳՄ/ՕԿԻԱԽ-ի էֆեկտիվությունն ու արդյունավետությունը ՀՕՏԻ իրականացման ընթացքում, ներառյալ հասարակական խորհրդատվության կազմակերպումը և այլն,
 - (vi.) գնահատել տարաբնակեցման համապատասխանելիությունը, արդյունավետությունը, էֆեկտիվությունը և ներգործությունը՝ հիմնվելով և՛ քաղաքականության, և՛ փորձի վրա, ինչպես նաև, անհրաժեշտության դեպքում, առաջարկել ուղղիչ միջոցառումներ:

3. Scope of Work

8. The IMA will be involved in ongoing monitoring of the resettlement efforts by the EA. The major tasks of the IMA are the following:

- To develop specific monitoring indicators in compliance with the LARP monitoring and evaluation framework.
- To monitor the progress of the land acquisition and resettlement activities against the targeted performance indicators.
- To verify claims through random checking at the field level to assess whether resettlement objectives have been generally met.
- To identify the strengths and weaknesses of the resettlement objectives and approaches, and implementation strategies.
- To review and verify the progress in LARP implementation of Tranche 1 on a sample basis and prepare quarterly reports for the EA and ADB.
- To evaluate and assess the adequacy of compensation given to the APs and the livelihood opportunities and incomes as well as the quality of life of APs/AHs of project-induced changes.
- To evaluate and assess the adequacy and effectiveness of the consultative process with APs, particularly those vulnerable, including the adequacy and effectiveness of grievance procedures and legal redress available to the affected parties, and dissemination of information about these.

4. External Monitoring Methodology and procedure

9. The following research methodologies and methods are suggested for monitoring and evaluation of Tranche 1 LARP preparation, implementation and post-implementation activities:

- Desk review (secondary data analysis)
- Baseline survey (face to face interviews)
- Participatory rapid assessment (focus groups, community interviews, conversational, open-ended interviews, key informant interviews,

3. Աշխատանքի շրջանակները

8. ԱՄԿ-ը ներգրավված կլինի ԻՄ-ի կողմից տարաբնակեցման միջոցառումների ընթացիկ մոնիթորինգի հարցում: ԱՄԿ-ի հիմնական հանձնարարությունները հետևյալն են՝

- Մշակել մոնիթորինգի հատուկ ցուցանիշներ՝ ՀՕՏԾ-ի մոնիթորինգի ու գնահատման շրջանակներին համապատասխան;
- Դիտանցել հողի օտարման և տարաբնակեցման գործողությունների առաջընթացը՝ համեմատելով դրանք նախատեսվող կատարողականի ցուցանիշների հետ;
- Ստուգել բողոքները՝ դաշտում պատահական ստուգումների միջոցով՝ գնահատելու համար, արդյոք տարաբնակեցման նպատակները ընդհանուր առմամբ պահպանված են, թե՛ ոչ;
- Որոշել տարաբնակեցման նպատակների և մոտեցումների ուժեղ և թույլ կողմերը և իրականացման ռազմավարությունները;
- Վերանայել և ստուգել Տրանշ 1-ի ՀՕՏԾ-ի իրականացումը և պատրաստել եռամսյակային հաշվետվություններ՝ ԻՄ-ի ու ԱԶԲ-ի համար;
- Գնահատել ԱԵԱ-ներին տրվող փոխհատուցման ճշգրտությունը և կենսամակարդակի հնարավորություններն ու եկամուտները, ինչպես նաև ծրագրում ներառված փոփոխությունների՝ ԱԵԱ/ԱԵՏՏ-ների կյանքի որակը;
- Գնահատել ԱԵԱ-ների հետ խորհրդատվական գործընթացի ճշգրտությունը և արդյունավետությունը, մասնավորապես, որոնք վերաբերում են խոցելիներին, ներառյալ՝ բողոքների ընթացակարգերի և դրանց իրավական բավարարման ճշգրտությունը և արդյունավետությունը, որոնք հասանելի են ազդառու կողմերին և այդ ամենի վերաբերյալ տեղեկատվության տարածումը:

4. Արտաքին մոնիթորինգի մեթոդաբանությունը և ընթացակարգը

9. Տրանշ 1-ի ՀՕՏԾ-ի պատրաստման, իրականացման ու իրականացումից հետո գործողությունների մոնիթորինգի ու գնահատման համար առաջարկված են հետևյալ մեթոդաբանությունները և մեթոդները՝

- Փաստաթղթային ստուգում (երկրորդական տվյալների վերլուծություն)
- Ելակետային հետազոտություն (երես առ երես հարցազրույցներ)
- Մասնակցության արագ գնահատում (ֆոկուս-խմբեր, համայնքային հարցազրույցներ, զրուցային, ազատ հարցազրույցներ, հիմնական տեղեկություն սովորի հետ հարցազրույցներ, դիտումներ)

observation)

10. The monitoring and evaluation of LARP progress against the targeted performance indicators will be based on data from secondary and primary sources. IMA will use field visits and interviews with a representative sample of the APs/AHs.

11. For Tranche 1 the work of the IMA can be subdivided into three phases:

a. Assessing pre-LARP implementation status

1. Desk review/ secondary data analysis – Review the socio-economic baseline/land acquisition and resettlement information of at least 30% of affected households available with IA/EA/DESC and PMIC Consultants, and confirm its accuracy and validity. The completeness of the profile for all the affected land plots/structures/businesses should be checked, this includes desk review of the information available at IA/EA/ DESC and PMIC Consultants. The accuracy and validity of the information should be checked through contacting/meeting the APs. In order to obtain insight on the number and types of AHs and impacts and determine the sampling plan for the conduct of surveys, the IMA shall review the socioeconomic data of at least 30% of APs.

2. Baseline survey – Having confirmed the validity of available socioeconomic and census data available with the IA/EA/ DESC and PMIC Consultants, IMA will undertake a baseline survey for Tranche 1. It will be conducted at least twice during the assignment period. To ensure that adequate pre-project data is collected and available for monitoring, the baseline survey shall be conducted prior to the implementation of the LARP for Tranche 1 to identify the status of AHs living standards. The second one will be conducted after the LARP implementation to monitor the variation of AHs living standards. The survey will

10. ՀՕՏԾ-ի առաջընթացի մոնիթորինգն ու գնահատումը՝ համեմատելով այն նախատեսված իրականացման ցուցանիշների հետ, հիմնված կլինի երկրորդական ու առաջնային աղբյուրներից ստացված տվյալների վրա: ԱՄԿ-ը կօգտագործի դաշտային այցերը և հարցազրույցները՝ ԱԵԱ/ԱԵՏ-ների նմուշի հետ մեկտեղ:

11. Տրանշ 1-ի համար ԱՄԿ-ի աշխատանքը կարող է բաժանվել 3 փուլի՝

ա. ՀՕՏԾ-ից առաջ իրականացման կարգավիճակի գնահատում

1. Փաստաթղթային ստուգում /երկրորդական տվյալների վերլուծություն՝ ԻՄ/ԳՄ/ՄՆՇԿԿ և ԾԿԻԱ Խորհրդատուների հետ վերանայել ներգործություն կրած տնտեսություններից առնվազն 30%-ին առնչվող սոցիալ-տնտեսական հիմնական տվյալները/հողի օտարման և տարաբնակեցման վերաբերյալ տեղեկատվությունը, և հաստատել դրանց ճշտությունը և վավերականությունը: Ազդեցության ենթարկված բոլոր հողատարածքների/կառույցների/բիզնեսների վերաբերյալ ուրվագծի ավարտվածության աստիճանը կստուգվի, որն իր հերթին կներառի ԻՄ/ԳՄ/ՄՆՇԿԿ և ԾԿԻԱ Խորհրդատուների ձեռքի տակ գտնվող փաստաթղթերի ստուգումը: Տեղեկատվության ճիշտ և վավերական լինելը կստուգվի պայմանագրերի կնքման/ԱԵԱ-ների հետ հանդիպումների միջոցով: ԱԵՏ-ների քանակի և տեսակների ու կրած ներգործությունների մասին գաղափար կազմելու համար, ինչպես նաև ուսումնասիրությունների անցկացման նպատակով նմուշային պլան կազմելու համար ԱՄԿ-ն պետք է վերանայի ԱԵԱ-ներից առնվազն 30%-ի վերաբերյալ կազմված սոցիալ-տնտեսական տվյալները:

2. Ելակետային հետազոտություն՝ Սոցիալ-տնտեսական և ցուցակագրված հասանելի տվյալների վավերականությունը ԻՄ/ԳՄ/ՄՆՇԿԿ և ԾԿԻԱ Խորհրդատուների հետ հաստատելուց հետո, ԱՄԿ-ն ձեռնամուխ կլինի առաջին ծրագրի շրջանակներում ելակետային տվյալների ուսումնասիրությանը: Այն կիրականացվի պայմանագրերի կնքման ընթացքում առնվազն երկու անգամ: Ծրագրի իրականացումից առաջ համապատասխան տվյալների հավաքագրումն ու դրանց կիրառելիությունը մոնիթորինգի համար հաստատելու համար կանցկացվի ելակետային տվյալների ուսումնասիրություն մինչև ՀՕՏԾ-ի իրականացումը առաջին ծրագրի շրջանակներում՝ նպատակ ունենալով իդենտիֆիկացնել ԱԵՏ-ների կենսամակարդակը:

cover a representative sample of AHs based on the census list, stratified according to types and severity of impact. The adjustment in the sample size shall be made to ensure that the error margin is +/- 5% at a CI of 95%. The sampling procedures for the baseline survey and the subsequent formal survey for Tranche 1 should be consistent to ensure comparability of samples.

3. **Public Consultation Process** – IMA will observe the public consultations organized by IA/EA/PMIC. This will allow evaluating the effectiveness of the public participation and the cooperative attitude of the APs towards the LAR process. Such activities will be conducted before the resettlement implementation.

- b. **LARP implementation review and preparation of LARP Final Compliance Report** – This involves the review of LARP implementation process to ensure that activities are implemented according to the approved LARF and LARP. In this phase the IMA shall:

- Review reports prepared by the IA/EA/PMIC. The IMA shall review and verify in the field the results of the reports prepared by the IA/EA/PMIC. The review shall involve a random check of payment/compensation records. Field verification will be done interviews with APs.
- Review compliance of compensation process with procedures /methodologies/systems stated in the approved LARF and LARP. The IMA shall check if the valuation, consultations, disclosure, payments, and

Երկրորդ ուսումնասիրությունը կանցկացվի ՀՕՏ-ի իրականացումից հետո՝ ԱԵՏ-ների կենսամակարդակի փոփոխություններին հետևելու նպատակով: Ուսումնասիրությունը կամփոփվի ԱԵՏ-ների վերաբերյալ ցուցակագրված ներկայացուցչական նմուշում՝ տարբերակված ըստ կրած ներգործության ծավալի և տեսակի: Նմուշի չափսերի մեջ հարմարեցումները պետք է կատարվեն՝ 95% CI-ով +/- 5%-ի սխալի դեպքում: Ելակետային տվյալների ուսումնասիրության համար նմուշների կազմման ընթացակարգերը և Տրանշ 1-ի համար անցկացված հետազա ֆորմալ ուսումնասիրությունը պետք է նույնական լինեն՝ նմուշների համադրելիությունը ապահովելու համար:

3. **Հասարակական խորհրդատվության գործընթաց**՝ ԱՄԿ-ն կհետևի ԻՄ/ԳՄ/ԾԿԻԱԽ-ի կողմից կազմակերպված հասարակական խորհրդատվություններին: Այս խորհրդատվությունները հնարավորություն կընձեռեն գնահատելու հասարակության մասնակցության արդյունավետությունը և ԱԵԱ-ների պատրաստակամությունը համագործակցելու ՀՕՏ-ի գործընթացում: Խորհրդատվությունները կիրականացվեն մինչև տարաբնակեցման իրականացումը:

- բ. **ՀՕՏ-ի իրականացման ուսումնասիրություն և ՀՕՏ-ի Վերջնական համապատասխանության հաշվետվության նախապատրաստում:** Սա ներառում է ՀՕՏ-ի իրականացման ուսումնասիրություն՝ համոզվելու համար, որ գործողությունները կատարվում են ըստ հաստատված ՀՕՏ-ի և ՀՕՏ-ի: Այս փուլում ԱՄԿ-ը պետք է՝

- վերանայի ԻՄ/ԳՄ/ԾԿԻԱԽ-ի կողմից մշակված հաշվետվությունները: ԱՄԿ-ն կվերանայի և հաստատի ԻՄ/ԳՄ/ԾԿԻԱԽ-ի կողմից կազմված հաշվետվությունների արդյունքները: Վերանայումը կներառի նաև վճարումների/փոխհատուցումների տրամադրման վերաբերյալ կազմված հաշվետվությունների պատահական ստուգում: Տարբերակումները կիրականացվեն ԱԵԱ-ների հետ հարցազրույցների միջոցով,
- ստուգի, արդյոք փոխհատուցման տրամադրման գործընթացը իրականացվել է վավերացված ՀՕՏ-ի և ՀՕՏ-ի ընթացակարգերի (մեթոդաբանության) համակարգերի համաձայն: ԱՄԿ-ն կստուգի նաև, որպեսզի գույքի գնահատումը, խորհրդատվությունները, տեղեկատվությունները տրամադրումը,

related processes are done in accordance with the approved LARF and LARP.

- Prepare the LARP Final Compliance Report that shall demonstrate as to what extent the LARPs for Tranche 1 were able to accomplish its objectives. The Final Compliance Report shall be used as basis for allowing the construction to proceed for Tranche 1. As part of the Final Compliance Report, the IMA will also assess the status of project affected vulnerable groups such as female-headed households, disabled/elderly and families below the poverty line.

c. **Post LARP evaluation** – In about a year after completion of LARP implementation, a post-implementation evaluation shall be carried out to find out if the objectives of the LARP for Tranche 1 have been attained or not. The post-LARP Report will be developed at this stage for Tranche 1:

- Assess the impact of the LARP through surveys with the APs. Upon completion of compensation payments/assistance, the IMA shall conduct a quantitative survey of a representative sample of AHs to determine changes that have occurred on the AHs. Focus group discussions, conversational open-ended interviews and other unstructured data gathering methods will also be used for AP groups to supplement the findings from the quantitative survey. The assessment will also look into potential differential impact or benefit that men and women APs experienced from the resettlement activities. The result of the surveys will serve as the end term review report of the IMA for Tranche 1.
- Assess APs satisfaction on the valuation of assets and entitlements, timing of payments, fund availability and

վճարումներն ու դրանց առնչվող գործընթացները իրականացվեն հաստատված ՀՕՏ-ի և ՀՕՏ-ի համաձայն,

- մշակի ՀՕՏ-ի համապատասխանելիության վերաբերյալ վերջնական հաշվետվությունը, որում կարտացոլվի, թե Տրանշ 1-ի շրջանակներում որքանով են իրականացվել ՀՕՏ-ների նշանակետերը: Համապատասխանելիության վերաբերյալ վերջնական հաշվետվությունը կծառայի առաջին ծրագրի շրջանակներում շինարարական աշխատանքները շարունակելու հիմք: Որպես Համապատասխանելիության վերաբերյալ վերջնական հաշվետվության մաս, ԱՄԿ-ն նաև կգնահատի ծրագրի իրականացման արդյունքում ազդեցության ենթարկված այնպիսի խոցելի խմբերի կարգավիճակը՝ ինչպիսիք են կանանց կողմից ղեկավարվող տնտեսությունները, հաշմանդամները/ծերերը և աղքատության սահմանագծում գտնվող ընտանիքները:

գ. **ՀՕՏ-ի հետզննահատում**՝ ՀՕՏ-ի իրականացման ավարտից մոտ մեկ տարի հետո պետք է կատարի հետ-իրականացման գնահատում՝ պարզելու, թե արդյոք Տրանշ 1 -ի համար ՀՕՏ-երի նպատակներին հասել են, թե՛ ոչ: Տրանշ 1-ի համար ՀՕՏ-ի հետ-իրականացման հաշվետվությունը կկազմվի այս փուլում՝

- Գնահատել ՀՕՏ-ի ազդեցությունը՝ Ազդեցության ենթարկված անձանց հետ հետազոտությունների միջոցով: Փոխհատուցման վճարումների/օժանդակության տրամադրումից հետո ԱՄԿ-ը պետք է քանակային հետազոտություն իրականացնի ԱԵԱ-ների ներկայացուցիչների շրջանում՝ ԱԵԱ-ների վրա ազդեցության արդյունքում փոփոխությունները որոշելու համար: Ազդեցության ենթարկված խմբերի համար կօգտագործվի նաև թիրախային խմբերի հետ քննարկումների մոտեցում, ինչպես նաև տվյալների հավաքման այլ մոտեցումներ՝ քանակական հետազոտության արդյունքները լրացնելու համար: Գնահատումը դիտարկելու է նաև հավանական այն ազդեցությունները կամ օգուտները, որոնք Ազդեցության ենթարկված կանայք և տղամարդիկ կրել են տարաբնակեցման գործողությունների արդյունքում: Այդ հետազոտությունների արդյունքները կծառայեն որպես Տրանշ 1-ի ԱՄԿ-ի ուսումնասիրության Վերջնական հաշվետվության հիմք:
- Ազդեցության ենթարկված անձանց գոհունակության գնահատումը՝ ակտիվների և իրավունքների, վճարումների ժամկետների, ֆինանսավորման առկայության և

disbursements. In the same post-LARP survey, the IMA shall ascertain the satisfaction of APs on the valuation of assets, as well as, the scope and timing of assistance provided under the LARP.

- The post-LARP report shall also assess the efficiency of the Tranche 1 LARP implementation to draw lessons for future LARP planning and implementation. Should the outcome of the study shows that the objectives of the LARP have not been attained; the IMA will recommend appropriate supplemental assistance for the APs.

12. The following data is considered o serve as the basis for developing the post-LARP Report:

- (i) Socio-economic conditions of the APs/AHs in the post-resettlement period
- (ii) Communications and reaction from APs/AHs on entitlements, compensation, options, alternative developments and relocation timetables, etc.
- (iii) Changes in housing and income levels
- (iv) Rehabilitation of informal settlers
- (v) Grievance procedures
- (vi) Disbursement of compensation; and
- (vii) Level of satisfaction of APs/AHs in the post-resettlement period.

5. Implementation Arrangements

13. The IMA shall report directly to the IA/EA/PMIC, and carry out works in close collaboration with the IA/EA/PMIC's and DESC's safeguard, resettlement and environment specialists. The IMA will deliver copies of all monitoring reports to ADB. The assignment is on an intermittent basis following the pace of the progress of LARP preparation and implementation for Tranche 1.

փոխհատուցման գնահատման հիման վրա: Նույն հետ-ՀՕՏՕ հետազոտության ընթացքում ԱՄԿ-ն պետք է համոզվի ԱԵԱ-ների՝ ակտիվների գնահատումից գոհունակության վերաբերյալ, ինչպես նաև ՀՕՏՕ-ի շրջանակներում ներկայացված աջակցության ժամանակի և ծավալների մասով:

- Հետ-ՀՕՏՕ հաշվետվությունը նաև պետք է գնահատի Տրանշ 1-ի ՀՕՏՕ-ի իրականացման արդյունավետությունը՝ դասեր քաղելով ապագա ՀՕՏՕ պլանավորման և իրականացման համար: Եթե ուսումնասիրության արդյունքները ցույց տան, որ ՀՕՏՕ նպատակները չեն կատարվել, ապա ԱՄԿ-ն կառաջարկի համապատասխան լրացուցիչ օժանդակություն ԱԵԱ-ներին:

12. Հետ-ՀՕՏՕ հաշվետվության մշակման համար որպես հիմք կարող են ծառայել հետևյալ տվյալները՝

- (i) Տարաբնակեցումից հետո ժամանակաշրջանում ԱԵԱ/ԱԵՏՏ-ների սոցիալ-տնտեսական պայմանները
- (ii) Իրավունքների, փոխհատուցման, տարբերակների, այլընտրանքային զարգացման ու վերաբնակեցման ժամանակացույցերի և այլնի վերաբերյալ ԱԵԱ/ԱԵՏՏ-ների արձագանքը
- (iii) Բնակության և եկամուտի մակարդակում փոփոխությունները
- (iv) Ոչ պաշտոնական բնակիչների վերականգնում
- (v) Բողոքների բավարարման ընթացակարգերը
- (vi) Փոխհատուցման վճարումը և
- (vii) Տարաբնակեցումից հետո ժամանակաշրջանում ԱԵԱ/ԱԵՏՏ-ների բավարարվածության աստիճանը

5. Իրականացման միջոցառումներ

13. ԱՄԿ-ն անմիջականորեն ենթակա է ԻՄ/ԳՄ/ԾԿԻԱԽ-ին և համագործակցում է ԻՄ/ԳՄ/ԾԿԻԱԽ-ի և ԾՆՇԿՎԽ-ի՝ անվտանգության, տարաբնակեցման և շրջակա միջավայրի հարցերով զբաղվող մասնագետների հետ: ԱՄԿ-ն մոնիթորինգի անցկացման վերաբերյալ բոլոր հաշվետվությունների պատճենները պետք է ներկայացնի ԱԶԲ: Պայմանագրերի կնքման գործընթացը կիրականացվի ընդհատումներով, Տրանշ 1-ի շրջանակներում ՀՕՏՕ-ի մշակման և իրականացման գործընթացի տեմպերին համապատասխան:

6. Reporting Requirements

14. The IMA is expected to prepare and submit to the IA/EA/PMIC and ADB the following deliverables:

(i) An Inception Report and detailed Work Plan including draft formats (as appropriate for various outputs, such as monitoring methodologies, questionnaires, guides, etc.) and draft outlines for various reports (including Baseline Survey Report, LARP Implementation Review Quarterly Report, LARP Final Compliance Report, Post-LARP Report, Final Report), 1 month upon signing of the contract;

(ii) Baseline Survey Report

(iii) LARP Implementation Review Quarterly Reports for Tranche 1;

(iv) LARP Final Compliance Report for Tranche 1;

(v) Post-LARP Report for Tranche 1 (Including the second Baseline survey);

(vi) Final Report upon completion of the assignment.

15. In addition to the abovementioned programmatic reports, the IMA will submit to the IA/EA/PMIC and ADB monthly progress reports describing their activities undertaken for the specific month of assignment.

16. The tentative schedule for deliverables submission is presented in the table below (the timing of deliverables submission may vary based on the progress of LARP preparation and implementation for Tranche 1).

6. Հաշվետվության պահանջներ

14. ԱՄԿ-ն պետք է մշակի ու ԻՄ/ԳՄ/ԾԿԻԱԽ-ին, ինչպես նաև ԱԶԲ-ին ներկայացնի հետևյալ հաշվետվական փաստաթղթերը՝

(i.) Մեկնարկային հաշվետվություն և մանրամասն աշխատանքային պլան, ներառյալ նախագծերի ձևաչափերը (մոնիթորինգի իրականացման մեթոդաբանության, հարցաթերթիկների, ուղեցույցների և այլ աշխատանքային արդյունքների վերաբերյալ կազմված փաստաթղթերին համապատասխան) և տարբեր հաշվետվությունների կազմման համար օգտագործվող հիմունքների նախագծերը (ներառյալ ելակետային տվյալների ուսումնասիրության վերաբերյալ կազմված հաշվետվությունը, ՀՕՏԾ-ի իրականացման աշխատանքների վերանայման եռամսյակային հաշվետվությունը, ՀՕՏԾ-ի համապատասխանելիության վերաբերյալ վերջնական հաշվետվությունը, ՀՕՏԾ-ի ավարտից հետո աշխատանքների վերաբերյալ հաշվետվությունը, ավարտական հաշվետվությունը) պայմանագրերի կնքումից մեկ ամիս առաջ,

(ii.) Ելակետային տվյալների ուսումնասիրության վերաբերյալ կազմված հաշվետվություն

(iii.) Տրանշ 1-ի շրջանակներում ՀՕՏԾ-ի իրականացման աշխատանքների վերանայման եռամսյակային հաշվետվություն

(iv.) Տրանշ 1-ի շրջանակներում ՀՕՏԾ-ի համապատասխանելիության վերաբերյալ վերջնական հաշվետվություն

(v.) Տրանշ 1-ի շրջանակներում ՀՕՏԾ-ի ավարտից հետո աշխատանքների վերաբերյալ կազմված հաշվետվություն (ներառյալ ելակետային տվյալների երկրորդ ուսումնասիրությունը)

(vi.) Պայմանագրերի կնքման գործընթացի վերաբերյալ կազմված ավարտական հաշվետվություն:

15. Ի լրումն վերոհիշյալ սխեմատիկ հաշվետվությունների, ԱՄԿ-ը ԻՄ/ԳՄ/ԾԿԻԱԽ-ին ու ԱԶԲ-ին է ներկայացնելու ամենամսյա առաջընթացի հաշվետվություններ՝ նկարագրելով հանձնարարության տվյալ ամսում կատարված գործողությունները:

16. Նյութերի հանձնման նախնական ժամանակացույցը ներկայացված է ստորև բերված աղյուսակում (Նյութերի հանձնման ժամանակացույցը կարող է փոփոխվել՝ Տրանշ 1-ի համար ՀՕՏԾ-ի նախապատրաստման և իրականացման առաջընթացից կախված):

The commencement of services is set on June 6, 2013.

Name of deliverable Հաշվետվության անվանումը	2013				2014				2015			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Inception Report and Work Plan Մեկնարկային հաշվետվություն և աշխատանքային պլան		X										
Baseline Survey Report Ելակետային հետազոտության հաշվետվություն		X	X	X								
Implementation Review Quarterly Report(s) Ծրագրի իրականացման աշխատանքների վերանայման ենամսյակային հաշվետվություն (ներ)			X	X	X	X	X					
LARP Final Compliance Report ՀՕՏ-ի վերջնական համապատասխանության հաշվետվություն							X					
Post-LARP Report Հետ-ՀՕՏ հաշվետվություն										X		
Final Report Վերջնական հաշվետվություն										X		
Monthly Progress Reports Ամենամսյա առաջընթացի հաշվետվություններ			X	X	X	X	X	X	X	X		

17. The IMA shall submit the deliverables in Armenian and English languages in electronic and 3 hard copies along with the cover letter.

17. ԱՄԿ-ը նյութերը պետք է ներկայացնի հայերեն և անգլերեն լեզուներով՝ էլեկտրոնային և 3 թղթային տարբերակներով՝ ուղեկցող նամակով:

7. Consultant Qualifications and Team Composition

18. The Consultant shall have prior experience in conducting external resettlement monitoring for development projects. Familiarity with ADB Safeguards Policy Statement (2009) and LAR related RA laws and regulations are an advantage.

19. The Consultant shall mobilize the professional team consisting of competent experts to implement the current assignment. The team shall include at least the following experts:

- Team Leader/social development specialist (intermittent, as and when required);

7. Խորհրդատուի որակավորումները և թիմի կազմը

18. Խորհրդատուն պետք է ունենա զարգացման ծրագրերի համար տարաբնակեցման արտաքին մոնիթորինգի իրականացման փորձ: ԱԶԲ-ի Անտվանգության մեխանիզմների քաղաքականությանը (Safeguards Policy Statement) (2009) և ՀՕՏ-ին վերաբերող ՀՀ օրենքներին ու կանոնակարգերին ծանոթ լինելը առավելություն է համարվում:

19. Խորհրդատուն պետք է ձևավորի արհեստավարժ թիմ՝ կազմված ընթացիկ հանձնարարությունը իրականացնելու համար իրավասու փորձագետներից: Թիմը պետք է բաղկացած լինի առնվազն հետևյալ փորձագետներից՝

- Թիմի ղեկավար/սոցիալական զարգացման մասնագետ (պարբերական զբաղվածությամբ՝

- Sociologist (intermittent, as and when required);
- Lawyer (intermittent, as and when required).

20. The Consultant will appoint a Team Leader responsible for coordinating the works, ensuring involvement of relevant experts in the works and timely delivery of high-quality outputs, as well as liaising with IA/EA/ DESC and PMIC Consultants for Tranche 1.

21. The estimated requirement for consultancy services is 11 person-months tentatively from June 2012 until the end of May 2015. During implementation of this assignment the Consultant shall use its office, vehicles and equipment.

ըստ անհրաժեշտության)

- Մոցիոլոգ (պարբերական զբաղվածությամբ՝ ըստ անհրաժեշտության)
- Իրավաբան (պարբերական զբաղվածությամբ՝ ըստ անհրաժեշտության)

20. Աշխատանքների համակարգման համար պատասխանատուն կլինի Խորհրդատուի կողմից նշանակված թիմի ղեկավարը, ով և կապահովի համապատասխան փորձագետների ներգրավումն ու սահմանված ժամկետներում որակյալ արդյունքների արձանագրումը, ինչպես նաև ԻՄ/ԳՄ/ԾԿԻԱԽ-ի և Տրանշ 1-ի համար Մանրամասն նախագծման խորհրդատուի հետ համագործակցությունը:

21. Խորհրդատվական ծառայությունների համար հաշվարկված պահանջը կազմում է 11 անձ/ամիս՝ 2012թ.-ի հունիսից մինչև 2015թ.-ի մայիսի վերջը: Սույն հանձնարարության իրականացման ընթացքում Խորհրդատուն պետք է օգտվի իր գրասենյակից, տրանսպորտային և տեխնիկական միջոցներից:

ID

"Appendix 3 of
the RA Government Decree N 1429-Ն
as of December 3, 2015 "

**PROTOCOL
ON DESCRIPTION OF PROPERTY ALIENATED FOR PUBLIC AND STATE NEEDS (LAND PLOT, BUILDING,
STRUCTURE AND IMPROVEMENTS)**

INTRODUCTION

This Protocol is made based on the RA Law on “Alienation of Property for Public and State Needs”, according to which:

Upon entering into force of the Government Decree on public eminent domain the authorized body, within the terms and manner defined by the Government, prepares the description protocol of the property under acquisition. The acquirer, the owner and property right holders are entitled to participate in the mentioned process if during the initial investigation of the property protocols were not prepared. The owner of the property subject to acquisition or the actual holder of the property shall allow the authorized body to prepare the description protocol of the property to be acquired.

If the owner of the property to be acquired or the actual holder of the property hinders the preparation works of description protocols, the authorized body makes the description protocols based on the available opportunity, which is considered as basis for valuation of existing improvements.

One copy of the description protocol of the property to be acquired, no later than within 3 days after its preparation, is duly sent to the owner or the actual holders of the property who have the right to appeal to the authorized body or the court within 10 days after receiving the protocols.

PART 1. LEGAL STATUS AND DESCRIPTION OF LAND

1. MARZ, COMMUNITY, ADDRESS OF PROPERTY	2. LAND CADASTER CODE

3. INFORMATION ON AFFECTED PERSONS AND LEGAL STATUS OF LAND

Physical person, legal entity community/the RA (state)/, other	Owner / other property right /actual user	Passport /tax code	Registration address/legal address	Certificate of state registration of rights			Authorized person	Notes
				Number	Issuance date	Term		

4. DESCRIPTION OF AFFECTED LAND

Affected person /filled in only in case of user	Land surface as per the certificate	Land surface as per refraction angles coordinates of actual land plot	Affected surface	Actually used surface	Used surface of affected land	Land significance as per state registration certificate		Actual land operational significance
						Target	Operational	

5. DESCRIPTION OF ASSETS ON LAND SUBJECT TO RELOCATION (MOVABLE)

Affected person	1. Name	2. Material	3. Length	4. Width	5. Height	6. located on affected part of the land
	4. Economic, household items, objects					

6. DESCRIPTION OF IMPROVEMENTS ON LAND (without buildings, structures)

Affected person	1. Name	2. Material	3. Surface, m ²		4. Volume, m ³		5. Linear meter, m.		Other	
			Total	Affected	Total	Affected	Total	Affected	Total	Affected

7. LIMITATIONS TO LAND

Available ☐

Not available ☐

Information on limitation to assets based on data provided by State Committee of the Real Estate Cadastre adjunct to the RA Government
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8. CROPS ON LAND (Part 2)

1. Available ☐

2. Not available ☐

9. TREES ON LAND (Part 3)

1. Available ☐

2. Not available ☐

10. BUILDINGS, STRUCTURES FIXED ON LAND (Part 4)

1. Available ☐

2. Not available ☐

11. BUSINESS ACTIVITIES ON LAND (Part 5)

1. Available ☐

2. Not available ☐

NOTE. In case of «available» in points 8, 9, 10, 11, it is necessary to fill in the corresponding part of the protocol.

PART 2. DESCRIPTION OF CROPS ON LAND

Affected person	Crop type	1. Surface of crop on the total surface of the land plot	2. Surface of crop on the part of land to be acquired
		m ²	m ²

PART 3. DESCRIPTION OF TREES ON LAND

1. PRODUCTIVE TREES, BUSH TYPES

Affected person	Types of tress, bushes	1. Trees available on the total surface of land			2. Trees on the affected part of land		
		1. seedling	2. not yet productive	3. productive	1. seedling	2. not yet productive	3. productive
		<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>

2. TYPE, NUMBER AND DIAMETER OF WOOD TREES

Affected person	Type of tree	1. Trees available on the total surface of land			2. Trees on the affected part of land		
		1. Small	2. Medium	3. Mature	1. Small	2. Medium	3. Mature
		<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>

3. TYPE AND NUMBER OF WOOD TREES

Affected person	Type of tree	1. Trees available on the total surface of land			2. Trees on the affected part of land		
		1. Small	2. Medium	3. Mature	1. Small	2. Medium	3. Mature
		<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>	<i>Number</i>

PART 3. LEGAL STATUS AND DESCRIPTION OF BUILDINGS, STRUCTURES

1. INFORMATION ON LEGAL STATUS OF AFFECTED BUILDINGS, STRUCTURES

Structure cadastre code/reference number *	Right	Target significance as per certificate	Operational significance as per certificate	Actual operational use	Surface as per certificate	Actual inner surface	Illegal inner surface	Affected surface	Actual availability as of the survey date
Illegal structures unregistered in state registration certificate									
*If the shed is missing, then number it with reference numbers.									

2. DESCRIPTION OF ELEMENTS OF AFFECTED BUILDINGS, STRUCTURES

Structure cadastre code/reference number *	Foundation	Structural frame	Main walls	Inner interfloor height	Roof material	Number of floors	Interfloor covering (ceiling)	The stage of completion according to the certificate
Illegal structures unregistered in state registration certificate								
* If the lot code is missing it can be numbered with conditional reference numbers:								

3. ACTUAL HOLDER OR USER OF BUILDINGS/STRUCTURES *(fill in only if different from persons mentioned in point 1 of parts 1 and 3 of the protocol)*

Structure code /reference number	Name, surname of actual holder/user	Name, surname of the owner

-	-	-
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4. HOUSEHOLD ITEMS, OBJECTS IN THE STRUCTURE SUBJECT TO TRANSPORTATION (on “other” indicate assets of special volume which can affect the change of type of vehicle required for transportation)

1. Structure code /reference number	2. Type	3. On the affected part (indicate)

5. LIMITATIONS TO ASSET

1. Available <input type="checkbox"/>	1. Not available <input type="checkbox"/>
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Information on limitation to assets based on data provided by State Committee of the Real Estate Cadastre adjunct to the RA Government
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PART 5. DESCRIPTION OF BUSINESS ACTIVITIES

1. ORGANIZATIONAL FORM AND REQUISITES OF BUSINESS

1.	Full name of the organization, (IE name,surname or name) (if not registered, indicate)	
2.	Taxpayer identification number (TIN)	
3.	Number of state registration certificate	
4.	Legal address	
5.	Actual activity address	
6.	Registration date	

7.	Director	
8.	Contact	

2. FIELD OF ACTIVITY

Field Of Activity	Type of Activity

3. TYPE OF IMPAC (indicate) _____

(Temporary or permanent)

Notes

4. IN CASE OF TEMPORARY IMPACT INDICATE MINIMUM AND MAXIMUM NUMBER OF MONTHS

Minimum	Maximum

5. DECLARATION OF FINANCIAL ACTIVITIES

Submitting or not submitting of tax declaration, other required data (certificate) (indicate)	
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6. TAXATION TYPE (indicate)

(VAT payer, VAT not payer, payer of fixed fees, license fee payer)

1. **7. EMPLOYEES OF A COMPANY /IE (*indicate data of persons registered or working for already 2 months before drawing up of protocols*)**

Name surname	Position	Passport details	Date of recruitment	Working at the time of survey (indicate:yes or no)

8. INFORMATION ON AVAILABILITY OF BRANCHES OF A COMPANY

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ADDITIONAL DATA

LIST OF ENCLOSED DOCUMENTS

1. Measurement layout of land plot, building, structure (including illegal structure) with indication of part subject to acquisition.
2. Photos of described assets
3. Copy of power of attorney (if the protocol is signed by an authorised person)
4. Other (any documents or information not reflected in the protocol which will be provided by affected person, community, acquirer or preparatory of the protocol).

The description protocol was prepared by:

_____	_____ (signature)	seal
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Real estate owner (co-owner):

_____ (name, surname)	_____ (signature)	_____ Authorized person	seal
_____ (name, surname)	_____ (signature)	_____ Authorized person	seal
_____ (name, surname)	_____ (signature)	_____ Authorized person	seal
_____ (name, surname)	_____ (signature)	_____ Authorized person	seal

Person holding other property right to the real estate

_____ (name, surname)	_____ (signature)	_____ Authorized person	seal
_____ (name, surname)	_____ (signature)	_____ Authorized person	seal
_____ (name, surname)	_____ (signature)	_____ Authorized person	seal
_____ (name, surname)	_____ (signature)	_____ Authorized person	seal

Actual holder of real estate:

(name, surname)

(signature)

Authorized person

seal

(name, surname)

(signature)

Authorized person

seal

(name, surname)

(signature)

Authorized person

seal

(name, surname)

(signature)

Authorized person

seal

Actual user of real estate:

(name, surname)

(signature)

Authorized person

seal

(name, surname)

(signature)

Authorized person

seal

(name, surname)

(signature)

Authorized person

seal

(name, surname)

(signature)

Authorized person

seal

Entrepreneur

(name, surname)

(signature)

Director

seal

(name, surname)

(signature)

Director

seal

(name, surname)

(signature)

Director

seal

(name, surname)

(signature)

Director

seal

Acquirer:

(name, surname and position of the signatory)

(name, surname)

(signature) **seal**

State Authorized Body:

(name, surname and position of the signatory)

(name, surname)

(signature) **seal**

_____ 20 _____

ID	Land			Structure			Fence		Improvement					Movable structure			Trees			Business			Assets to be relocated	AHH				
	Affected Area (m2)	Ownership type	Usage status	Type	Legal Status	Affected Surface (m2)	Material	Affected l.m./sqm/ m	Name	Type	sqm	m3	length	Type	Material	sqm	Type	Subtype	No	Name	Description	Employee		No of AHH*	No of HH members	Severely affected households		
1	1,112.19	Community (YM)	Illegally used	-	-	-	-	-	Embankment	Soil	-	1688.29	-	-	-	-	-	-	-	-	-	-	-	1	8	Severely AH		
2	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	Fruit	Fruit-bearing	2	-	-	-	-				-	-
3	80.88	Community (YM)	Illegally used	Shop	Illegally used	7.51	-	-	Area	Concrete Covered	32.93	-	-	-	-	-	-	-	-	-	Permanent	0	Assets to be relocated				-	-
				Shed	Illegally used	32.93															Without tax declaration Meet shop			-	-	-	-	-
4	347.57	Community (YM)	Illegally used	-	-	-	Metal	36	-	-	-	-	-	-	-	-	Fruit	Fruit-bearing	4	-	-	-	-	1	8	Severely AH		
5	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	Fruit	Fruit-bearing	2	-	-	-	-				-	-
6	67.50	Community (YM)	Illegally used	Shop	Illegally used	5.08	-	-	Area	Concrete Covered	28.67	-	-	-	-	-	Wood	Large	4	-	Permanent	0	Assets to be relocated				-	-
				Shed	Illegally used	28.67															Without tax declaration Meet shop			-	-	-	-	-
7	419.75	Community (YM)	Illegally used	-	-	-	-	-	-	-	-	-	-	-	-	-	Fruit	Fruit-bearing	1	-	-	-	-	1	11	Severely AH		
8	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	Fruit	Fruit-bearing	2	-	-	-	-				-	-
9-B-1	373.80	Private	Directly held by the owner	Car repair station	Legally used	99.2	-	-	Area	Concrete Bricks	123	-	-	Kiosk	Metal	16	-	-	-	"Ktrich Davo" LLC	Permanent	1	Assets to be relocated	1	5	-		
9				Car repair station	Illegally used	67.2																1		1	3	-		
				Car repair man-hole	Illegally used	22.7								1	1	3					-							
				Shed	Illegally used	25								With tax declaration	1	Same as in 9-B-2					Same as in 9-B-2	-						
														Car repair station	1	-					1	4		-				
9-B-2	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Permanent, Without tax declaration (Car repair station)	0	-	1	8	-		
9-B-3	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Permanent, Without tax declaration (Car repair station)	0	-	1	6	-		
10	592.42	Community (YM)	Illegally used	Car repair station	Illegally used	89.4	-	-	Pipe d=800mm	Metal	-	-	90	-	-	-	-	-	-	-	-	-	-	Assets to be relocated	Same as in 9-B-1	Same as in 9-B-1	-	
				Support Structure	Illegally used	10.8	-	-	Power cable 4x 25 mm	Cable	-	-	1000															
				Car repair man-hole	Illegally used	12.45	-	-	Area	Concrete Bricks	460.88	-	-															
									Pipe d=300mm	Metal	-	-	15															
									Electric pillar	Metal	-	-	6															
11	119.85	Community (YM)	Illegally used	Shed	Illegally used	33.75	Metal	21.2	Electric pillar	Metal	-	-	6	Kiosk	Metal	28	-	-	-	-	-	-	-	Assets to be relocated	Same as in 9-B-1	Same as in 9-B-1	-	
									Area	Concrete Covered	33.75	-	-															
									Area	Concrete Bricks	32.7	-	-															
11-B-1	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Permanent, Without tax declaration (Butchery (sheep))	0	-	1	3	-		

