

# Resettlement Plan

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March 2018

## ARM: Sustainable Urban Development Investment Program – Tranche 2

Babajanyan - Tichina Section

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 2



### LAND ACQUISITION AND RESETTLEMENT PLAN for Babajanyan-Tichina

Consultant



Funding Agency



Asian Development Bank

Implementing Agency



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## ABBREVIATIONS

<b>ADB</b>	Asian Development Bank
<b>AF</b>	Affected Family
<b>AP</b>	Affected Person
<b>AH</b>	Affected Household
<b>AMD</b>	Armenian Dram
<b>DESC</b>	Detailed Engineering and Construction Supervision Consultant
<b>DMS</b>	Detailed Measurement Survey
<b>EA</b>	Executing Agency
<b>EDD</b>	Eminent Domain Decree
<b>GoA</b>	Government of Armenia
<b>GRG</b>	Grievance Review Group
<b>GRM</b>	Grievance Redress Mechanism
<b>IA</b>	Implementing Agency
<b>IPSA</b>	Initial Poverty and Social Assessment
<b>EMA</b>	External Monitoring Agency
<b>LAR</b>	Land Acquisition and Resettlement
<b>LARF</b>	Land Acquisition and Resettlement Framework
<b>LARP</b>	Land Acquisition and Resettlement Plan
<b>LCAP</b>	Legalization and Correction Action Plan
<b>MFF</b>	Multi Tranche Financial Facility
<b>YM</b>	Municipality of Yerevan
<b>OM</b>	Operations Manual
<b>PGC</b>	Project Governing Council
<b>PIU</b>	Project Implementation Unit
<b>PPTA</b>	Project Preparatory Technical Assistance
<b>RA</b>	Republic of Armenia
<b>MoEDI</b>	Ministry of Economic Development and Investments
<b>SES</b>	Socioeconomic Survey
<b>SPS</b>	Safeguard Policy Statement
<b>SRS</b>	Social and Resettlement Specialist
<b>SPRSS</b>	Summary Poverty Reduction and Social Strategy
<b>ToR</b>	Terms of Reference
<b>USD</b>	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 the usage 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 Household (AH)**- 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** - Monetary payment for an asset to be acquired or affected by a Project at replacement cost, based current market value, and . payments in respect of other allowances per the agreed Entitlement Matrix

**Cut-off Date** -The date when the results of census, inventory of affected assets and socioeconomic survey have been summarized by drawing up of the affected property/assets description protocol (signing of protocol by APs and the Acquirer) for this section. The improvements made after the cut of date will not be eligible for compensation.

**Entitlement** - Range of agreed 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.

**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 towards the property (legalization)** The APs who are legally eligible to receive a legal right towards the property (ownership or other type of property right), 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). 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)<sup>1</sup>. 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 and/or current market value, the replacement cost of houses and structures (current market price of building materials and labor 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 percent 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.

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

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>8</b>
<b>1 INTRODUCTION .....</b>	<b>15</b>
1.1 Background .....	15
1.2 Project Location .....	15
1.3 Project Description .....	16
1.4 Subproject 2: Babajanyan-Tichina .....	18
1.4.1 Location and Description .....	18
1.4.2 Sub-Project Implementation Timeline .....	18
1.5 Scope and Status of Land Acquisition and Resettlement Plan .....	20
1.6 Objectives of Land Acquisition and Resettlement Plan .....	20
1.7 Land Acquisition and Resettlement-Related Project Implementation Conditions .....	20
1.8 Document Disclosure .....	21
1.9 Project Cut-Off Date .....	21
<b>2 IMPACT ASSESSMENT AND CENSUS OF AFFECTED HOUSEHOLDS .....</b>	<b>22</b>
2.1 Background .....	22
2.2 Survey Methodology and Impact Assessment Approaches .....	22
2.2.1 Survey Methodology .....	22
2.2.2 Impact Assessment Approaches .....	23
2.3 Impact on Land .....	24
2.3.1 Land Classification by the Armenian Land Code .....	24
2.3.2 Land Losses .....	25
2.4 Impact on Buildings and Structures .....	28
2.4.1 Residential Buildings and Structures .....	28
2.4.2 Non-Residential Buildings and Structures .....	29
2.4.3 Movable Structures .....	32
2.4.4 Fences and Other Improvements .....	32
2.4.5 Buildings Impacts and Relocation Strategy .....	34
2.5 Crops .....	47
2.6 Trees .....	47
2.7 Impact on Businesses and Income .....	50
2.8 Impact on Employment .....	52
2.9 Severely Affected Households .....	52
2.10 Impact on Poor and Vulnerable Groups .....	53
2.11 Summary of Affected Households and Affected Persons .....	53
<b>3 SOCIOECONOMIC INFORMATION AND PROFILE .....</b>	<b>57</b>
3.1 Background .....	57
3.2 Survey Methodology .....	57
3.3 Socio-economic Profile of Affected Households and Affected Persons .....	57
3.3.1 Gender and Ethnicity of APs .....	57
3.3.2 Family Composition and Socio-economic Classification .....	58
3.3.3 Age .....	58
3.3.4 Education .....	59
3.3.5 Employment and Income Sources .....	59
3.3.6 Income and Expenditure .....	60
3.3.7 Poor and Extremely Poor Households .....	61
3.3.8 Perceptions of Living Conditions .....	62
3.3.9 Perception of the Project .....	62
<b>4 PUBLIC CONSULTATIONS, PARTICIPATION AND DOCUMENTS DISCLOSURE .....</b>	<b>64</b>
4.1 Background .....	64
4.2 Public Consultations .....	64
4.3 Information Disclosure .....	69
<b>5 GRIEVANCE REDRESS MECHANISM .....</b>	<b>70</b>
5.1 Background .....	70
5.2 Grievance Procedure .....	70

5.3	Access to Information and Grievance Resolution Services .....	72
6	RA LEGAL AND ADB POLICY FRAMEWORK AND ENTITLEMENTS .....	74
6.1	RA Legal and ADB Policy Background .....	74
6.1.1	RA Laws on Land Acquisition and Resettlement .....	74
6.1.2	Asian Development Bank Involuntary Resettlement Policy under the Safeguard Policy Statement .....	75
6.1.3	Comparison of RA Legislation on Land Acquisition and Resettlement and Asian Development Bank Resettlement Policy .....	75
6.1.4	Land Acquisition and Resettlement Framework Principles and Entitlements Adopted for this Multi Tranche Financial Facility .....	76
6.2	Compensation Eligibility .....	77
6.3	Compensation Entitlements .....	77
6.4	Assessment of Compensation Unit Values .....	80
6.5	Conditions for Expropriation .....	81
6.6	Conditions and Mechanisms for Legalization .....	81
7	COMPENSATION, RELOCATION AND INCOME RESTORATION .....	82
7.1	Background .....	82
7.2	Affected Agricultural Income .....	82
7.3	Residential Relocation .....	83
7.4	Affected Businesses .....	83
7.5	Employment loss .....	92
8	RESETTLEMENT BUDGET .....	93
8.1	Background .....	93
8.2	Sources and Allocation of Funds .....	93
8.3	Compensation for Acquired Land .....	93
8.3.1	Valuation Approach .....	93
8.3.2	Compensation to Legal Land Owners .....	94
8.3.3	Compensation to Land Leaseholders .....	94
8.3.4	Rehabilitation Allowance for Illegally used Land .....	95
8.4	Compensation for Buildings, Structures and Improvements .....	95
8.4.1	Valuation Approach .....	95
8.4.2	Residential Buildings .....	96
8.4.3	Non-residential Buildings .....	97
8.4.4	Fences and Improvements .....	102
8.5	Compensation for Crops and Trees .....	105
8.5.1	Crops .....	105
8.5.2	Fruit Trees .....	105
8.5.3	Wood Trees .....	108
8.5.4	Decorative Trees and Bushes .....	109
8.6	Compensation for Business and Income Losses .....	112
8.6.1	Business Losses .....	112
8.6.1	Income Losses .....	113
8.7	Rehabilitation Allowances .....	113
8.7.1	Severe Impact Allowances .....	113
	Allowances to Vulnerable Groups .....	114
8.7.2	Relocation Allowances .....	114
	Registration Costs and Applicable Taxes .....	115
8.8	Budget (Cost) Summary .....	117
9	INSTITUTIONAL ARRANGEMENTS .....	119
9.1	Background .....	119
9.2	Core Agencies and Organizations .....	119
9.2.1	Asian Development Bank .....	119
9.2.2	The RA Ministry of Economic Development and Investments .....	119
9.2.3	The Municipality of Yerevan and Project Implementation Unit .....	119
9.2.4	Consultants .....	120
9.3	Other agencies and Institutions .....	120
9.4	LARP Implementation Capacity .....	121
10	LAND ACQUISITION AND RESETTLEMENT PLAN IMPLEMENTATION PROCESS .....	122



<b>10.1</b>	<b>Background</b>	<b>122</b>
<b>10.2</b>	<b>Land Acquisition and Resettlement Plan Preparation Actions</b>	<b>122</b>
<b>10.3</b>	<b>Land Acquisition and Resettlement Plan Implementation Milestones</b>	<b>123</b>
<b>10.4</b>	<b>Legalization and Correction Action Plan</b>	<b>124</b>
10.4.1	Cases related to the legalization of APs	124
10.4.2	Cases related to cadastral corrections	125
10.4.3	Impacts during the construction period	127
<b>10.5</b>	<b>Land Acquisition and Resettlement Plan Implementation Schedule</b>	<b>127</b>
<b>11</b>	<b>MONITORING AND EVALUATION</b>	<b>130</b>
<b>11.1</b>	<b>Background</b>	<b>130</b>
<b>11.2</b>	<b>Internal Monitoring</b>	<b>130</b>
<b>11.3</b>	<b>External Monitoring</b>	<b>131</b>
11.3.1	Short term Monitoring and Evaluation of Land Acquisition and Resettlement Plan Implementation	131
11.3.2	Long-term Evaluation of the Rehabilitation Effects of the Land Acquisition and Resettlement Plan	131

## LIST OF TABLES

Table E.1	Summary of Affected Households/ Persons by Category of Impact	9
Table E.2	Project Specific Entitlement Matrix	11
Table E.3	Timeline for Land Acquisition and Resettlement Plan Implementation	13
Table 1-1	Indication of Project Sections	16
Table 2-1	Land Impacts by Category and Ownership/ Occupation Status	26
Table 2-2	Impact on Residential Buildings and Structures	28
Table 2-3	Impact on Non-Residential Structures	29
Table 2-4	Impact on Non Business Structures	29
Table 2-5	Impact on Business Structures	30
Table 2-6	Impact on Movable Structures	32
Table 2-7	Impact on Fences and Walls	32
Table 2-8	Impact on Improvements	33
Table 2-9	Relocation Impact	35
Table 2-10	Detailed Impact on Residential Relocation	36
Table 2-11	Impact on Crop	47
Table 2-12	Impact on Fruit Trees	48
Table 2-13	Impact on Wood Trees	49
Table 2-14	Impact on Decorative Trees and Bushes	49
Table 2-15	Permanent Impact on Business	51
Table 2-16	Impact on Employment	52
Table 2-17	Severity of Impact	52
Table 2-18	Impact on Poor and Vulnerable Affected Households	53
Table 2-20	Summary of Affected Households/ Persons by Category of Impact	54
Table 2-21	Number of Households Per Type of Usage of Illegal Land	55
Table 3-1	Gender Profile of Heads and Members of Affected Households	58
Table 3-2	Gender Profile of Affected Persons	58
Table 3-3	Ethnic Profile of Affected Persons	58
Table 3-4	Marital Status of Heads and Members of Affected Households	58
Table 3-5	Age Distribution of Heads and Members of Affected Households	59
Table 3-6	Education of Heads and Members of Affected Households	59
Table 3-7	Employment Status of Heads and Members of Affected Households	60
Table 3-8	Type of Employment	60
Table 3-9	Income Sources of Affected Households	61
Table 3-10	Average Monthly Expenses of Affected Households	61
Table 3-11	Housing Conditions	62
Table 3-12	AHs Perceptions of the Suburb	62
Table 3-13	Affected Households' Perception of the Project	63

Table 4-1 Questions and Answers.....	66
Table 6-1 Comparison of RA Legislation on Land Acquisition and Resettlement and ADB Resettlement Policy.....	75
Table 6-2 Entitlement Matrix.....	78
Table 7-1 Compensation and Assistance for Affected Persons Losing Income.....	82
Table 7-2 Comparison of the Average Price per sq.m. of the Assessed Residential Houses/Land and the State Cadaster Survey for January 2017.....	83
Table 7-3 Compensation and Assistance for Residential Relocates.....	83
Table 7-4 Detailed Impact on Businesses to be Relocated.....	85
Table 7-5 Compensation and Assistance for Businesses.....	92
Table 8-1 Compensation/ Rehabilitation Allowances for Agricultural and Non-agricultural Land.....	93
Table 8-2 Land Compensation for Private Land.....	94
Table 8-3 Compensation for Leasd Land.....	95
Table 8-4 Rehabilitation Allowance for Illegally Used Land.....	95
Table 8-5 Compensation for Residential and Non-residential Structures.....	95
Table 8-6 Compensation for Residential Buildings.....	96
Table 8-7 Compensation for Non-Residential Structures.....	97
Table 8-8 Compensation for Non-Business Structures.....	97
Table 8-9 Compensation for Business Structures.....	99
Table 8-10 Compensation for Improvements.....	102
Table 8-11 Compensation for Fences.....	104
Table 8-12 Compensation for Crops.....	105
Table 8-13 Compensation for Seedlings.....	106
Table 8-14 Compensation for Not-yet Productive Trees.....	106
Table 8-15 Compensation for Fruit-bearing Trees.....	107
Table 8-16 Compensation for Wood Trees.....	109
Table 8-17 Compensation for Decorative Trees and Bushes.....	109
Table 8-18 Compensation for Business Losses.....	112
Table 8-19 Compensation for Employment Loss.....	113
Table 8-20 Allowances for Severely Affected Households.....	114
Table 8-21 Allowances to Socially Vulnerable People.....	114
Table 8-22 Transportation Costs for Movable Structures.....	114
Table 8-23 Transportation Costs for Movable Assets.....	115
Table 8-24 Livelihood expenses for relocated AHs.....	115
Table 8-25 Fees for Property Registration.....	115
Table 8-26 Value Added Tax for the Affected Properties.....	116
Table 8-27 Budget Summary.....	117
Table 8-28 Budget Summary per Source of Financing.....	118
Table 10-1 The reasons of not-signing of property description protocols.....	123
Table 10-2 List of Cases for Cadastral Correction.....	126
Table 10-3 Timeline for Land Acquisition and Resettlement Plan Preparation, Finalization and Implementation.....	127

## LIST OF FIGURES

Figure 1-1 Location of Republic of Armenia and Yerevan.....	16
Figure 1-2 Project Location Map.....	17
Figure 1-3 Tichina-Ashtarak Road Link.....	19
Figure 5-1 Grievance Resolution Process Scheme.....	72
Figure 9-1 Land Acquisition and Resettlement Organogram and Actions.....	120

## LIST OF APPENDICES

Appendix 1 LARP Project Information Pamphlet
--

Appendix 2 DMS, Census, SES and Valuation Methodology  
Appendix 3 Questionnaire for Employees  
Appendix 4 Questionnaire for Small and Middle Businesses  
Appendix 5 Questionnaire for Census and Socioeconomic Survey  
Appendix 6 Minutes of Meetings from Public Consultations for Preliminary Study  
Appendix 7 External Monitoring Agency ToR  
Appendix 8 Format of Description Protocol  
Appendix 9 Information leaflet (LARP phases) for Public Consultation  
Appendix 10 list of affected properties with indirectly affected parts included in LARP  
Appendix 11 List of APs with Relative Losses  
Appendix 12 Minutes of Meetings from Public Consultation for EDD (day 1)  
Appendix 13 Minutes of Meetings from Public Consultation for EDD (day 2)  
Appendix 14 Minutes of Meetings from Public Consultation for EDD (day 3)  
Appendix 15 Project Information Brochure Disclosed to APs during Public Consultation  
Appendix 16 Offers on the Real Estate Market for Car Service Station  
Appendix 17 Analysis of social picture of 3 vulnerable AHs losing their business income  
Appendix 18 Analysis of restoration measures for 2 vulnerable AHs losing their agricultural income as  
a main source of livelihood

# EXECUTIVE SUMMARY

## I. Project Background

1. The Sustainable Urban Development Investment Program, Project 2 (the Project), financed by ADB under a Multi Tranche Financial Facility (MFF), is being implemented by the RA Ministry of Economic Development and Investments (MoEDI), as the Executing Agency (EA), and the Municipality of Yerevan (YM), as the Implementing Agency (IA) working directly with the PIU. This Program 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 Project includes the three road and highway rehabilitation and construction Subprojects. All Subprojects have resettlement impacts.

2. In order to be compatible with the design process, budgetary constraints and legal limitations for Detailed Measurement Survey (DMS)<sup>2</sup>, four separate LARPs will be provided for 3 Subprojects under Tranche 2. Under the subproject 3, Babajanyan-Ashtarak Road Link, 2 LARPs will be prepared:

- (i) **Subproject 1:** Argavand-Shirak Road Link, under construction
- (ii) **Subproject 2:** Davtashen-Ashtarak Road Link; LARP approved by ADB and GoA and Works procurement under implementation.
- (iii) **Subproject 3:** Babajanyan-Ashtarak Road Link, Babajanyan-Tichina section is the object of present document. The LARP for the section Tichina-Ashtarak Highway is under approval by the GoA.

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 Babajanyan-Tichina covered under the Tranche 2/Section 6.

## II. Land Acquisition and Resettlement Plan Objective and Scope

4. The main objective of this LARP is to make a social impact assessment and identify persons affected by the Tranche 2/Section 6, compensate them for their losses 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 95.05% 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) arrangements for monitoring of LARP implementation.

## III. Impact Summary

6. AH/AP Census Survey and DMS of all affected assets was carried out from 17 June 2016 to 13 January, 2017.

7. The Census identified 202 project affected households, including owners and users of the lands/buildings, business owners and employees with a total of 874 household members. In total,

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<sup>2</sup> The duration for the study cannot be longer than two months starting from the moment when the approval of GoA Decree for Preliminary Study enters into force (RA Law on Expropriation of Property for Public and State Purposes, Article 8, 4b point).

the section will impact 186 land plots, 311 residential and non-residential buildings and structures, 59 businesses and 8 employees. The details are presented in the following paragraphs.

8. LARP identifies 186 affected land plots (58,469.38m<sup>2</sup>). From which:

- (i) 34 are privately owned by 32 AHs (24,027.68 m<sup>2</sup>),
- (ii) 123 land plots (23,964.65 m<sup>2</sup>) owned by YM, which are illegally used by 111 AHs
- (iii) 29 land plots (10,477.70 m<sup>2</sup>) owned by the Gouvernement (RoA), which are illegally used by 28 AHs

9. In total, 146 residential buildings (3,920.25m<sup>2</sup>) and 165 non-residential buildings and structures (5,235.45 m<sup>2</sup>) will be demolished. Additionally, 2 structures (54m<sup>2</sup>) will be removed. There are 3,564.0 m of wire mesh and 275.5m of metal fenceings, as well as 4,671.99m<sup>2</sup> of walls made by tuf and stone. Impacts on improvements such as asphalt, concrete and breakstone paved areas which amount to 8,201.96m<sup>2</sup>. A total of 8,745.93m<sup>2</sup>, 2,598.07 m, 3.43 m<sup>3</sup> and 48 numbers of improvements are affected.

10. 2,941.00m<sup>2</sup> areas of crops, 12,328 fruit trees and bushes, 153 wood and 2,074 decorative trees and bushes will be affected. 57 businesses will be affected permanently and 2 businesses will be affected temporary, 8 employees will permanently lose their employment.

11. Out of 202 AHs, 94 AHs (438 APs) will lose 10% or more agricultural income from lost fruit trees and crops from the affected land plots and 50AHs (198 APs) to be relocated from their place of residence. 43 AHs (141 APs) are vulnerable.

12. 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 below.

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

Impact category	AHs	AHs	Aps	Remarks
	No Per Type of Impact	Without Double Counting	Absolute No	
A. Land Impact by Legal Occupancy				
A1. Private	32	32	146	-
A2. Community	111	91	396	20 AHs are included in A1
A3. Government land	28	27	107	1 AH is included in A1
B. Buildings Impact				
B1. Residential structures	53	5	28	12 AHs are included in A1 20 AHs are included in A2 16 AHs are included in A3
B2. Non-residential structures	81	1	4	19 AHs are included in A1 56 AHs are included in A2 5 AHs are included in A3
B3. Movable structures	2	0	0	2 AH are included in A1
B4. Fences	107	2	7	26 AHs are included in A1 49 AHs are included in A2 24 AHs are included in A3 5 AHs are included in B1 1 AH is included in B2
C. Tree/ Crop Impact				
C1. Fruit trees and bushes	97	0	0	18 AHs are included in A1 48 AHs are included in A2 23 AHs are included in A3 5 AHs are included in B1 1 AH is included in B2 2 AHs are included in B4

Impact category	AHs	AHs	Aps	Remarks
	No Per Type of Impact	Without Double Counting	Absolute No	
C2. Wood trees	43	0	0	9 AHs are included in A1 27 AHs are included in A2 3 AHs are included in A3 2 AHs are included in B1 2 AHs are included in B4
C3. Decorative trees, bushes, flowers	67	0	0	9 AHs are included in A1 24 AHs are included in A2 17 AHs are included in A3 4 AHs are included in B1
C4. Crop	55	0	0	8 AHs are included in A1 24 AHs are included in A2 17 AHs are included in A3 5 AHs are included in B1 1 AH is included in B2
<b>D. Business Impact</b>				
D1. Permanent with tax declaration	11	6	31	3 AHs are included in A1 2 AH is included in A2
D2. Permanent without tax declaration	43	29	124	4 AHs are included in A1 10 AHs are included in A2
D3. Temporary without tax declaration	2	2	6	-
<b>E. Employment Impact</b>				
E. Permanent employment loss	8	6	21	1 AH is included in A1 1 AH is included in D1
<b>F. Vulnerability of Ahs</b>				
F. Vulnerable AHs	43	0	0	7 AHs are included in A1 20 AHs are included in A2 11 AHs are included in A3 1 AH is included in B1 1 AH is included in B4 3 AHs are included in D2 <sup>3</sup>
<b>G. Relocation Impact</b>				
G1. Business relocation	56	0	0	7 AHs are included in A1 12 AHs are included in A2 7 AHs are included in D1 30 AHs are included in D2
G2. Residential relocation	50	1	6	10 AHs are included in A1 20 AHs are included in A2 14 AHs are included in A3 5 AHs are included in B1
<b>Total</b>	-	<b>202</b>	<b>874</b>	-

A socio-economic survey (SES) of affected households was conducted from 17 June, 2016 to 26 January, 2017. 192<sup>4</sup> affected households were surveyed.

#### IV. Compensation Policies and Rehabilitation Measures

13. 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

<sup>3</sup> 3 vulnerable AHs are the owners of non-registered businesses. All 3 businesses are permanently affected. 2 of them are upholsterers (both are poor AHs), and 1 is shoe repairer (elderly headed). The detailed information of these AHs is presented in the appendix 17.

<sup>4</sup> Out of the remaining 10 AHs, 1 AH is a juridical person ("Armenicum" CJSC), 4 AHs have refused to answer to the questions (1 AH has not gave any importance to the survey, 3 AHs are against construction of road as they don't want to lose their garages. No activity is carried out in these garages), 1 AH was out of RA and 4 AHs were unreachable for Census and socio-economic survey.

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 6 is provided below.

14. Compensation eligibility is limited by a cut-off date set for this Project on December 9, 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)<sup>5</sup>.

**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	Owners	Compensation at replacement value +15% either in cash at market rates or cadastral values (whichever is higher). When there are no active land markets cash compensation will be based on the value of the yearly product of the land for a sufficient number of years to ensure the affected parties rehabilitation for the loss of their land.
		Leaseholder (community/state)	Leaseholder will be legalized and compensated as full owners at market rates or cadastral values (whichever is higher) or will be given a new lease. If this is not possible they will receive compensation equal to "the market or cadastral value of affected land (whichever the highest) + 15%" in the following proportions according to the remaining length of the lease: 1) < 1 year 5%; 2) < 15 years 14%; 3) < 25 years 20%; 4) > 25 years -25%.
		Non-legalizable AHs	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/ residential land	Owner	Compensation at replacement value +15% either in cash at market rates or cadastral values (whichever the highest).
		Non-legalizable AHs	These APs will receive a rehabilitation allowance equal to 25% of affected land market or cadastral value whichever the highest.
3. Residential buildings		All AH regardless of legal status.	Cash compensation + 15% for loss of building at full replacement cost (not less than 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).
4. Non-residential buildings/assets		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 of up to 20% of market value.
5. Crop Losses	Standing crops affected	All AH regardless of legal status (including owners subject to obtaining legal status and residents having no residency status)	One year crop compensation in cash at market rate by default at gross crop value of expected harvest.
6. 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.
7. Business or Employment Losses	Business employment loss	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; (ii) (temporary impact) cash indemnity of net income for months of business stoppage up to 1 year. Assessment to 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 business stoppage for the 1 year. The maximum non-taxable salary is equal to minimum salary. Permanent Worker/Employees: Indemnity equal to: (i) Permanent job loss 6 months of average monthly salary;

<sup>5</sup>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 or to be relocated	All severely affected AHs including informal settlers and relocated renters	i) 1 additional crop compensation covering 1 year yield for APs affected by severe agricultural income losses ii) a rehabilitation allowance of 6 months at minimum salary for relocated Ahs
9. Relocation allowances	Transport/transition costs	All relocated AH including relocated renters	Provision of funds to cover transport costs and livelihood expenses for 1 month.
10 Vulnerable People Allowances		AHs below poverty line or headed by Women or elderly people	Allowance equivalent to 6 months of minimum salary and employment priority in Project-related jobs
11. Temporary impacts		All AHs	Due rent and rehabilitation for temporarily affected assets will be provided.
12. Temporary impacts due to utility relocation	All AHs' losses based on their legal status	Owners	Compensation will be paid both for land and improvements as in case of permanent impacts
		Non-legalizable AHs	Compensation will be paid only for improvements added to the affected land by users such as trees, crops, fences etc. In these cases, no allowance will be paid to users for illegal land use; however, these lands should be covered and returned to the user.
13. Unforeseen LAR impacts, if any			YM will consider the unforeseen resettlement impacts during Project implementation and will compensate/ rehabilitate based on the above provisions.

## V. Institutional Setup for the Project

15. The RA Ministry of Economic Development and Investments (MoEDI) 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.

16. A Project Governing Council (PGC) is made up of representatives from the YM, concerned ministries and is chaired by the RA Prime Minister. The main objective of the PGC 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.

17. The Detailed Engineering and Supervision Consultant (DESC) have prepared the detailed design and 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

18. 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, the PIU will sign compensation agreements without keeping in line<sup>6</sup> 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

<sup>6</sup>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.



relocate from the date of delivery of full compensation/allowances which will be defined under the contract<sup>7</sup> or within the timeframe as will be defined under the alienation contracts.

19. After implementation of the LARP the compliance report will be prepared for implemented section 6.

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

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

No	Task Name	Responsibility	Start	Finish
<b>LARP IMPLEMENTATION</b>			<b>30.05.2017</b>	<b>27.11.2017</b>
1	Allocation of LAR budget to YM	MoF	30.05.2017	
2	Identification of potential expropriation cases	PIU	31.05.2017	29.08.2017
3	Draft contracts sent to APs	PIU	20.06.2017	30.06.2017
4	Signing contracts	PIU	21.06.2017	28.09.2017
5	Disbursement of compensation	PIU	22.06.2017	10.10.2017
6	Finalization of expropriation, provision of expropriation injunctions	PIU	28.09.2017	27.12.2017
7	Preparation of LARP Compliance Report	EMA	31.05.2017	20.10.2017
8	Submission the LARP draft Compliance Report to ADB	PIU	21.10.2017	26.10.2017
9	ADB reviews the LARP Compliance Report	ADB	27.10.2017	11.11.2017
10	Submitting the LARP final Compliance Report to ADB	PIU	16.11.2017	19.11.2017
11	ADB approves the LARP Compliance Report	ADB	19.11.2017	25.11.2017
12	Handing over of the site to the Contractor	PIU	26.11.2017	26.11.2017
13	Commencement of civil works	Contractor	27.11.2017	27.11.2017
14	Monitoring	EMA/PIU	ongoing	
15	Grievances redress	PIU	ongoing	

## **VII. Public Consultation and Information Disclosure**

21. Four public consultations have been conducted for affected people living in the area of road section 6: one consultation for the Preliminary Decree and three for the Eminent Domain Decree (EDD). First one was conducted on 14 June 2016 for sections 6 and 7 together and the other three public consultations were held on 2-4 November 2016 after EDD entered into force. The consultations included presentations of the entitlements matrix, valuation methodology, DMS and Census/SES. The Grievance Redress Mechanism was addressed in detail, with particular focus on the role and functions of the Local Focal Point as a way to raise, formulate and address APs' complaints to the IA during all stages of the Project. In total, 125 APs (29 women and 96 men) participated in the final public consultation (the list of participants with respective signatures is attached to the Minutes of Meeting of the public consultation).

22. The Project Information Pamphlet, information leaflet with the main phases of land acquisition and resettlement procedures and the hard copies of both Government decrees (Preliminary and EDD) was distributed to all APs during the public consultations, where the Project description, the Entitlement Matrix, grievance redress mechanism, entitlements and compensations, as well as answers to frequently asked questions, were presented. The individual maps of private properties with clear indication of affected/non-affected surface area and main impact (buildings, fence and

<sup>7</sup>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)

improvements) have been submitted to the owners on 27.10.2016 to be sure that the owners will be able to use the opportunity to present request on the acquisition of non-affected part of the property within two months after the GoA decree on acknowledging the exceptional prioritized public interest<sup>8</sup> entered into force.

23. After the ADB and RA GoA approvals, implementation-ready LARP will be uploaded on the ADB, Project (PIU) and the YM web sites. In addition, the Project Information Pamphlet with relevant information based on final LARP will be disclosed (submitted as a notification) to the APs after the LARP approval.

## **VIII. Budget Summary**

24. The total implementation cost of the LARP, including compensation, rehabilitation allowances as well as administrative costs for LARP implementation and contingency, amounts to **5,320,169,227.82** AMD, which is equivalent to US\$ **10,946,850.26** (per exchange rate on January 23, 2017). 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 as agreed in the loan agreement with ADB for Tranche 2. 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.

## **IX. Grievance Redress Mechanism**

25. Several parties will be involved in the project level grievance redress mechanism: (i) PIU, Grievance Review Group (GRG) and (ii) YM. 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 project level grievance redress process.

## **X. Monitoring and Evaluation**

26. The implementation of the 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 this Section 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.

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<sup>8</sup>RA Law on Expropriation of Property for Public and State Purposes, Article 5, 2.2 point

# 1 INTRODUCTION

## 1.1 Background

27. The Sustainable Urban Development Investment Program, Project 2 (the Project), financed by ADB under a Multi Tranche Financial Facility (MFF), is being implemented by the RA Ministry of Economic Development and Investments (MoEDI), as the Executing Agency (EA), and the Municipality of Yerevan (YM), as the Implementing Agency (IA) working directly with 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 Project includes the three road and highway rehabilitation and construction Subprojects. All Subprojects have resettlement impacts.

28. In order to be compatible with the design process, budgetary constraints and legal limitations for DMS<sup>9</sup>, four separate LARPs will be provided for 3 Subprojects under Tranche 2. Under the subproject 3, Babajanyan-Ashtarak Road Link, 2 LARPs will be prepared:

- (iv) **Subproject 1:** Argavand-Shirak Road Link, under construction
- (v) **Subproject 2:** Davtashen-Ashtarak Road Link; LARP is approved by ADB and GoA and Works procurement under implementation.
- (vi) **Subproject 3:** Babajanyan-Ashtarak Road Link, Babajanyan-Tichina section is the object of present document. The LARP for the section Tichina-Ashtarak Highway is under approval by the GoA.

29. This land acquisition and resettlement plan 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 Babajanyan-Tichina covered under the Tranche 2/Section 6.

## 1.2 Project Location

30. 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 km<sup>2</sup>, extending 18 km in the north-south direction and 16 km in the east- west.

31. This Road link is part of a program of road section upgrades to complete the Yerevan western bypass, aiming to divert through-traffic around Yerevan's City center, which will improve traffic flow and reduce congestion on local roads. Presently vehicles from Ashtarak and cities to the West of Yerevan bound for the Northern suburbs need to travel through residential neighborhoods of Yerevan. The proposed road link will change the flow of traffic from radial to tangential relative to the City center.

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<sup>9</sup> The duration for the study cannot be longer than two months starting from the moment when the approval of GoA Decree for Preliminary Study enters into force (RA Law on Expropriation of Property for Public and State Purposes, Article 8, 4b point).

**Figure 1-1 Location of Republic of Armenia and Yerevan**



Source: Yerevan Municipality Master Plan, 2004

### 1.3 Project Description

32. The Project Tranche 2 is divided into three subprojects:

- (i) Argavand-Shirak road link the construction of a link between Argavand Highway and Shirak Street West of length approximately 1.3km. The alignment passes through the archaeological site known locally as Karmir Blur.
- (ii) Davtashen - Ashtarak highway of 2.3 km length.
- (iii) Babajanyan - Ashtarak highway, 6.5 km long

33. In order to facilitate communication between all parties, the area for Project 1 and Project 2 (Tranche 1 and Tranche 2) was divided into several sections numbered from S1 to S9 as shown in the table below. They are shown in the following map (see Figure 1-2 Project Location Map).

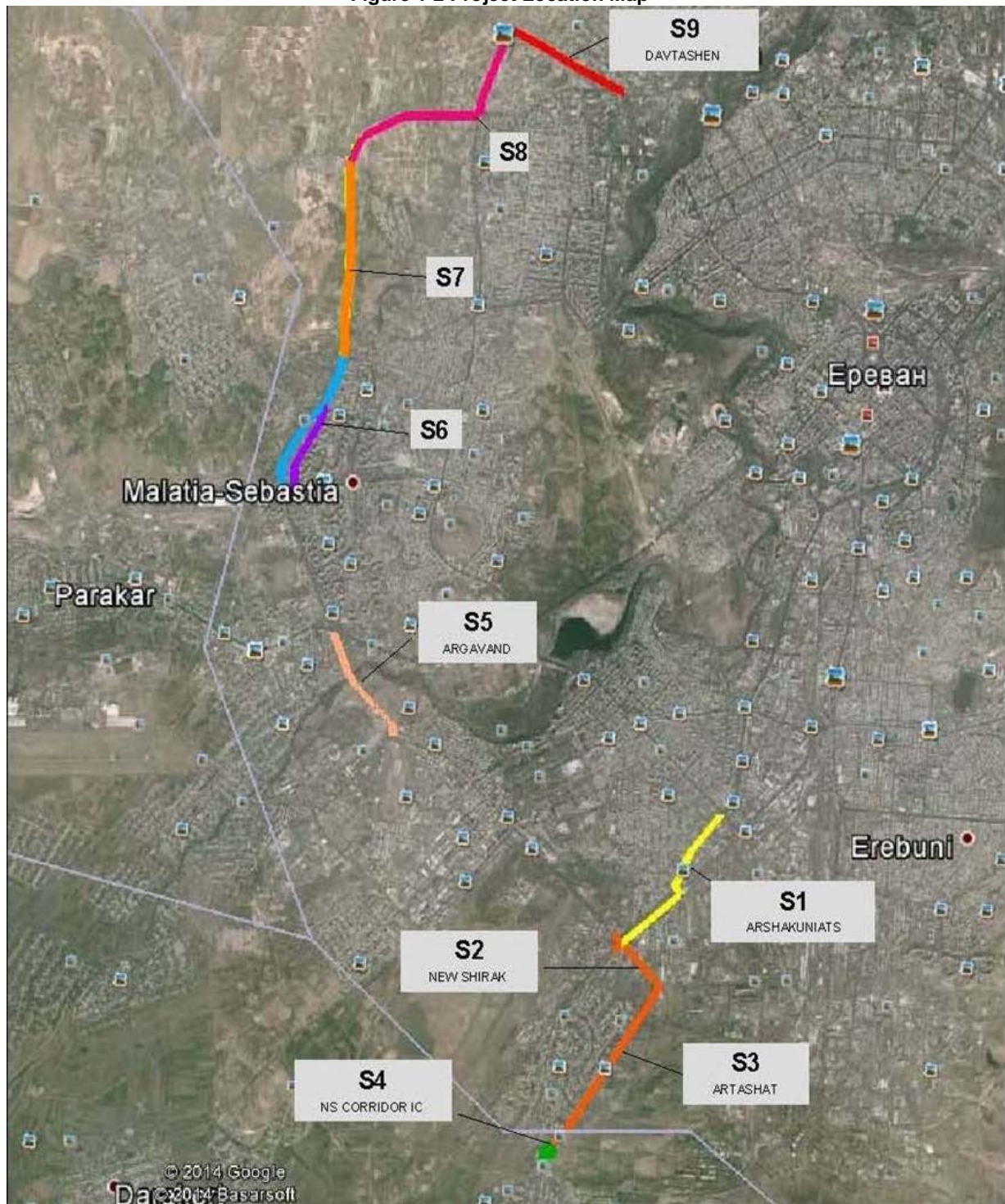
**Table 1-1 Indication of Project Sections**

Project/Tranche	Section	Name	Length
Project1/Tranche1	S1	Arshakunyats Street	1,280 m
	S2	New Shirak Street	3,200 m
	S3	Artashat Highway	
	S4	North South Corridor interchange	
Project2/Tranche2	S5	Argavand - New Shirak street	1,350 m
	S6	Babajanyan-Tichina	2,200 m
	S7	Tichina-Old Silikyan	2,000 m
	S8	Old Silikyan - Ashtarak Highway	2,300 m
	S9	Davtashen - Ashtarak Highway	2,240 m

34. Due to its level of LAR impact, the Tranche2/ Project2 has been classified as Category A for involuntary resettlement<sup>10</sup>

<sup>10</sup>As per the ADB Operation Manual (OM) F1/OP (2009) a project is classified as Category "A" if 200 or more 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.

Figure 1-2 Project Location Map



## **1.4 Subproject 2: Babajanyan-Tichina**

### **1.4.1 Location and Description**

35. This LARP document covers section 6 of Project2/Tranche2

36. The Babajanyan-Tichina is located in the north-west and south-west area of Yerevan in the administrative districts of Malatia-Sebastia (approximately 6 km south-west of Yerevan City center). See figure 1-3.

37. This section comprises the construction of approximately 2.3 km of urban dual carriageway with central reserve and footways. The first 300m will consist in connecting the project to the existing Babajanyan Highway that is already dualled, the remaining 2000m will be constructed on new alignment within an urban context. At the north end of this section the project connects to Section 7 highway covered by the corresponding LARP for Tichina to Ashtarak.

38. The section covered by this LARP includes the following works: one at grade junction at the south connection point, one half interchange including overpass and access ramps, two structures over existing streets, local access and service roads, drainage, retaining walls/noise barriers and other highway elements including pipes in deep trenches, relocation of utilities (water and sewage, irrigation, gas, telecommunications, electricity, street lighting)

### **1.4.2 Sub-Project Implementation Timeline**

39. Commencement of LARP implementation will start at the end of May 2017 and will be fully completed in the beginning of October 2017. Handing over of the Site to the Contractor is planned for November 2017 after anticipated ADB approval of the compliance report at the end of November.



Figure 1-3 Babajanyan-Tichina



## 1.5 Scope and Status of Land Acquisition and Resettlement Plan

40. LARP is based on the detailed design for Subproject 2. It is final and ready for implementation. The following steps were taken for the completion of this LARP:

- (i) Completion of 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 based on a 95.05% sample of AHs;
- (iv) Completion of the consultations with APs;
- (v) Preparation of a detailed compensation budget for all types of losses.

## 1.6 Objectives of Land Acquisition and Resettlement Plan

41. The main objective of LARP is to make a social impact assessment and identify persons affected by the section 6, compensate them for their losses 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 Subproject on APs, in accordance with Armenian law, ADB SPS-2009 and LARF (RA Government Decree N 273-N, 7.03.2012).

42. For the achievement of these objectives, 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 Subproject;
- (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.

## 1.7 Land Acquisition and Resettlement-Related Project Implementation Conditions

43. In compliance with ADB safeguards requirements and 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.
- (iv) **Commencement of Civil Works:** conditional to: full implementation of LARP to be vouched by a compliance report prepared by the EMA, accepted to ADB.

## 1.8 Document Disclosure

44. The final updated implementation-ready LARP in Armenian will be disclosed on YM official website as well as on the Project 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.

## 1.9 Project Cut-Off Date

45. 46. The cut-off date for the Project is set as December 9, 2016 when signing of assets description protocols for the Final LARP started. Formats of protocols are presented in Appendix 8.

## 2 IMPACT ASSESSMENT AND CENSUS OF AFFECTED HOUSEHOLDS

### 2.1 Background

46. One of the key principles adopted for the preparation of this LARP is that all compensation payments and livelihood restoration assistance related to the Project must be based on a detailed understanding of the impacts of the Project on affected people. For this LARP, the data was collected in June-August 2016 under the framework of the GoA decree on Preliminary<sup>11</sup> study and then updated in October 2016 after the adoption of the GoA decree on Eminent Domain.<sup>12</sup> 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 determine 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 socio-economic condition of affected individuals, households and business owners as well as access to public services, perceptions of compensation and Project impact on their livelihood.

### 2.2 Survey Methodology and Impact Assessment Approaches

#### 2.2.1 Survey Methodology

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

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

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<sup>11</sup>The RA Law on Expropriation of Property for Public and State Purposes envisages the opportunity for a preliminary study of the property to be alienated at the request of the Acquirer before including the property in the Eminent Domain Decree (EDD). It gives opportunity to conduct a DMS, finalize the list of the affected properties to be including in EDD, and identify the impact type and size for preparation of individual maps without the obligation to sign the description protocol with APs as in the case of EDD.

<sup>12</sup>The GoA decree on Preliminary study was adopted on 28.04.2016 by decree N 447-У, and GoA decree on Eminent Domain was adopted on 06.10.2016 by decree N 1027-У,

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

49. The DMS included measurement of existing real estate plots and buildings/structures built on them and determination of their targeted purpose, ownership, forms of use, quality and quantity, appearances, and types. The measurements were taken in accordance with the requirements of Annex 1 of Order No 283-N (directive on real estate measurement registration) of 20 October 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 policy requirements, the current ground situation measured is based on the actual size of the assets used by AHs at the moment of measurement<sup>13</sup>. The APs were informed of the measurement date and time by telephone, one day prior to the field visit. This procedure ensured the measurement process was monitored by the APs (Details are provided in Appendix 2).

## 2.2.2 Impact Assessment Approaches

50. Below, the approaches applied during the impact assessment exercise under this LARP for several typical cases are presented, in particular: (i) identification and assessment mechanisms for cases in which the remaining parts of affected properties are indirectly affected by the Project and consequently are subject to acquisition and compensation under the LARP; (ii) assessment and calculation mechanisms for cases in which discrepancies are identified between impacts according to the DMS and impacts according to the cadastral map/data; and (iii) utilities to be restored under the Project.

**(i) Indirectly affected parts of affected properties.** As a result of detailed design analysis, as well as the DMS and assets inventory, 45 cases (9 privately owned and 36 illegally used) were identified in which the remaining part of affected properties lose their target purpose after the acquisition, for different reasons, and therefore are indirectly impacted by the Project. In such cases, the indirectly affected parts have been included in this LARP as properties subject to acquisition and compensation both for legal and illegally used land plots. A list of these cases with details is presented in Appendix 10. The mentioned cases are summarized below:

- a) Cases in which the remaining part of the property is not appropriate for further functional usage and restoration of their residence, business and agricultural activities as a result of land acquisition; .
- b) In cases involving partial impacts of the building or structure and unwillingness of the owner to keep and rehabilitate the remaining part, the remaining indirect impact was included in the directly affected assets with prior agreement with APs (as defined by project LARF and DMS methodology of the LARP).

### **(ii) Discrepancies between Impacts identified per DMS and Cadastral map/data**

<sup>13</sup> 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 the LARP implementation period.

51. As a result of analysis of cadastral maps and data, as well as the implemented DMS (actual measurement) there were two cases (commercial lands) where the impacts identified by DMS, as per actual coordinates of affected land plots, and the coordinates of affected land plots as per cadastral map/data did not correspond. In particular, the properties are actually affected, but the coordinates of affected land plots should be corrected in the cadastral map and data based on the actual measurement of coordinates, which can result in a change of impact (surface of affected area).

52. During the LARP preparation, the details of the above mentioned cases have been presented to the SCREC with relevant layouts for correction, and are currently being processed. However, considering that the mentioned cases had not been corrected during the preparation of this LARP, the impacts (surface of affected area) and compensation were calculated and included in this LARP based on current cadastral map and data<sup>14</sup>.

53. The relevant remarks on these cases can be found in the impact data presented in this LARP. The details of all these cases, as well as the procedures of their correction are included in the "Legalization and Correction Action plan" (LCAP) presented in Chapter 10.

### **(iii) Utilities to be restored by the Project**

54. The project will restore only existing legal utilities. In the case of illegal utilities, the APs will be only compensated for improvements (hole, pipes etc.) added by them, and will be able to restore them on the remaining parts of their land plots<sup>15</sup>. There are 2 cases when the property is affected partially and the sewage hole is common both for residential houses which are not affected by the Project and for the non-residential (business) part. Those sewage connections were done to the unknown network system which is affected by the Project, but which cannot be identified during the detailed design as no information was provided by the utility owner<sup>16</sup>. Besides, the sewage system of some residential houses located in Sheram street which are not affected by the Project are also connected to the same sewage system. The opportunity to connect to the existing legal sewage system shall be studied during construction.

## **2.3 Impact on Land**

### **2.3.1 Land Classification by the Armenian Land Code**

55. The Land Code of the RA (May 2, 2001) classifies land into the following nine categories based on target use: (i) agricultural, (ii) settlements/residential, (iii) industrial, mining and production (iv) power, transport, communication and utility infrastructure facilities (v) protected land for special purposes, (vi) special significance, and (vii) forested, (viii) water and (ix) reserve lands.

56. The Project is 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 in keeping with actual usage, affected lands under this LARP are grouped into the following categories:

- (i) Residential land**, which is used for residential houses, adjacent auxiliary buildings and gardening.
- (ii) Orchards/agricultural land**, which is used to grow fruit or wood/decorative trees and bushes.

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<sup>14</sup> The impacts and consequently the compensation amount of those properties can be changed during the LARP implementation based on corrected cadastral map and data.

<sup>15</sup> As the APs' residential houses are alienated completely, all affected sewage holes done by APs are considered to be compensated and are included in the LAR impact and budget.

<sup>16</sup> This network system can be identified during the construction works.

- (iii) **Commercial land**, which is used for businesses such as shops and petrol stations.
- (iv) **Various construction land**, residential and commercial lands and those of common use that have been formed in such a combination where none of those has prevailing significance, are considered lands of various construction.

## 2.3.2 Industrial Land, which is used for factories, factory offices and industrial storages and warehouses Land Losses

57. Affected lands are concentrated in urban areas of Yerevan in the Malatia-Sebastia district. In total, there are **186 affected** land plots covering a surface area of **58,469.38 m<sup>2</sup>** in the Project area. Overall, 150 households will have some land impact. Affected land plots are mostly residential, then come commercial lands and orchards. The presented land impacts also include two cases under the Legalization and Correction Action Plan (LCAP).

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

(i) **Private-titled land** - a total of 34 plots (24,027.68 m<sup>2</sup>) belong to persons with legal title of the affected land parcels. Most private land plots are commercial (15). A total of 14 land plots are residential (4,042.34 m<sup>2</sup>). The number of private land plots includes land plots which are in the process of cadastral corrections under the LCAP, particularly two commercial land plots (788.74 m<sup>2</sup>) which are actually affected but the coordinates of affected land plots should be corrected in the cadastral map and data. The areas of affected private land plots range from 34.35 m<sup>2</sup> to 8,065.86 m<sup>2</sup> (average of 706.7 m<sup>2</sup>).

(ii) **Community land** - land that belongs to YM. A total of 123 community plots (23,964.65 m<sup>2</sup>) are affected by the Project. The survey found that almost all such land plots are used without legal title and only one land is formally leased (60.80 m<sup>2</sup>). Out of 122 illegally used land plots, 31 land plots are used for commercial purposes, 20 land plots are used as orchards and 70 land plots are illegally used for residential purposes. One rented land plot is used for commercial purpose.

The area of affected community land plots ranges from 4.6 m<sup>2</sup> to 987.1 m<sup>2</sup> (average of 194.83 m<sup>2</sup>).

(iii) **Government Land** - a total of 29 plots (10,477.05 m<sup>2</sup>) are affected under the Project. All affected RA lands are illegally used. Out of 29 illegally used land plots, 10 land plots are used as orchards and 19 land plots are used for residential purposes.

59. The owner of the community land (Yerevan Municipality) will not be compensated.

60. All other categories of affected land will be compensated. The land impacts data is summarized in the following table:

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

Type of Land			Residential <sup>17</sup>		Orchard		Commercial <sup>18</sup>		Various construction <sup>19</sup>		Industrial <sup>20</sup>		Total		Remark
			Plots	Affected Area	Plots	Affected Area	Plots	Affected Area	Plots	Affected Area	Plots	Affected Area	Plots	Affected Area	
			No	m2	No	m2	No	m2	No	m2	No	m2	No	m2	
A. Community	Illegally Used		70	12,818.25	20	4,572.36	31	6,373.54	-	-	1	139.70	122	23,903.85	-
	Rented		-	-	-	-	1	60.80	-	-	-	-	1	60.80	-
B. RA Land	Illegally Used		19	7,016.32	10	3,460.73	-	-	-	-	-	-	29	10,477.05	3 potentially legalisable land plots were identified. The APs will be informed about the legalisation process and if the legalisation is succeeded, they will be compensated as legal from the LARP contingency.
Subtotal (A+B)			89	19,834.57	30	8,033.09	32	6,434.34	-	-	1	139.70	152	34,441.70	-
C. Private	Private	Owned	14	4,042.34	-	-	13	6,156.40	2	256.53	2	4,717.81	31	15,173.08	-
		Illegally used	5	2,267.10	4	1,445.20	-	-	-	-	1	8,065.86	1*	8,065.86*	There are 9 illegal users on the 1 privately owned land plot with affected area 8,065.86 sqm from which 2,267.10 sqm is used by 5 APs for the temporary residence during the gardening and 1,445.20 sqm is used by 4 APs as an orchard. The allowance for illegal land usage will not be

<sup>17</sup> 41 land plots are used by the residential purpose, 10 land plots are used by the purpose of gardening for the temporary residence, 41 land plots are used as a garages, 9 are adjacent part of residential houses which are not affected and 2 are unused land plots.

<sup>18</sup> 45 land plots are used for the business purpose, 1 land serves as a parking area for the business without relocation and 1 land plot is used as an hospital.

<sup>19</sup> 2 land plots are unused.

<sup>20</sup> 3 land plots are unused and 1 land plot serves as a rest area for the gold factory.

Type of Land			Residential <sup>17</sup>		Orchard		Commercial <sup>18</sup>		Various construction <sup>19</sup>		Industrial <sup>20</sup>		Total		Remark
			Plots	Affected Area	Plots	Affected Area	Plots	Affected Area	Plots	Affected Area	Plots	Affected Area	Plots	Affected Area	
			No	m2	No	m2	No	m2	No	m2	No	m2	No	m2	
															provided, they will be compensated only for the structures, fences, improvements, trees and crops on it.
	Properties under LCAP		-	-	-	-	2	788.74	-	-	-	-	2	788.74	There are discrepancies of the land coordinates between the ownership certificate and cadastral map. The affected area can be changed after correction of coordinates.
Subtotal C			14	4,042.34	-	-	15	6,945.14	2	256.53	3	12,783.67	34	24,027.68	-
Total			103	23,876.91	30	8,033.09	47	13,379.48	2	256.53	4	12,923.37	186	58,469.38	-

\*The total number of land and surface area is without double counting.

## 2.4 Impact on Buildings and Structures

### 2.4.1 Residential Buildings and Structures

61. In total, the Tranche 2 LARP for section 6 will affect **146** residential buildings and structures. Out of these, 56<sup>21</sup> are houses, including 17 lodges (2,816.91m<sup>2</sup>) and 90 (1,103.34m<sup>2</sup>) are supporting structures. Out of these supporting structures, 83 belong to affected main residential buildings, while seven supporting structures belong to households whose main residential building will not be affected at all. In total, the impact on all residential buildings and structures located on 54 land plots, will affect 53 households.

62. The area of affected buildings amounts to **3,920.25 m<sup>2</sup>**. The affected buildings, including the supporting structures are mainly made of stone and metal.

**Table 2-2 Impact on Residential Buildings and Structures**

Table 2-2 Impact on Residential Buildings and Structures				
Name	Material	No	Total	Plots
			m2	No
A. House				
Residential house	Stone, Wood, Metal	39	2,596.93	35
Lodge	Metal, Stone	17	219.98	12
Subtotal (A)	-	56	2,816.91	47
B. Supporting Structures				
B1. Supporting Structures with Affected Main Building				
Lodge	Metal	1	8.5	41
Swimming pool	In-situ Reinforced Concrete	1	14.6	
Shed	Metal, Wood, Stone	28	346.39	
Hencoop	Stone, Metal,	4	45.3	
Hole	Stone	1	1.5	
Kiosk	Metal	1	3.5	
Kennel	Metal	3	24.9	
Patio	Stone	1	19.1	
Toilet	Stone	13	36.5	
Bathroom	Stone, Metal	1	2	
Sewage hole	Stone	5	20	
Foundation	In-situ Reinforced Concrete	1	67.7	
Garage	Metal	1	19	
Support Structure	Stone, Wood	21	363.81	
Incomplete structure	Stone	1	11.7	
Subtotal (B1)	-	83	984.5	
(B2) Support Structures of HHs without Residential Loss				

<sup>21</sup>Together with 53 affected residential houses 81 separate supporting structures are affected. Each structure was valued separately, as the replacement cost was calculated based on the material of the each particular structure.



Name	Material	No	Total	Plots
			m2	No
Garage	Stone	2	83.3	5
Shed	Metal	1	19.2	
Incomplete structure	Stone	1	6.44	
Toilet	Stone, wood	2	2.5	
Support Structure	Stone	1	7.4	
<b>Subtotal (B2)</b>	-	<b>7</b>	<b>118.84</b>	
<b>Subtotal (B1+B2)</b>	-	<b>90</b>	<b>1,103.34</b>	<b>46</b>
<b>Total</b>	-	<b>146</b>	<b>3,920.25</b>	<b>54</b>

## 2.4.2 Non-Residential Buildings and Structures

63. In total, **165** non-residential structures will be affected with a total area of **5,235.45** m<sup>2</sup> located on 92 land plots. Out of this 165, 77 belong to businesses (3,232.10 m<sup>2</sup>) and 88 are non-residential/non-business structures (2,003.35 m<sup>2</sup>) used by APs for private purposes. In case of affected 9 business structures located on 4 land plots the Project will not cause a suspension of business activity, while in case of affected 68 business structures located on 29 land plots the Project will cause a suspension of business activity.

64. From the total affected non-residential structures 2,568.44m<sup>2</sup> are illegal, almost equal for non-business and business structures. All 53 businesses are commercial<sup>22</sup>. The affected structures are mainly made of stone, metal pumice block and reinforced concrete.

**Table 2-3 Impact on Non-Residential Structures**

Type of Structure	No	Legal sq.m	Illegal sq.m	Total sq.m.	No of Plots
A. Non Business Structures	88	868.11	1135.24	2003.35	59
B. Business Structures without Suspension of Business Activity	9	10.7	195.1	205.8	4
C. Business Structures with Suspension of Business Activity	68	1788.2	1238.1	3026.3	29
<b>Total</b>	<b>165</b>	<b>2,667.01</b>	<b>2,568.44</b>	<b>5,235.45</b>	<b>92</b>

**Table 2-4 Impact on Non Business Structures**

No	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	No of Plots
1	Car repair main hole for the personal usage	Stone	1	-	3.50	3.50	59
2	Garage	Stone, In-situ r/c slabs, Metal	40	123.70	735.27	858.97	
3	Non-operating gas	Stone	2	256.23	-	256.23	

<sup>22</sup>In the scope of this LARP, commercial businesses are those that are concentrated on providing services and trade with or without hiring of employees.

No	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	No of Plots
	control station						
4	Shed	Metal, Stone	14	-	227.91	227.91	
5	Incomplete structure	Stone	1	-	24.90	24.90	
6	Hole	Stone	15	132.25	47.75	180.00	
7	Basement	In-situ r/c	1	-	5.40	5.40	
8	Kennel	Metal	1	-	6.00	6.00	
9	Non-operating shop	Metal	1	-	12.20	12.20	
10	Toilet	Stone, Metal,Wood	3	-	5.00	5.00	
11	Non-operational structure	Stone, Brick	1	165.75	-	165.75	
12	Closet	Stone, Metal	4	-	48.30	48.30	
13	Support structure	Stone	2	-	19.01	19.01	
14	Sequurity checkpoint	Stone	1	40.96	-	40.96	
15	Bomb shelter	Stone, In-situ r/c	1	149.22	-	149.22	
<b>Total</b>			<b>88</b>	<b>868.11</b>	<b>1,135.24</b>	<b>2,003.35</b>	
*40,96 sqm security checkpoint and 149,22 sqm bomb shelter belong to "Armenicum" CJSC (hospital). Compensation for those was not calculated as they will be reconstructed during construction works.							

**Table 2-5 Impact on Business Structures**

No of Business	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	No of Plots
<b>A1. Business Structures without Suspension of Business Activity</b>							
1	Collector	Stone	1	-	1.6	1.6	2
	Hole	Crushed Stone embankment	2	-	104	104	
	Control room	Stone	1	-	5.1	5.1	
	Patio	Wire mesh	1	-	7.1	7.1	
	Weighing hopper	Stone, in-situ r/c	1	-	68.4	68.4	
1	Watchhouse	Metal	1	10.7	-	10.7	1
1	Shed	Wood	2	-	8.9	8.9	1
<b>Subtotal (A1)</b>			<b>9</b>	<b>10.7</b>	<b>195.1</b>	<b>205.8</b>	<b>4</b>
<b>A2. Business Structures with Suspension of Business Activity</b>							
3	Car wash station	Stone	1	-	96.5	96.5	1
1	Shoemaker's booth	Metal	1	-	4	4	1
4	Car service station	Stone	1	113.3	-	113.3	1
	Car repair main-hole	Stone	3	-	13.8	13.8	
10	Car service station	Stone	2	421	15.3	436.3	2
	Car repair main-hole	Stone	3	-	17.1	17.1	
	Toilet	Stone	1	-	2.1	2.1	
	Support structure	Stone	1	-	2.6	2.6	
1	Vehicle spare shop	Stone	1	-	48.57	48.57	1

No of Business	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	No of Plots
3	Vehicle spare shop	Stone	1	-	11.45	11.45	1
	Car service station	Stone	1	-	72.9	72.9	
	Metal House	Metal	1	-	12	12	
	Car repair main-hole	Stone	1	-	3.8	3.8	
2	Car service station	Stone	1	-	76	76	1
	Toilet	Stone	1	-	1.5	1.5	
	Car repair main-hole	Stone	1	-	3.8	3.8	
	Sewage hole	Stone	2	-	2	2	
	Main hole for water meter	Stone	2	-	1	1	
1	Dismantling room	Stone	2	-	46.55	46.55	2
	Car repair main-hole	Stone	1	-	3.9	3.9	
	Sewage hole	Stone	1	-	1	1	
	Shed	Metal	1	-	18	18	
3	Car service station	Stone	1	-	129.09	129.09	1
2	Service room	Stone	1	192.40	-	192.4	2
	Car repair main-hole	Stone	1	-	4	4	
	Sewage hole	Stone	1	-	1	1	
	Main hole for water meter	Stone	1	-	1	1	
1	Car service station	Stone, Metal	1	-	55	55	1
1	Car service station	Stone, Metal	1	-	55	55	1
6	Office	Stone	1	188.60	-	188.6	2
	Metal House	Metal	1	-	27.1	27.1	
	Toilet	Pumice block	1	-	4	4	
	Hole	Pumice block	1	-	1	1	
3	Car service station	Stone	1	-	123.03	123.03	1
1	Shed	Metal	1	-	115.1	115.1	2
	Support structure	Stone, Metal	1	-	15.1	15.1	
	Car repair main-hole	Stone	1	-	8.6	8.6	
	Metal House	Metal	1	-	23.2	23.2	
6	Car service station	Stone	1	287.90	-	287.9	1
	Toilet	Stone	1	-	4	4	
	Hole	Stone	3	-	14	14	
2	Car service station	Stone	2	46.90	38.12	85.02	1
	Car repair main-hole	Stone	1	-	4.1	4.1	
1	Garage	Stone	1	-	19.2	19.2	1
	Hole	Stone	1	-	3.6	3.6	
1	Garage	Stone	1	-	18.81	18.81	1
1	Garage	Stone	1	-	19.5	19.5	1

No of Business	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	No of Plots
	Hole	In-situ r/c	1	-	3.7	3.7	
1	Garage	Stone	1	-	31.09	31.09	1
	Hole	Stone	1	-	4.3	4.3	
1	Garage	In-situ r/c	1	-	19.85	19.85	1
	Hole	Stone	1	-	3.54	3.54	
1	Flower shop	In-situ r/c	1	55.30	-	55.3	1
	Basement	In-situ r/c	1	-	25	25	
1	Car service station	Stone	1	482.80	-	482.8	1
	Car repair main-hole	Stone	2	-	13.2	13.2	
57	Subtotal (A2)		68	1,788.20	1,238.10	3,026.30	29
Total (A1+A2)			77	1,798.90	1,433.20	3,232.10	33
* Two businesses (making/selling gravestones, motor vehicle dismantling) are operating without occupying any structure.							

### 2.4.3 Movable Structures

65. The Tranche 2 LARP for section 6 will affect 2 movable structures<sup>23</sup> with 54 m<sup>2</sup> surface made of metal. Transportation cost will be paid to the APs to relocate structures.

**Table 2-6 Impact on Movable Structures**

Type of Affected Structures	Construction Type	Buildings	Affected Surface
		No	m <sup>2</sup>
Kiosk	Metal	2	54
<b>Total</b>	-	<b>2</b>	<b>54.00</b>

### 2.4.4 Fences and Other Improvements

66. A total of 3,564.00 m of wire mesh and 275.50 m of metal fencings, as well as 4,671.99 m<sup>2</sup> of walls made by tuf and stone on 114 land plots will be affected by the T2 LARP for section 6. Overall, 107 households will be affected by loss of fences and walls, including temporary impacts, and compensated at replacement cost.

**Table 2-7 Impact on Fences and Walls**

Material	Length	Area
	M	m <sup>2</sup>
Wire mesh A	3,500.10	-
Wire mesh B	63.90	-

<sup>23</sup>Movable structures are identified according to the definition of Civil Code of RA. Movable property shall be the property not considered as immovable (Civil Code of RA, article 134, point 2). Immovable property shall be considered land parcels, subsoil parcels, separate water objects, forests, perennial plantings, underground and above-ground buildings, structures and other property fixed to land, namely objects that are impossible to separate from land without damage to that property or land parcel or without change, termination of their purpose or impossibility of their further use by designated purpose (Civil Code of RA, article 134, point 1).

Material	Length	Area
	M	m <sup>2</sup>
Metal fencings A	161.50	-
Metal fencings B	4.80	-
Metal fencings C	72.50	-
Metal fencings D	5.00	-
Metal fencings E	31.70	-
In-situ r/c A	-	5.92
In-situ r/c B	-	15.39
Tuf	-	1,530.74
Stone	-	3,141.25
<b>Total</b>	<b>3,839.50</b>	<b>4,693.30</b>

67. The APs have made some other improvements on 87 land plots that have been measured and calculated for compensation. There are concrete, asphalt, metal, metal-plastic, basalt and brick surfaces built by APs on the affected lands. The most affected types of improvements are asphalt, concrete and breakstone paved areas which amount to 8,201.96 m<sup>2</sup>. A total of 8,745.93 m<sup>2</sup>, 2,598.07 m, 3.43 m<sup>3</sup> and 48 numbers of improvements are affected and will be compensated including the temporary impacts.

**Table 2-8 Impact on Improvements**

Type	Material	Plots	Area	Area	Length	No
		No	m <sup>2</sup>	m <sup>3</sup>	M	
Area	Asphalt (A)	2	222.00	-	-	-
Area	Asphalt (B)	15	3,552.40	-	-	-
Area	Asphalt/ r/c slabs	1	161.60	-	-	-
Area	Concrete Covered	40	2,276.01	-	-	-
Area	Breakstone	7	1,989.95	-	-	-
Area	Basalt slabs	2	108.50	-	-	-
Area	Concrete slabs	11	145.05	-	-	-
Area	Marble	1	31.00	-	-	-
Area	Travertine slabs	2	95.40	-	-	-
Staircase	Concrete	10	66.72	-	-	-
High pressure jointless gas pipe d=50x6mm	Metal	1	-	-	200	-
Irrigation pipe d=110mm	Metal	1	-	-	100	-
Irrigation pipe d=100mm	Metal	1	-	-	900	-
Irrigation pipe d=13mm	Metal-plastic	8	-	-	520	-
Irrigation pipe d=20mm	Metal-plastic	1	-	-	32	-
Irrigation pipe d=25mm	Metal-plastic	6	-	-	395	-
Irrigation pipe d=50mm	Metal-plastic	3	-	-	45	-
Irrigation pipe d=50mm	Metal	4	-	-	65	-
Gas leakage during dismantling	Gas	1	-	3.43	-	-

Type	Material	Plots	Area	Area	Length	No
		No	m <sup>2</sup>	m <sup>3</sup>	M	
Gas pipe valve d=50mm	Metal	1	-	-	-	8
Installation and adjustment of gas pipe valve	Metal	1	-	-	-	2
Gate A	Metal	1	-	-	-	1
Gate B	Metal, Wire mesh	8	-	-	-	9
Gate C	Metal	5	-	-	-	5
Gate D	Metal	15	-	-	-	16
Gate E	Metal	1	-	-	-	1
Door	Metal	2	-	-	-	2
Kerbstone A	Concrete	16	-	-	300.40	-
Kerbstone B	Basalt	1	-	-	27.00	-
Kerbstone C	In situ reinforced concrete	2	-	-	13.67	-
Dismantling/installation and adjustment of scale (55 ton)	N/A	1	-	-	-	1
Platform	Concrete	3	97.30	-	-	-
Oven	Brick	2	-	-	-	2
Dismantling cooling chamber	Metal	1	-	-	-	1
<b>Total</b>		<b>87*</b>	<b>8,745.93</b>	<b>3.43</b>	<b>2,598.07</b>	<b>48</b>

### 2.4.5 Buildings Impacts and Relocation Strategy

68. Based on the LARF, all buildings, partly or completely affected, will be entirely compensated. The relocation strategy adopted for the Project is based on the principle of compensation at replacement cost (market value of building materials, labor, materials transportation cost and other relevant expenses). In the case of affected legal structures, owners will receive the replacement cost plus 15%, as required by law. In the case of affected residential buildings, the APs will receive 115% of the replacement cost, irrespective of their legal status. In the case of affected illegal structures on private land plots, APs will receive the full replacement cost of the building. In the case of illegal structures on illegally used land plots, APs will receive the replacement cost minus legalization expenses which will not exceed 20% of the total compensation amount.

69. Under this LARP, 56 residential and 68 business buildings will have to be demolished and 102 AHs (435 APs) relocated. The loss of 56 residential houses will affect 50 AHs (198 APs). The loss of 68 permanently affected non-residential structures will affect 59 businesses. As a result, 56 AHs<sup>24</sup> (255 APs) will relocate their businesses. Regardless of the business status (with or without tax declaration) the AHs/APs that will be affected by relocation during the Project are shown in the table below. The details of the total impact on these businesses as well as strategies for livelihood restoration are presented in Chapter 7 "Compensation, Relocation and Income Restoration".

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<sup>24</sup> 3 AHs have 2 businesses.

**Table 2-9 Relocation Impact**

Relocation Impact	AHs	APs
	No	No
Businesses relocation (permanently affected)	56	255
Residential relocation	50	198
<b>Total</b>	<b>102*</b>	<b>435</b>
<b>*Four AHs have both residential and business relocation.</b>		

70. In order to get a comprehensive and clear picture of the extent of impact on APs, which have to be relocated from their houses, detailed losses are presented in the following table. There are 50households with 198 family members, which are losing their houses.

**Table 2-10 Detailed Impact on Residential Relocation**

No	Affected Land						Affected Structure		Affected Fence		Affected Improvements			Affected households		
	Type of owner	Usage Status	Total Area, m <sup>2</sup>	Affected Area, m <sup>2</sup>	Affected % in total	Type of Land	Name	m <sup>2</sup>	Material	Affected area/ l.m/m <sup>2</sup>	Name4	Material	Area, m <sup>2</sup> , m <sup>3</sup> , no	No of Ahs	No of AH members	Residential Relocation
1	Community (YM)	Illegally used	121.9	121.9	100%	Residential	Lodge	8.4	Wire mesh	14	-	-	-	1	3	Residential relocation
							Incomplete structure	11.7	Stone	8.2						
2	Community (YM)	Illegally used	377.66	377.7	100%	Residential	Lodge	7.65	Stone	66.3	-	-	-	1	1	Residential relocation
							Shed	11.65	Wire mesh	70						
3	Community (YM)	Illegally used	201.2	201.2	100%	Residential	Residential house	145.2	-	-	Area	Concrete	35.4	1	4	Residential and business relocation
	Community (YM)	Illegally used	226.2	226.2	100%	Commercial	Car service station	55	Wire mesh	34	Area	Breakstone	226.2			
											Area	Concrete slabs	9.5			
4	Private	Directly held by the owner	391.3	391.3	100%	Residential	Residential house	57.84	-	-	Area	Concrete	58.7	1	1	Residential relocation
							Support structure	9.2								
							Support structure	31								
							Hencoop	6.4								
	Community (YM)	Illegally used	192.3	192.3	100%	Residential	Non operational shop	12.2	Wire mesh	10.7	Area	Asphalt	72			
											Gate	Metal	1			
5	Community (YM)	Illegally used	96.4	96.4	100%	Residential	Metal Lodge	25	-	-	-	-	-	1	2	Residential and business relocation*





No	Affected Land						Affected Structure		Affected Fence		Affected Improvements			Affected households		
	Type of owner	Usage Status	Total Area, m²	Affected Area, m²	Affected % in total	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name4	Material	Area, m², m³, no	No of Ahs	No of AH members	Residential Relocation
							Kennel	9.6								
13	Community (YM)	Illegally used	400	400	100%	Residential	Lodge	17.2	Stone	61.5	-	-	-	1	1	Residential relocation
							Garden Lodge/Metal Lodge	8.5								
14	Community (YM)	Illegally used	477.5	477.5	100%	Residential	Residential house	68.57	Tuf	37.18	Area	Concrete	102.2	1	8	Residential relocation
							Shed	14.3			Area	Concrete slabs	7.9			
							Metal Kiosk	3.5								
							Support structure	24.87								
							Shed	7.5								
15	Community (YM)	Illegally used	675.96	676	100%	Residential	Residential house	39.18	Stone	62.08	Area	Concrete	32.1	1	2	Residential relocation
							Shed	12.2	Wire mesh	20.3	Oven	Brick	1			
							Support structure	23.5								
							Hencoop	12.5								
16	Community (YM)	Illegally used	674.47	674.5	100%	Residential	Residential house	38.73	Stone	58.24	-	-	-	1	3	Residential relocation
							Shed	18.31								
							Support structure	5.9								
17	Community (YM)	Illegally used	283.6	283.6	100%	Residential	Lodge	3.45	Stone	71.4	-	-	-	1	1	Residential relocation
							Toilet	1								
18	Community (YM)	Illegally used	328.5	328.5	100%	Residential	Support structure	8.4	Stone	80.1	Area	Concrete	9.3	1	2	Residential relocation

No	Affected Land						Affected Structure		Affected Fence		Affected Improvements			Affected households		
	Type of owner	Usage Status	Total Area, m²	Affected Area, m²	Affected % in total	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name4	Material	Area, m², m³, no	No of Ahs	No of AH members	Residential Relocation
							Lodge	7.1			Area	Concrete slabs	2.2			
							Toilet	1.3			Gate	Metal	1			
							Shed	9			Gate	Metal	1			
19	Private	Directly held by the owner	891.88	891.9	100%	Residential	Residential house	163.4	Tuf	321.8	Area	Concrete	38	2	8	Residential relocation
							Support structure	15.5	Metal fencings	19.5	Area	Asphalt	645.5			
											Gate	Metal	1			
											Curbstone	Concrete	40.4			
	Community (YM)	Illegally used	90.7	90.7	100%	Residential	-	-	Tuf	107.8	-	-	-			
	Private	Directly held by the owner	253.25	253.3	100%	Residential	Residential house	61.36	Tuf	98.4	Area	Concrete	98.8			
							Support structure	10.3			Curbstone	Concrete	13			
							Shed	7.42								
20	Private	Directly held by the owner	363.04	363	100%	Residential	Residential house	214.1	Tuf	71.55	Area	Basalt slabs	90.3	1	7	Residential relocation
							Support structure	3.11	Tuf	48.6	Oven	Brick	1			
							Swimming pool	14.6			Gate	Metal	1			
							Shed	2			Curbstone	Basalt	27			
21	Community (YM)	Illegally used	454.9	454.9	100%	Residential	Residential house	33.4	Tuf	41	Area	Concrete	52	1	4	Residential relocation
							Toilet	5.9			Gate	Metal	1			

No	Affected Land						Affected Structure		Affected Fence		Affected Improvements			Affected households			
	Type of owner	Usage Status	Total Area, m²	Affected Area, m²	Affected % in total	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name4	Material	Area, m², m³, no	No of Ahs	No of AH members	Residential Relocation	
							Support structure	59.6									
22	Community (YM)	Illegally used	683	683	100%	Residential	Lodge	21.5	Tuf	13.2	Door	Metal	1	1	4	Residential relocation	
							Shed	17.8	Wire mesh	37.5							
23	Community (YM)	Illegally used	349.6	349.6	100%	Residential	Residential house	57.5	Tuf	54.4	Area	Asphalt	179.8	1	5	Residential relocation	
							Shed	10.3			Area	Concrete	10.46				
							Foundation of house	67.7			Curbstone	Concrete	15				
24	Private	Directly held by the owner	245.1	245.1	100%	Residential	Residential house	51.7	Wire mesh	5.3	Area	Concrete	79.5	1	2	Residential relocation	
							Hencoop	19	Tuf	2.4	Area	Asphalt	43.5				
							Shed	45.8			Area	Asphalt	43.5				
	Community (YM)	Illegally used	987.1	987.1	100%	Residential	Bathroom	2	Wire mesh	151	Area	Asphalt	250				
							Garage	19			Area	Concrete	19				
							Lodge	49.9			Gate	Metal	2				
							Kiosk	19.1									
25	Private	Directly held by the owner	247.2	247.2	100%	Residential	Residential house	150.6	Tuf	67.2	Area	Concrete	91.7	1	6	Residential relocation	
												Metal	1				
	Community (YM)	Illegally used	308.35	308.4	100%	Residential	Shed	41.85	Tuf	48	Area	Concrete	41.85				
26	Private	Directly	212.12	212.1	100%	Residential	Residential house	37	Tuf	13.2	Area	Concrete	33	1	5	Residential relocation	

No	Affected Land						Affected Structure		Affected Fence		Affected Improvements			Affected households											
	Type of owner	Usage Status	Total Area, m²	Affected Area, m²	Affected % in total	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name4	Material	Area, m², m³, no	No of Ahs	No of AH members	Residential Relocation									
		held by the owner					Residential house	43.95	Wire mesh	16.8	Area	Travertine slabs	10.3												
							Residential house	72.08																	
	Community (YM)	Illegally used	476	476	100%	Residential	Residential house	72.4	Tuf	79.2	Area	Travertine slabs	85.1												
							Support structure	18.5			Gate	Metal	1												
							Toilet	3.5																	
27	Community (YM)	Illegally used	533.6	533.6	100%	Residential	Residential house	101.5	Tuf	9	Area	Concrete	8.3	1	5	Residential relocation									
							Support structure	15.17	Stone	64.8	Staircase	Concrete	2.6												
							Support structure	10.3	Wire mesh	51															
							Toilet	3.8																	
							Hole	1.5																	
							Sewage hole	4																	
28	Government (RoA)	Illegally used	400	400	100%	Residential	Residential house	107.9	Tuf	69	Area	Concrete	81.2	1	6	Residential relocation									
							Sewage hole	4	Wire mesh	49.8	Gate	Metal	1												
29	Government (RoA)	Illegally used	401.3	401.3	100%	Residential	Residential house	102.1	Stone	24.3	Gate	Metal	1	1	6	Residential relocation									
							Sewage hole	4	Wire mesh	35															
30	Government (RoA)	Illegally used	154.7	154.7	100%	Residential	Residential house	24.9	Wire mesh	7.3	Area	Concrete slabs	4	1	2	Residential relocation									

No	Affected Land						Affected Structure		Affected Fence		Affected Improvements			Affected households		
	Type of owner	Usage Status	Total Area, m²	Affected Area, m²	Affected % in total	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name4	Material	Area, m², m³, no	No of Ahs	No of AH members	Residential Relocation
									Stone	10.2						
31	Government (RoA)	Illegally used	285.74	285.7	100%	Residential	Lodge	11	Stone	77.76	Curbstone	Concrete	43.5	1	2	Residential relocation
32	Private	Directly held by the owner	157.92	157.9	100%	Residential	Shed	16.3	-	-	Area	Concrete slabs	29.8	1	2	Residential relocation
							Residential house	81.48	-	-	Gate	Metal	1			
	Government (RoA)	Illegally used	143.8	143.8	100%	Residential	Shed	13.7	Stone	24.9	Area	Concrete slabs	18.05			
							Shed	8	Wire mesh	14						
							Sewage hole	4								
33	Government (RoA)	Illegally used	472	472	100%	Residential	Residential house	12.8	Wire mesh	48.2	Area	Concrete	48.2	1	2	Residential relocation
							Support structure	8.1	Stone	126.2	-	-	-			
							Shed	12.66								
							Sewage hole	4								
34	Government (RoA)	Illegally used	99.1	99.1	100%	Residential	Lodge	21.1	Stone	19.6	-	-	-	1	2	Residential relocation
							Shed	2	Wire mesh	26						
35	Government (RoA)	Illegally used	400.11	400.1	100%	Residential	Residential house	91.42	-	-	Platform	Concrete	35	1	1	Residential relocation
36	Government (RoA)	Illegally used	104.3	104.3	100%	Residential	Residential house	25.88	-	-	Platform	Concrete	19.8	1	3	Residential relocation

No	Affected Land						Affected Structure		Affected Fence		Affected Improvements			Affected households		
	Type of owner	Usage Status	Total Area, m²	Affected Area, m²	Affected % in total	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name4	Material	Area, m², m³, no	No of Ahs	No of AH members	Residential Relocation
											Area	Concrete slabs	2.5			
37	Government (RoA)	Illegally used	282.8	282.8	100%	Residential	Residential house	50	-	-	-	-	-	1	2	Residential relocation
							Toilet	2								
38	Government (RoA)	Illegally used	851.56	851.6	100%	Residential	Residential house	18.8	Stone	102.5	Area	Concrete	7	1	2	Residential relocation
							Hencoop	7.4	Wire mesh	32.5	Curbstone	Concrete	7.5			
											Pipe d=50mm	Metal	50			
39	Government (RoA)	Illegally used	501.89	501.9	100%	Residential	Residential house	20.85	Stone	58.08	Area	Concrete	9	1	4	Residential relocation
							Shed	17.3	Wire mesh	20	Curbstone	Concrete	6			
							Kennel	4.1			Staircase	Concrete	6.2			
							Support structure	8.1			Gate	Metal	1			
40	Government (RoA)	Illegally used	852.5	852.5	100%	Residential	Garden Lodge	7.86	Wire mesh	30	-	-	-	1	3	Residential relocation
							Shed	11.2								
41	Government (RoA)	Illegally used	541.81	541.8	100%	Residential	Toilet	1.5	Wire mesh	67.5	Staircase	Concrete	6.7	1	5	Residential relocation
							Metal Lodge	7.1								
42	Private	Directly held by the	754.3	754.3	100%	Residential	Residential house	206.5	Stone	193.6	Staircase	Concrete	18	1	5	Residential relocation
							Support structure	2.36	Wire mesh	25	Area	Concrete	52.4			





No	Affected Land						Affected Structure		Affected Fence		Affected Improvements			Affected households		
	Type of owner	Usage Status	Total Area, m²	Affected Area, m²	Affected % in total	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name4	Material	Area, m², m³, no	No of Ahs	No of AH members	Residential Relocation
									In-situ r/c	15.39						
47	Community (YM)	Illegally used	691.86	691.9	100%	Residential	Residential house	105.2	Stone	112.8	Area	Concrete	159	1	8	Residential relocation
							Shed	13.3	Stone	30	Gate	Metal	1			
							Support structure	4.6	Stone	54.35	Pipe d=13mm	Metal-plastic	100			
							Toilet	1			Irrigation pipe d=110mm	Metal	100			
48	Community (YM)	Illegally used	650	650	100%	Residential	Residential house	15.72	Stone	144	Area	Concrete	13	1	6	Residential relocation
							Shed	7.2	Wire mesh	26	Gate	Metal	1			
							Toilet	1			Area	Concrete slabs	5			
											Pipe d=13mm	Metal-plastic	25			
											Pipe d=25mm	Metal-plastic	100			
49	Private	Directly held by the owner	245	245	100%	Commercial	Residential house, Car service station	482.8	-	-	-	-	-	1	7	Residential and business relocation***
							Car repair main-hole	13.2								
	Community	Illegally	266.6	266.6	100%	Commercial	-	-	-	-	Area	Asphalt	266.6			

No	Affected Land						Affected Structure		Affected Fence		Affected Improvements			Affected households		
	Type of owner	Usage Status	Total Area, m <sup>2</sup>	Affected Area, m <sup>2</sup>	Affected % in total	Type of Land	Name	m <sup>2</sup>	Material	Affected area/ l.m/m <sup>2</sup>	Name4	Material	Area, m <sup>2</sup> , m <sup>3</sup> , no	No of Ahs	No of AH members	Residential Relocation
	(YM)	used									Curbstone	Concrete	35			

\*The metal lodge is the place of residence of the AP who is car mechanician (business without tax declaration) in the car service station mentioned in the 6th row.

\*\*The residential relocatees mentioned in the rows from 7th to 11th illegally use the land plot which has previously served as a thermal power station owned by the legal entity. According to the socio-economic data, the lodges are not the permanent primary place of residence for APs. Those are used by the purpose of gardening for the temporary residence.

\*\*\*This AP has a 2-storey building. He provides car service and sells spare parts of vehicle (business with tax declaration) on the first floor. He is living on the second floor.

## 2.5 Crops

71. Although the affected area is urban, some residents grow vegetables to support their household's income. Usually, vegetables are grown in orchards on illegally used land plots or in home gardens next to APs' residences. However, the notion of 'agricultural' loss has a different dimension here from agricultural losses in rural settings. The T2 LARP for section 6 will affect crops on **2,941.00 m<sup>2</sup>** affected area used by 55 AHs with maximum cultivated area of 200 sqm. For 53 AHs, agriculture is not a means of living, but rather a supplement to their home income. Socio-economic data shows that agricultural activity is the main source of income for two AHs. Those 2 AHs have both residential and agricultural income losses for which rehabilitation (allowances for severe impact and vulnerability) and livelihood restoration allowances<sup>25</sup> have been calculated. The most frequently grown crops are strawberries, tomatoes, greens and peppers,. The Project also affects 386.50 m<sup>2</sup> area of decorative flowers. In consequence, a total of 6,236.95 kg of different vegetables will be lost annually.

**Table 2-11 Impact on Crop**

Type of Crop	Annual Productivity	Affected Area	Total Loss
	kg/ m <sup>2</sup>	m <sup>2</sup>	Kg
Alfalfa	0.7	135.00	98.55
Lawn	1.0	261.00	261
Sweet potatos	3.0	85.50	256.5
Pumpkin	4.7	20.00	93
Decorative flowers	1.0	386.50	386.5
Corn	0.6	12.00	7.2
Strawberry	0.6	557.00	334.2
Bean	3.0	146.00	438
Tomato	4.2	351.50	1476.3
Greens	3.0	284.50	853.5
Eggplant	3.0	188.00	564
Cucumber	2.7	246.00	664.2
Pepper	3.0	268.00	804
<b>Total</b>	<b>-</b>	<b>2,941.00</b>	<b>6,236.95</b>

## 2.6 Trees

72. Under the T2 LARP of section 6, **12,328** fruit trees and bushes will be affected. Out of these, 7,938 are fruit bushes and 4,390 are fruit trees. The majority of affected fruit bushes and trees are productive.

73. Most of the affected bushes are dewberries and raspberries. Most of the affected trees are cherries, grapes, plum, peach, appricotapple and mulberry. In total 97 households will be affected by the loss of fruit trees and bushes. The owners will receive full compensation for the affected

<sup>25</sup> The details on type of impacts with respective compensations under the LARP and the survey of offers in real estate market for similar properties as well as presented in the Appendix 18.

trees. A summary of information on the affected fruit bushes and trees is presented in the following table.

**Table 2-12 Impact on Fruit Trees**

Type of tree	Seedling	Not yet Productive	Productive	Total
	No	No	No	No
<b>A. Fruit Bushes</b>				
Raspberry	-	37	2,941	2,978
Currant	1	20	502	523
Rose hip	-	2	13	15
Sea buckthorn	-	3	3	6
Dewberry	-	30	4,386	4,416
<b>Subtotal (A)</b>	<b>1</b>	<b>92</b>	<b>7,845</b>	<b>7,938</b>
<b>B. Fruit Trees</b>				
Cherry	276	68	544	888
Sweet cherry	24	6	97	127
Peach	67	42	225	334
Walnut	24	13	80	117
Fig	20	2	113	135
Mulberry	78	13	167	258
Grapes	64	17	798	879
Apple	37	31	197	265
Apricot	32	6	233	271
Persimmon	1	1	5	7
Cornel	11	7	14	32
Almond	13	5	11	29
Pomegranate	3	4	37	44
Plum (Shlor)	19	5	102	126
Plum	90	46	292	428
Quince	18	9	88	115
Pear	12	16	55	83
Hazelnut	9	9	32	50
Oleaster	1	2	24	27
Dwarf apple	2	-	153	155
Mulberry hybrid	-	-	2	2
Peach plum	-	-	1	1
Kiwi	-	-	4	4
Buckthorn	1	-	8	9
Black cherry	3	-	-	3
Jojoba	-	-	1	1
<b>Subtotal (B)</b>	<b>805</b>	<b>302</b>	<b>3,283</b>	<b>4,390</b>

Type of tree	Seedling	Not yet Productive	Productive	Total
	No	No	No	No
<b>Total (A+B)</b>	<b>806</b>	<b>394</b>	<b>11,128</b>	<b>12,328</b>

74. There will be 153 timber/wood trees affected by the T2 LARP of section 6. Of the affected timber wood trees, the most affected are ulmus, ash and ailanthus tree: 77, 27 and 22 respectively. Of all affected trees, about 51% are seedlings. 43 households will be affected by loss of timber trees. The owners of affected trees will be compensated without deductions for the value of the wood/timber that can be obtained from the affected trees.

**Table 2-13 Impact on Wood Trees**

Type	Seedling	Medium Growth	Full Growth	Total
	No	No	No	No
Ailanthus	17	3	2	22
Salix caprea	1	-	2	3
Poplar	11	1	8	20
Ulmus	34	11	32	77
Beech	1	-	1	2
Ash Tree	14	7	6	27
Willow	-	-	2	2
<b>Total</b>	<b>78</b>	<b>22</b>	<b>53</b>	<b>153</b>

75. The T2 LARP of section 6 will also impact **2,074** decorative trees and bushes, out of which, 2,026 are decorative bushes and 48 are decorative trees. As shown in the following table, thuja trees are most impacted. The T2 LARP for section 6 area is rich with wild grapes, rose nobles and hybrid tea roses which are mostly affected. All of the affected decorative trees and bushes belong to 67 households.

**Table 2-14 Impact on Decorative Trees and Bushes**

Type	Small	Medium	Large	Total
	No	No	No	No
<b>A. Decorative Bushes</b>				
Rose Noble	21	179	333	533
Upraea	-	-	11	11
Yucca	3	3	22	28
Thuja occidentalis f. Globosa	-	-	2	2
Lilac	1	20	69	90
Viburnum opulus	-	-	1	1
Tamarix	-	-	1	1
Cyprus	-	-	1	1
Jasmin	-	-	1	1
Cornus	-	59	3	62
Climbing rose	4	6	97	107
Silk acacia	-	-	1	1

Type	Small	Medium	Large	Total
	No	No	No	No
Wild grapes	3	91	709	803
Hybrid Tea Roses	80	1	256	337
Tecoma	-	3	36	39
Box (tree)/ buxus	-	3	1	4
Forsythia	-	-	5	5
<b>Subtotal (A)</b>	<b>112</b>	<b>365</b>	<b>1,549</b>	<b>2,026</b>
<b>B. Decorative Trees</b>				
Sapindaceae	1	-	3	4
Fir	-	1	2	3
Silver fir	-	2	-	2
Lenkoran acacia	1	-	1	2
Thuja	-	8	11	19
Thuja compacta	1	2	3	6
Thuja occidentalis f. Fastigiata	-	-	9	9
Juniperus virginian	-	-	3	3
<b>Subtotal (B)</b>	<b>3</b>	<b>13</b>	<b>32</b>	<b>48</b>
<b>Total (A+B)</b>	<b>115</b>	<b>378</b>	<b>1,581</b>	<b>2,074</b>

## 2.7 Impact on Businesses and Income

76. Based on the nature and scope of the affected businesses, 57 permanently and 2 temporary affected businesses are identified in this LARP.

77. Permanent business losses include losses to businesses due to demolition of main buildings or permanent displacement of the structure where the business operates. There are only two permanently affected businesses (making/selling gravestones and motor vehicle dismantling) which are operating without losing any structure. The APs will receive cash indemnity for 1 year's net income.

78. Temporary business losses include losses due to the short-term/temporary impact on businesses, when the business operation will stop for a short time due to the Project implementation. In case of 2 temporary affected businesses, the temporary impact occurs when the operation of the business doesn't depend on the place of activity and the business relocation will not affect the business income. For these 2 businesses, a maximum period of 1 month will be required to move the business activities like web programming and car auction to the other place. Both businesses are without tax declaration, therefore the compensation is calculated based on the minimum salary as defined by Project LARF.

79. All 59 businesses belong to 56 households with 255 affected persons. From the total affected 59 businesses, the majority: 48 doesn't have a tax declaration and only 11 businesses have a tax declaration. The majority (79.6%) of businesses are car repair and maintenance services. Details on impact and income restoration are presented in Chapter 7 "Compensation, Relocation and Income Restoration".

Table 2-15 Permanent Impact on Business

Table 2-101 Permanent Impact on Business				
No	Description	With tax declaration	Without tax declaration	No of Land Plots
		No	No	
A. Permanent Impact				
A1. Car repair and maintenance services				
1	Car service	4	2	6
2	Welding	-	6	5
3	Car service and Sales vehicle spare parts	1	-	1
4	Sales vehicle spare parts	-	1	1
5	Sales vehicle spare parts and Car dismantling	1	-	1
6	Car service and Car dismantling	-	2	2
7	Car wash	-	1	1
8	Upholsterer	-	3	2
9	Changing motor vehicle buffers	-	1	1
10	Car repair/collision repair technician	-	1	1
11	Automotive painting	-	1	1
12	Autoelectrician	1	3	4
13	Automatic gearbox repair	-	1	1
14	Motor mechanic	-	1	1
15	Changing car's motor oil	1	1	2
16	Car repair	-	1	1
17	Car mechanic	-	2	2
18	Auto a/c repair	-	2	2
19	Undercarriage repairer	-	8	6
20	Automotive engine technician	-	2	2
Subtotal A1.		8	39	43
A2. Other services				
1	Real Estate Agency	1	-	1
2	Motor Compulsory Third Party Liability Insurance Agent	-	1	1
3	Making and selling gravestones	-	1	1
4	Poultry import	1	-	1
5	Shoe Repair	-	1	1
6	Passenger transportation	-	1	1
7	Ice making and sale	-	1	1
8	repair of sanitaryware	-	1	1
9	Furniture making and sale	-	1	1
10	Flower sale and Wreath Making	1	-	1
Subtotal A2.		3	7	10
B. Temporary Impact				
B1. Other services				

No	Description	With tax declaration	Without tax declaration	No of Land Plots
		No	No	
1	Web programming	-	1	1
2	Car auction	-	1	1
Subtotal B1.		-	2	1
Subtotal (A1+A2)		11	46	26
Total		11	48	26

## 2.8 Impact on Employment

80. Due to closure/relocation of businesses resulting from demolition of main business building, 8 employees will permanently lose their employment.

**Table 2-16 Impact on Employment**

Loss	Employees Affected
	No
Permanent Employment Loss	8
<b>Total</b>	<b>8</b>

## 2.9 Severely Affected Households

81. According to the SUDIP LARF, households which lose 10% or more of their agricultural income, and those who will be relocated from their residential buildings, are considered severely affected, and therefore entitled to receive an allowance for severely affected APs. A total of 102 AHs will be compensated as severely affected AHs, out of which 94 AHs will lose 10% or more agricultural income from lost fruit trees and crops from the affected land plots, and 50 AHs will face relocation. A total of 42 AHs to be relocated will also lose 10% or more agricultural land from their affected land plots. Regardless of APs' legal status, each AHs losing 10%, or more agricultural income will receive additional crop compensation covering 1 year's yield for severe agricultural income losses. The AHs to be relocated will receive a rehabilitation allowance amounting to six minimum monthly salaries. Details on impact and income restoration are presented in Chapter 7 "Compensation, Relocation and Income Restoration".

**Table 2-17 Severity of Impact**

No	Degree of Impact	Ahs	Aps
		No	No
1	AHs losing more than 10% of agricultural income	94	438
2	AHs to be relocated	50	198
<b>Total (without double counting)</b>		<b>102</b>	<b>465</b>



## 2.10 Impact on Poor and Vulnerable Groups

82. 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’.*

83. Under this LARP, there are in total 43 vulnerable AHs, from which 14 AHs registered in the ESVF<sup>26</sup> that are receiving appropriate allowances, 21 households are identified as women-headed and 19 as elderly-headed households. They will be compensated as vulnerable households and will receive a rehabilitation allowance amounting to six minimum monthly salaries. In total, 43 AHs will be compensated as vulnerable households.

**Table 2-18 Impact on Poor and Vulnerable Affected Households<sup>27</sup>**

Type	Ahs	Aps
	No	No
Poor Ahs	14	64
Woman headed Ahs	21	61
Elderly headed Ahs	19	44
<b>Total AHs without double counting</b>	<b>43</b>	<b>141</b>

84. From 43 vulnerable AHs 33 AHs are severely affected<sup>28</sup>, out of which 3 AHs have severe impact as a result of residential relocation, 11 AHs are severely affected as a result of agricultural income loss and 19 AHs are severely affected as a result of both residential relocation and agricultural income loss.

**Table 2-19 Severely Affected Vulnerable Households**

Type of severe affect	Poor AH	Woman headed	Elderly headed	Poor AH, Woman headed, Elderly headed	Poor AH, Woman headed	Woman headed, Elderly headed	Total
Severe impact as a result of residential relocation	1	2	0	0	0	0	3
Severe impact as a result of agricultural income loss	3	3	3	0	0	2	11
Severe impact as a result of both residential relocation and agricultural income loss	4	4	6	2	1	2	19
<b>Total</b>	<b>8</b>	<b>9</b>	<b>9</b>	<b>2</b>	<b>1</b>	<b>4</b>	<b>33</b>

<sup>26</sup>The Republic of Armenia has a social welfare program that provides benefits for the poor called the evaluation system of vulnerability of families (ESVF). In order to receive this benefit, a family needs to apply and meet basic criteria, which are assessed in relation to household size and composition, vulnerability and income.

<sup>27</sup>in accordance with the LARF requirements, the list of poor households identified by the result of SES was compared with the list of poor AHs included in ESVF provided by the RA Ministry of Labor and Social Affairs and it was revealed that the list fully fits the list of the Ministry, which means that all AHs considered as poor by SES, are already included in the ESVF, thus the relevant allowances for those AHs are calculated and included in this LARP.

<sup>28</sup> The households which are impacted as a residential relocatee and/or have agricultural income loss are considered as a severely affected.

## 2.11 Summary of Affected Households and Affected Persons

85. The Census identified 202 affected households with a total of 874 members. 56 households have to relocate and re-establish their businesses and 50 households are residential relocatees as their main 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, T2 section 6 will impact the land plots of 150 AHs (without double counting), fences of 107 AHs, crops of 55 AHs, residential structures of 53 AHs, businesses of 56 AHs and employment of 8 AHs.

**Table 2-20 Summary of Affected Households/ Persons by Category of Impact**

Impact category	AHs	AHs	APs	Remarks
	No Per Type of Impact	Without Double Counting	Absolute No	
A. Land Impact by Legal Occupancy and type of Ownership				
A1. Private	32	32	146	-
A2. Community	111	91	396	20 AHs are included in A1
A3. Government land	28	27	107	1 AH is included in A1
B. Buildings Impact				
B1. Residential structures	53	5	28	12 AHs are included in A1 20 AHs are included in A2 16 AHs are included in A3
B2. Non-residential structures	81	1	4	19 AHs are included in A1 56 AHs are included in A2 5 AHs are included in A3
B3. Movable structures	2	0	0	2 AH are included in A1
B4. Fences	107	2	7	26 AHs are included in A1 49 AHs are included in A2 24 AHs are included in A3 5 AHs are included in B1 1 AH is included in B2
C. Tree/ Crop Impact				
C1. Fruit trees and bushes	97	0	0	18 AHs are included in A1 48 AHs are included in A2 23 AHs are included in A3 5 AHs are included in B1 1 AH is included in B2 2 AHs are included in B4
C2. Wood trees	43	0	0	9 AHs are included in A1 27 AHs are included in A2 3 AHs are included in A3 2 AHs are included in B1 2 AHs are included in B4
C3. Decorative trees, bushes, flowers	67	0	0	9 AHs are included in A1 24 AHs are included in A2 17 AHs are included in A3 4 AHs are included in B1
C4. Crop	55	0	0	8 AHs are included in A1 24 AHs are included in A2 17 AHs are included in A3 5 AHs are included in B1 1 AHs is included in B2
D. Business Impact				
D1. Permanent with tax declaration	11	6	29	3 AHs are included in A1 2 AH is included in A2
D2. Permanent without tax declaration	43	29	124	4 AHs are included in A1 10 AHs are included in A2
D3. Temporary without tax declaration	2	2	6	-

Impact category	AHs	AHs	APs	Remarks
	No Per Type of Impact	Without Double Counting	Absolute No	
E. Employment Impact				
E. Permanent employment loss	8	6	21	1 AH is included in A1 1 AH is included in D1
F. Vulnerability of AHs				
F. Vulnerable AHs	43	0	0	7 AHs are included in A1 20 AHs are included in A2 11 AHs are included in A3 1 AH is included in B1 1 AH is included in B4 3 AHs are included in D2
G. Relocation Impact				
G1. Business relocation	56	0	0	7 AHs are included in A1 12 AHs are included in A2 7 AHs are included in D1 30 AHs are included in D2
G2. Residential relocation	50	1	6	10 AHs are included in A1 20 AHs are included in A2 14 AHs are included in A3 5 AHs are included in B1
Total	-	202	874	-

86. The illegally used land plots with indication of its usage type is presented in the table below.

**Table 2-21 Number of Households Per Type of Usage of Illegal Land**

Type of Usage of Illegal Land	Subtype of Usage of Illegal Land	No of Land plots	No of AHs	Physically displaced
<b>Residential without orchards</b>	Residential houses (relocatee)	6	6	Yes
	Garages*	34	30	No
	Unused residential with support structure and fence	2	2	No
	Adjacent part of affected legal residential house	3	3	No
<b>Residential with orchards</b>	Residential houses (relocatee)	18	18	Yes
	Garages	3	3	No
	Lodge	11	11	No
	Adjacent part of affected legal residential house	1	1	No
	Unused residential with fence**	1	1	No
	Partially affected residential***	6	6	No
<b>Residential with orchards and orchard</b>	Residential (garage) and orchard****	2	1	No
<b>Residential and orchards</b>	Residential (garages) and orchard*****	3	1	No
<b>Residential and comercial</b>	Residential house (relocatee) and comercial*****	2	1	Yes
<b>Only orchard</b>	Orchard	28	27	No
<b>Only commercial</b>	Commercial	30	27	No
<b>Industrial</b>	Industrial	1	1	No
<b>Total</b>		<b>151</b>	<b>139</b>	<b>-</b>

\* 1 AH has a 3 garages, 2 AHs have a 2 garages

\*\* The land plot is classified residential per Cadaster but used as an orchard.

\*\*\* All partially affected AHs are not vulnerable.

\*\*\*\* 1 of these 2 land plots is residential

\*\*\*\*\* 2 of these 3 land plots are residential. The land plots are located at a big distance from each other and are inside the Project RoW

\*\*\*\*\*1 AH is residential relocatee from 1 residential land of these 2 land plots

## **3 SOCIOECONOMIC INFORMATION AND PROFILE**

### **3.1 Background**

87. This Chapter presents the findings on the major socio-economic characteristics of the affected population and project communities. The information presented in this chapter is derived from available secondary data and data collected through the Socioeconomic 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**

88. The Socioeconomic Survey (SES) and Census survey of affected households were conducted from 17 June, 2016 to 13 January, 2017. 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 MySQL software. In total, 192<sup>29</sup> affected households (864 APs) were surveyed. This amounts to 95.05% of the sample.

### **3.3 Socio-economic Profile of Affected Households and Affected Persons**

#### **3.3.1 Gender and Ethnicity of APs**

89. 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.

90. The SES data show that the gender distribution of APs is equal: out of all APs, 50.00% (432) are females and 50.00% (432) are males (Table 3-2). However, the heads of households profile shows that 17.19% (33) of the heads of households are females (Table 3-1).

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<sup>29</sup> Out of the remaining 10 AHs, 1 AH is a juridical person ("Armenicum" CJSC), 4 AHs have refused to answer to the questions (1 AH has not gave any importance to the survey, 3 AHs are against construction of road as they don't want to lose their garages. No activity is carried out in these garages), 1 AH was out of RA and 4 AHs were unreachable for Census and socio-economic survey.

**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	159	82.81%	273	40.62%
Female	33	17.19%	399	59.38%
<b>Total</b>	<b>192</b>	<b>100.00%</b>	<b>672</b>	<b>100.00%</b>

**Table 3-2 Gender Profile of Affected Persons**

Gender	No	% of the total
Male	432	50.00%
Female	432	50.00%
<b>Total</b>	<b>864</b>	<b>100.00%</b>

91. The APs surveyed under section 6 are all Armenians, besides 1 greek AH member (0.12%).

**Table 3-3 Ethnic Profile of Affected Persons**

Ethnicity	AH Members	
	No	% of the Total
Armenian	863	99.88%
Greek	1	0.12%
<b>Total</b>	<b>864</b>	<b>100.00%</b>

### 3.3.2 Family Composition and Socio-economic Classification

92. The Census identified 192 affected households with a total of 864 persons. There are 67.27% (452) adults and 32.24% (220) minors in the sample. On average, there are 4.5 persons per affected household. Data on marital status show that 80.73% of the heads of households and 45.39% of other household members are married, while 17.86% of household members are single. There are 3.13% of heads of households and other members who are widowed. The percentage of divorced heads of household is 2.6% while the percentage of divorced family members is only 0.89%.

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

Marital Status	AH Head		AH Members	
	No	%	No	%
Married	155	80.73%	305	45.39%
Single	26	13.54%	120	17.86%
Widowed	6	3.13%	21	3.13%
Divorced	5	2.60%	6	0.89%
Not applicable	-	-	220	32.74%
<b>Total</b>	<b>192</b>	<b>100.00%</b>	<b>672</b>	<b>100.00%</b>

### 3.3.3 Age

93. The age distribution of the surveyed population shows the 56-65 and 66 or more age groups were the most represented group among the heads of households (25.52% and 26.56%), while

among household members, the 0-17 and 18-35 groups with 32.74% and 31.85% accordingly are the most represented age groups. 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 two thirds of the population is younger than 35.

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

Age	AH Head		AH Members	
	No	%	No	%
0 – 17	-	-	220	32.74%
18 – 35	30	15.63%	214	31.85%
36 – 45	32	16.67%	94	13.99%
46 – 55	30	15.63%	51	7.59%
56 – 65	49	25.52%	49	7.29%
66 or more	51	26.56%	44	6.55%
<b>Total</b>	<b>192</b>	<b>100.00%</b>	<b>672</b>	<b>100.00%</b>

### 3.3.4 Education

94. The following table shows that around 43.23% of household heads have a minimum of a secondary level of education. A high level of literacy 40.18% (have a minimum of secondary education combined 10 year education with 12 year secondary and secondary professional education) is noted among family members as well. Around 21.35% of the heads of households have a university degree, and among family members, the percentage of university education is almost equal (21.73%). Generally, the education of heads of households is higher in all educational categories.

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

Education status	AH Head		AH Members	
	No	%	No	%
Illiterate	-	-	-	-
Elementary	3	1.56%	72	10.71%
Post-Primary	22	11.46%	64	9.52%
Secondary (10 Years)	83	43.23%	182	27.08%
High School (12 Years)	-	-	4	0.60%
Secondary Professional	41	21.35%	84	12.50%
University Student (Full Time)	1	0.52%	18	2.68%
University Student (Distance)	-	-	3	0.45%
University Degree	41	21.35%	146	21.73%
Incomplete Higher Education	-	-	7	1.04%
Not Applicable	-	-	90	13.39%
Post Higher Education	1	0.52%	2	0.30%
<b>Total</b>	<b>192</b>	<b>100.00%</b>	<b>672</b>	<b>100.00%</b>

### 3.3.5 Employment and Income Sources

95. Employment and income data were collected from 192 AHs and information is self-reported. All APs participated in the survey and answered the questions.

96. 60.42% of the heads of households are employed out of which 8.33% are also pensioners while 28.27% of other households members are employed. 24.48% of the head of households are pensioners vs only 7.14% of other household members. The next represented group among household members are student (21.58%) and unemployed and not looking for a job (18.30%). 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		AH Members	
	No	%	No	%
Employed	100	52.08%	190	28.27%
Pensioner	47	24.48%	48	7.14%
Employed (Pensioner)	16	8.33%	5	0.74%
Student, pupil	1	0.52%	145	21.58%
Unemployed and not looking for a job	7	3.65%	123	18.30%
Unemployed and looking for a job	14	7.29%	56	8.33%
Army servant	-	-	4	0.60%
Disabled	7	3.65%	10	1.49%
Practice	-	-	1	0.15%
Not applicable/less than 6 years old	-	-	90	13.39%
<b>Total</b>	<b>192</b>	<b>100.00%</b>	<b>672</b>	<b>100.00%</b>

**Table 3-8 Type of Employment**

Type of employment	AH Head		AH Members	
	No	%	No	%
Civil servant	20	10.42%	41	6.10%
Not applicable	75	39.06%	476	70.83%
Private sector employee	39	20.31%	91	13.54%
Self-employed	42	21.88%	43	6.40%
Entrepreneur	15	7.81%	20	2.98%
Employed in agriculture /private/	1	0.52%	1	0.15%
<b>Total</b>	<b>192</b>	<b>100.00%</b>	<b>672</b>	<b>100.00%</b>

97. The above table shows, that the majority of heads of households are self-employed (21.88%), while majority of other family members are working in the private sector (13.54%), the second representative group for heads of households are working in the private sector (20.31%), while the 6.4% of other family members are self-employed. There are more entrepreneurs among heads of households (7.81%) than among household members (2.98%).

### 3.3.6 Income and Expenditure

98. Income and expenses were self-reported by the interviewed AHs representatives. A significant amount of money is received as a salary is the largest source of income for surveyed households (141,811.00AMD) followed by a remittance from abroad (44,571.00 AMD). The mean monthly family income in the area was 251,892.00 AMD or around USD 518 at the time of the study.



**Table 3-9 Income Sources of Affected Households**

Type of Income	Mean Income
	AMD/month
Salary	141,811.00
Pension (Age, Other type)	38,260.00
Scholarship	5,000.00
Social benefit	22,250.00
Remittance from abroad	44,571.00
<b>Total</b>	<b>251,892.00</b>

99. The average monthly expenditure for households (surpasses average income) was around 302,766.59AMD (\$623) with the largest portion (36.98%) spent on food and beverage. The next major expenses are utilities, transport, healthcare and expenses spending on cloths. The monthly expenditure data are summarized in the following table.

**Table 3-10 Average Monthly Expenses of Affected Households**

Self-Reported Monthly Expenses	Average	% of Monthly Income
	AMD	
Food and drinks	111,975.31	36.98
Private transport /including petrol/	31,512.35	10.41
Public transport	11,910.49	3.93
Clothes	21,944.44	7.25
Healthcare (medicines, service)	28,845.68	9.53
Education (tuition fees, stationary)	12,839.51	4.24
Mobile phone bills	9,898.77	3.27
Land line bills	1,083.95	0.36
Social activities/obligations	15,166.67	5.01
Electricity, gas, internet and other utilities	35,812.35	11.83
Property rent /in case of renting	3,734.57	1.23
Property tax	2,092.04	0.69
Machines (mobile, computer, TV etc.)	4,972.22	1.64
Other	10,978.26	3.63
<b>Total</b>	<b>302,766.59</b>	<b>100.00</b>

### 3.3.7 Poor and Extremely Poor Households

100. The census identified 14 households considered as poor within section 6. It should be noted that calculation of the poverty level for AH has been based on the income information provided by the AH during the census survey and by applying National Statistical Service calculation methodology. The list of all APs has been submitted to the RA Ministry of Labor and Social Affairs for cross-checking and validation in accordance with the LARF requirements<sup>30</sup>. Therefore, the information on the AH receiving family poverty benefits from the government corresponds to the findings of census survey due to the self-perception on poverty and self-reported income and

<sup>30</sup>As the information on poor AHs identified by Census and SES data corresponds to the data provided by the Ministry of Labor and Social Affairs, there is no need to request additional request from the YM.

expenditures. Besides that 14 AHs, the remaining AHs have monthly income per person higher than 55,000 AMD which is considered as the poverty line<sup>31</sup>.

### 3.3.8 Perceptions of Living Conditions

101. All 192 AHs gave their views on their housing conditions and the surrounding area. The most cited factor was lack of space in the current residence (44.3%), lack of heating (28.7%) and worn out windows, doors, floor and leaking roofs (12.6% and 11.4%). (Table 3-11). When asked about downside of living in their suburb, 27.5% of the APs stated noise from traffic and additional 12.6% stated the waste problem and 9.6% a crime. (Table 3-12)

**Table 3-11 Housing Conditions**

Housing Conditions (Self-Reported)	Frequency	%
Lack of space	74	44.3
Lack of light	14	8.4
Lack of heating	48	28.7
Leaking roof	19	11.4
Humidity	16	9.6
Worn out windows, doors, floor	21	12.6

**Table 3-12 AHs Perceptions of the Suburb**

Neighbourhood Conditions (Self-Reported)	Frequency	%
Noise/neighbours	13	7.8
Other noise (traffic, business)	46	27.5
Waste problem	21	12.6
Crime	16	9.6

### 3.3.9 Perception of the Project

102. 89.7% of interviewed AHs already heard about the Project. 79.5% of respondents think that the Project will trigger an environmental impact, 60.8% think that the decrease in income during the construction period will be a temporary adverse effect of the Project. Other stated adverse effects were the resettlement itself, worsening in road safety and increased risk of traffic accidents, loss of community territories and Increase in real estate prices.

103. Better appearance of public places, easier access to other districts of town, opportunities for new workplaces and increase in the real-estate are the most cited positive effects of the Project (73.5%, 68.1%, 55.4% and 50.6% respectively).

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<sup>31</sup>See the Article 1 of "RA Law on minimum salary" (ՀՕ-66-Ն), adopted on 17.12.2003 and changed on 01.12.2014.

**Table 3-13 Affected Households' Perception of the Project**

Type of impact	Yes		No	
	No	%	No	%
<b>Perceived Disadvantages of the Project</b>				
Resettlement	97	58.4	69	41.6
Decrease in income	101	60.8	65	39.2
Traffic interruption	40	24.1	126	75.9
Worsening in road safety, increased risk of traffic accidents	78	47.0	88	53.0
Increase in real estate prices	79	47.6	87	52.4
Environmental impact	132	79.5	34	20.5
Commercialization	70	42.2	96	57.8
Loss of social network	62	37.3	104	62.7
Loss of community territories	88	53.0	78	47.0
No disadvantages	5	3.0	161	97.0
<b>Total</b>	<b>752</b>	<b>453.0</b>	<b>908</b>	<b>547.0</b>
<b>Perceived Project Benefits</b>				
Opportunities for new workplaces	92	55.4	74	44.6
Opportunities for business	81	48.8	85	51.2
Increase of real estate prices in the area /region	84	50.6	82	49.4
Better appearance of public places	122	73.5	44	26.5
Inflow of new inhabitants	69	41.6	97	58.4
Easier access to other districts of town	113	68.1	53	31.9
No benefit	25	15.1	141	84.9
<b>Total</b>	<b>586</b>	<b>353.0</b>	<b>576</b>	<b>347.0</b>

## **4 PUBLIC CONSULTATIONS, PARTICIPATION AND DOCUMENTS DISCLOSURE**

### **4.1 Background**

104. 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 the disclosure of the Resettlement Plan. Furthermore, it must inform the APs about the payment procedures for compensation and relocation.

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

### **4.2 Public Consultations**

106. Four public consultations have been conducted for potentially affected people living in the area of road section 6: one consultation for the Preliminary Decree<sup>32</sup> and three for the Eminent Domain Decree.

107. After the Government Decree for Preliminary Studies entered into force, the announcements for consultation was published in the “Republic of Armenia” daily newspaper on 10 June 2016. Furthermore, most of the APs were notified by phone about the date and place of the consultation. The road design, features of the main phases of the resettlement processes, the team that conducted the DMS and socioeconomic surveys, as well as the procedures involved in the surveys were presented to APs during first stage of consultation. The details of consultation are presented in Appendix 6.

108. Due to the quantity of APs three public consultations were held on 2-4 November 2016 after EDD entered into force for APs residing in the Project-affected area. The consultations were conducted at secondary school N174. All APs were notified by phone about the date and place of the consultation. In addition, the announcement was posted in the administrative building of Malatia-Sebastia and was published in the “Republic of Armenia” daily newspaper on 29 October 2016 and SUDIP official website. The public consultations were held by the PIU with the assistance of DESC consultants.

109. The number of participants and other related particulars are summarized in the attendance records in Appendix 12, 13 and 14. In total, 125 APs (29 women and 96 men) participated in the public consultation (the list of participants with respective signatures is attached to the Minutes of Meeting of the public consultations).

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<sup>32</sup> This was conducted on 14 June 2016 for sections 6 and 7 together in the basic school N174.

110. The following project-related information was presented to the APs: Entitlements Matrix, valuation methodology, DMS and Census/SES. The Grievance Redress Mechanism was addressed in detail, with particular focus on the role and functions of the Local Focal Point as a way to raise, formulate and address APs' complaints to the IA during all stages of the Project. None of the APs present at public consultation expressed an interest to be a member or to be a Local Focal Point him/herself. As the election of representatives of APs was not held, the APs were informed that they could send a request to the PIU whenever they decide to be involved in the GRM process. The key questions and answers, as well as the key issues and concerns discussed, are presented in the following table.

**Table 4-1 Questions and Answers**

Questions	Answers	Actions to be taken by PIU to resolve the issue
I have a specific question regarding removal of my gas containers. Which of your specialists can I ask to come and discuss the issue in place? There are scales which possibly will not impede if they are partly left under the bridge.	At this moment our engineer is not here and you can come either on Friday or on Monday to discuss the issue with Vardan.	The issue was discussed with engineers. It is not permissible to leave containers or the scale under the bridge. Compensation for removal of containers and scales has been calculated.. The AP has signed the description protocol.
How can Sheram st. residents cross the street by walking? The school is near the buildings. Is any pedestrian crossing envisaged?	Crossing by walking will become longer in that section, but there is a pedestrian crossing in front of the hospital. Currently it's not envisaged in the design, however it's planned to construct pedestrian overpass in the middle section.	
When will our issues be resolved (providing of compensation), if everything is normal and there is no complaint? Five people may complain, but the rest not. Is it possible that the project will be stopped because of these five people?	We submit the LARP for ADB's approval, afterwards it will be approved by the RA Government and the acquisition process will start. Approximately it will be in spring. If the case is submitted to the court, the property is inviolable.	N/A
How can we find out the approximate market prices in that area?	When the assessment is finalized and the plan is approved by the Government, we will notify you officially.	N/A
We have a car wash station, for which there is a construction permission. It was ceased related to the Government Decree, however we have already completed the building and want to get a completion act and an ownership certificate. Can PIU assist in this matter?	Apply to PIU and we will try to discuss the issue with head of department of architecture and urban development of Yerevan to understand what to do. This is difficult to answer now.	The issue was discussed with YM. The AP has a permission for a 2 story building and the car wash station is only the little part of the building. According to RA legislation providing of the ownership certificate is conditioned with existence of a completion act and the later can be given to a building which is build in accordance with the design and is completed. The situation was presented to the AP and the AP has signed the discription protocol.
Is 20% deducted from the price of registration fees of illegal structures or from the total compensation amount for the structure?	The costs are deducted from the total compensation amount, but not more than 20% of the replacement cost	N/A
And when we applied, we were rejected, they didn't register stating that it was under high voltage.	Rejected because it was not subject to legalization. There cannot be a building under high voltage. It's harmful to your health. No one can legalize that.	N/A

Questions	Answers	Actions to be taken by PIU to resolve the issue
I'll request for a new measurement as my property was not measured correctly. I am told that it is illegal. How can one side of the fence be legal and the other side illegal?	<p>According to our survey and the coordinates indicated in cadastral map, the impacted area is illegal. After correction of coordinates in cadastral map the legal status of affected part will be identified.</p> <p>Please provide the documents you have: ownership certificate, master plan and we will try to figure out the situation. If the registration of property was done wrong by Cadaster we will support you to correct it.</p>	By the request of PIU the AP has appealed to YM. YM will support AP to correct the coordinates.
Does the valuation company belong to PIU? Does the owner have a right to assess his/her property elsewhere?	Our company is hired by the Municipality's consultant and should conduct measurement and assessment. We are just an ordinary LLC which is registered in the Cadastre's list of the companies which are entitled to conduct measurement and assessment. If you disagree with the assessed value, of course, you have the right to apply to any other unlimited number of companies and compare the data with what we have done.	N/A
Why businesses are compensated for one year? Have you considered if people are able to establish such businesses within one year? Perhaps the compensation can be provided in the form of land? I mean buying a land from the Municipality or obtaining construction permission takes one or two years.	For permanent termination of businesses a year is envisaged by the Government Decree and the LARF. The possibility of land for land compensation was discussed but it is not possible as according to RA legislation YM can alienate the land only by means of auction. YM will assist the issues related to administrative measures if the APs want to buy land by means of auction or need to obtain construction permission.	N/A
If I don't agree with the valuation cost will you buy a land for me for that money?	If you do not agree with the cost, you have 3 months to clarify inaccuracies, you can apply to the court or you may submit the valuation of other licensed company. The valuator cannot take such responsibility, but since I am aware of the real estate market I can point to a property which is similar to your estate.	N/A

Questions	Answers	Actions to be taken by PIU to resolve the issue
<p>The draft design had been provided to us in order to obtain public opinion, to identify the deficiencies and to make new proposals. We proposed 3 points: entry and exit from the district for disadvantaged people (APs who do not own cars and APs with disabilities), removal of the existing staircase from the given district, and thirdly, allegedly we have access there, but since it only enables access from the side of outskirts, and has nothing in common with the intersection above. Mrs. Bakhshyan (the member of YM council) was supposed to present our proposals to you.</p>	<p>The design is approved by the state expertise, but since the issue was raised in connection with the second access, Deputy Mayor Mr. Nikoyan, held a meeting and most of you attended. Mr. Nikoyan's instructions regarding those three issues are fulfilled, the second access is defined, the staircase is designed and subsidiary road is provided. Further this design was transmitted to Anahit Bakhshyan, your community representative, and she presented it to the residents of the district.</p> <p>Those improvements (providing of secondary access road staircase with ramp) proposed by you are still open at the moment. The issue to provide the second access 10m far (upper) from the envisaged place is always possible to resolve to the maximum to satisfy you, but without major deviations from the alignment.</p>	<p>On the same day after public consultation the meeting was held between the APs/ dwellers and representatives of PIU and YM at the exact place of garages. During the visit, the Deputy Mayor got familiar with the dwellers' concerns, heard their complaints and accordingly assigned to the representative of the engineering company to make necessary design changes.</p> <p>The secondary access road and the required staircase with ramp have been designed and additional impacts caused by the design changes have been measured and included in the LAR impact and budget.</p>



### 4.3 Information Disclosure

111. During all public consultations, the Project Information Pamphlet (see Appendix 15), information leaflet with the main phases of land acquisition and resettlement procedures (see Appendix 9) and the hard copies of both Government decrees (Preliminary and EDD) was distributed to all APs, where the Project description, the entitlement matrix, grievance redress mechanism, entitlements and compensations, as well as answers to frequently asked questions, were presented. Apart from information disclosure through the consultations, a printed Entitlement Matrix in the Armenian language was distributed to all APs during conducting of the Census and SES.

112. The individual maps of private properties with clear indication of affected/non-affected surface area and main impact (buildings, fence and improvements) have been submitted to the owners on 27.10.2016 to be sure that the owners will be able to use the opportunity to present request on the acquisition of non-affected part of the property within two months after the GoA decree on acknowledging the exceptional prioritized public interest<sup>33</sup> entered into force.

113. 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 on 30.05.2017;
- (ii) Distribution of copies of the LARP in Armenian in the Malatia-Sebastia Local Community Authorities offices on 06.06.2017;
- (iii) Disclosure of LARP in Armenian and all LARP related documents on the PIU website on 30.05.2017,
- (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, 9, 15) on 06.06.2017.

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<sup>33</sup>RA Law on Expropriation of Property for Public and State Purposes, Article 5, 2.2 point

## **5 GRIEVANCE REDRESS MECHANISM**

### **5.1 Background**

114. 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.

115. 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.

116. 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**

117. Initially the Grievance resolution process began informally during the LARP preparation process. A further opportunity for registering complaints or applications has been provided to the APs by the PIU by sending them notifications on Eminent Domain GD. In this phase of LARP preparation the APs could register concerns, complaints or queries in written form directly to the PIU.

118. 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 PIU will establish a formal complaints and grievance redress mechanism prior to commencement of the LARP implementation and thereafter. Several parties will be involved in this formal grievance redress mechanism, such as the PIU, Grievance Review Group and YM. Attempts will be made to resolve complaints at the PIU level with the help of a Grievance Review Group (GRG) with the involvement of all stakeholders. The GRG will establish fairness and transparency in the registration and resolution of grievances of the project affected persons.

119. The existence of a GRM was disclosed to the APs in the LARP preparation stage during the public consultations. After the approval of LARP the revised GRM will be disclosed to APs through a LARP Information pamphlet.

120. Complaints and grievances received during the resettlement phase will be addressed through the following steps and actions:

### Step 1

121. The person affected by the Project could raise their suggestions/concerns/complaints first of all to the PIU through the submitting of the complaint letter, an email or the local focal point (the details are provided in the subchapter 5.3). PIU receives and resolve/replies the APs' grievances. The PIU will accept the complaints in the first instance. PIU project director redirects the complaints to the respective specialist. 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.

122. A settlement will be made within 30 days from the day of receiving the grievance and related documents (if other timeframes are not defined by the RA legislation). The responses to APs will be given in a written manner. If the case is complex and requires an investigation (e.g. scrutiny by technical experts or legal opinion from the state or certified private entities) complaint review period may be extended. In such cases, a written notification will be sent to the complainant, explaining reasons for extension, describing the process and indicating an expected date for delivering the results of the review.

123. If an AP is not satisfied with the response<sup>34</sup> or PIU responsible staff needs additional capacity to respond to the APs' grievance, the Grievance Review Group (GRG) can be formulated to ensure comprehensive, equitable and transparent discussion of the case. To establish legitimacy of the GRG to review and judge on the substantive merit of the AP's complaint, the composition of the GRG should be balanced and include an independent observer to ensure the impartiality and transparency of the complaint review process. The following composition of the GRG is proposed:

Members	Position
(a) Representative of PIU	Chairperson
(b) Representative of safeguards team (PIU)	Member
(c) Representative of Local Government, as relevant	Member
(d) Certified technical expert, as relevant	Member
(e) Representative of Engineer/Contractor, as relevant	Member
(f) Representative of the APs	Member
(g) Independent party (for example NGO)	Observer

124. To make for effective complaint processing, the role and responsibilities of each GRG member should be carefully elaborated and explained to them.

125. During the grievance review process by GRG, several experts can be involved such as valuation expert, agronomist, measurement specialist, design engineer etc., as needed for each specific case. Independent party (for example NGO representative) can be invited upon request of AP.

126. A settlement will be made within 30 days from the day of the start of GRG review. The responses to APs will be given in a written manner.

### Step 2

127. 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

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<sup>34</sup>The APs will be informed on their rights for the next GRM opportunities in the written response to be provided to AP. It will be mentioned in the response letter, that the AP should inform the PIU on his/her no satisfaction with the response and his/her willingness for GRG formulation in a written manner.

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 30days. YM follows Public Administration RA law for registration, revision and resolving the case.

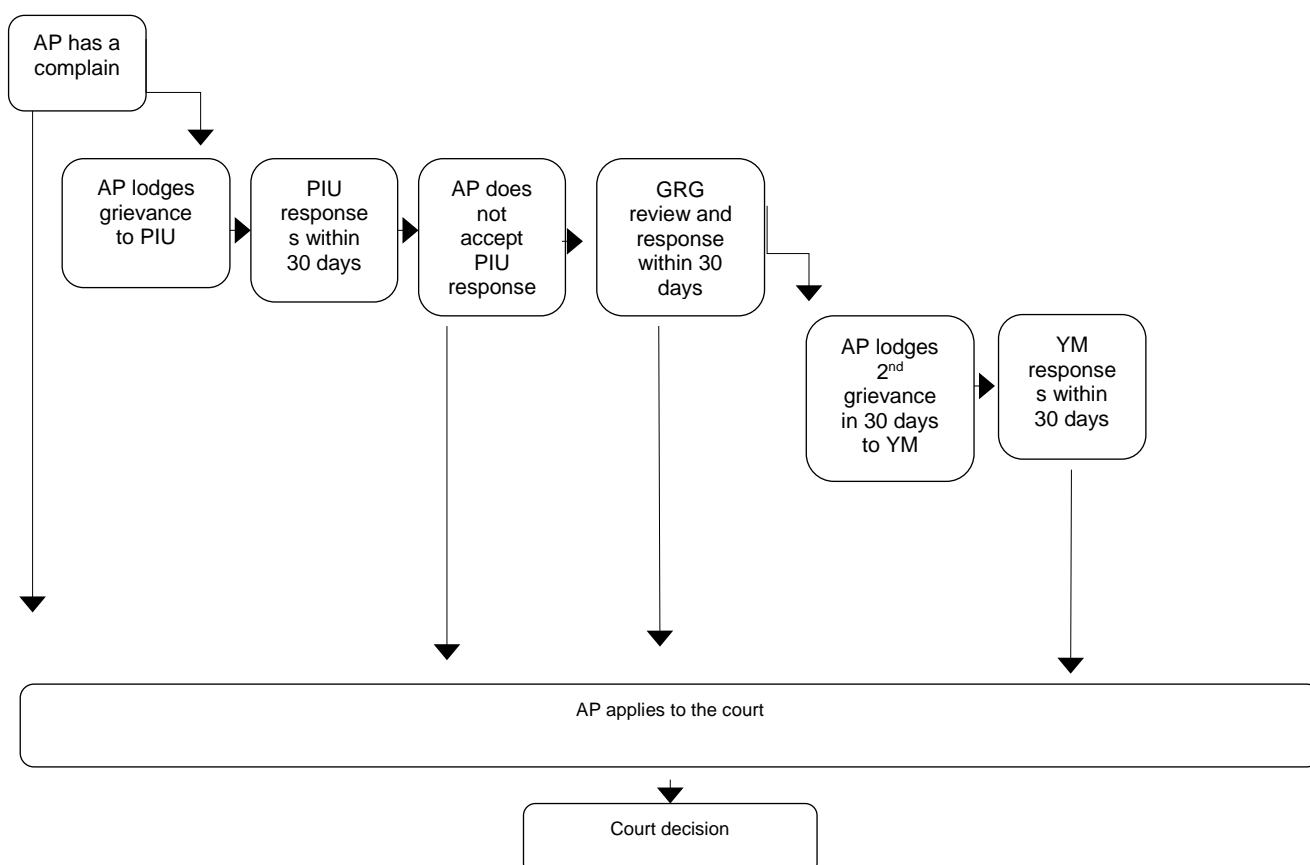
128. Regardless of the set grievance mechanism and procedures, APs will have the right to submit their cases to a court of law at any point in time of the grievance redress process. All efforts will be made to settle the issues at the PIU level through community consultation. If not possible, attempts will be made to resolve the issues at the YM level 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.

129. All complaints received and addressed will be documented regardless of the outcome. All records of grievance cases will be entered in the LARP GRM Database. A template for recording grievance has been developed and is available to the APs when they lodge the complaint.

130. The GRM implementation will be monitored through internal and external monitoring. Main indicators for monitoring of GRM are number and type of complaints, resolved cases, timing for the resolution, etc., more indicators for internal/external monitoring and evaluation will be developed by PIU and EMA and will be presented in the Semiannual Social Monitoring Reports (SSMR), Quarterly Progress Reports (QPR) and Compliance Reports with the monitoring results.

131. The institutional scheme of GRM is presented in Figure 5-1.

**Figure 5-1 Grievance Resolution Process Scheme**



### 5.3 Access to Information and Grievance Resolution Services

132. 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**

133. A website was established and run by the PIU. Project related documents are available on the web and are updated regularly. Stakeholders, project affected people 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**

134. 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](mailto:verabnaketsum@yerevan.am))<sup>35</sup>. 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**

135. 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, 5<sup>th</sup> floor, 0010 Yerevan,  
Armenia.

## **Mailing Complaints**

136. 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, 5<sup>th</sup> floor, 0010 Yerevan, Armenia

137. 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.

## **Local Focal Point**

138. The local focal point will be appointed by the APs and will have the following functions: transfer of information from PIU to APs and vice versa, collection of complaints from APs, particularly, registering APs verbal complaints in the log book, consultation to APs regarding GRM, participation in the GRG as needed, participation in PIU, GRG field visits as needed etc., assistance to APs in application through GRM as needed. A local focal point(s) will be selected for the duration of the project, including LARP implementation and construction stages during the public consultation by the participants of the public consultation meeting. After the selection of the focal point(s) PIU with DESC will organize orientation training to them. During the training LARP implementation process, entitlement matrix and the GRM will be presented.

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<sup>35</sup> "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**

139. The Constitution of the Republic of Armenia (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 the RA Land Code (2001), 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 “Alienation of the Private Property for Public and State Needs” changed on 21 June 2014.

140. 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.

141. 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.

142. 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.

143. 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 Activity 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

144. 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

145. 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 Policy<sup>36</sup>**

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

<sup>36</sup>The first six rows refer to the LARF GAP analysis table, the last row is added manually.

RA Legislation	ADB SPS
<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>

146. 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.

147. 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**

148. 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) Meaningful 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 at replacement cost 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**

149. 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 a cut-off date, 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). Compensation eligibility is limited by the cut-off date which was the day of signing of description protocols recorded namely 9 December 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**

150. 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 below.

**Table 6-2 Entitlement Matrix**

Type of Loss	Application	Definition of APs	Compensation Entitlements
1. Agricultural land Loss	AH losing agricultural land regardless of impact severity	Owners	Compensation at replacement value +15% either in cash at market rates or cadastral values (whichever is higher). When there are no active land markets cash compensation will be based on the value of the yearly product of the land for a sufficient number of years to ensure the affected parties rehabilitation for the loss of their land.
		Leaseholder (community/state)	Leaseholder will be legalized and compensated as full owners at market rates or cadastral values (whichever is higher) or will be given a new lease. If this is not possible they will receive compensation equal to "the market or cadastral value of affected land (whichever the highest) + 15%" in the following proportions according to the remaining length of the lease: 1) < 1 year 5%; 2) < 15 years 14%; 3) < 25 years 20%; 4) > 25 years -25%.
		Non-legalizable AHs	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/residential land	Owner	Compensation at replacement value +15% either in cash at market rates or cadastral values (whichever the highest).
		Non-legalizable AHs	These APs will receive a rehabilitation allowance equal to 25% of affected land market or cadastral value whichever the highest.
3. Residential buildings		All AH regardless of legal status.	Cash compensation + 15% for loss of building at full replacement cost (not less than 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).
4. Non-residential buildings/assets		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 of up to 20% of market value.
5. Crop Losses	Standing crops affected	All AH regardless of legal status (including owners subject to obtaining legal status and residents having no residency status)	One year crop compensation in cash at market rate by default at gross crop value of expected harvest.
6. 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.
7. Business or Employment Losses	Business employment loss	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; (ii) (temporary impact) cash indemnity of net income for months of business stoppage up to 1 year. 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 business stoppage for the 1 year. The maximum non-taxable salary is equal to minimum salary. Permanent Worker/Employees: Indemnity equal to: (i) Permanent job loss 6 months of average monthly salary;
8. Allowances for Severe Impacts	AH with >10% agricultural income loss or to be relocated	All severely affected AHs including informal settlers and relocated renters	i) 1 additional crop compensation covering 1 year yield for APs affected by severe agricultural income losses ii) a rehabilitation allowance of 6 months at minimum salary for relocated Ahs
9. Relocation allowances	Transport/transition costs	All relocated AH including relocated renters	Provision of funds to cover transport costs and livelihood expenses for 1 month.
10 Vulnerable People Allowances		AHs below poverty line or headed by Women or elderly people	Allowance equivalent to 6 months of minimum salary and employment priority in Project-related jobs
11. Temporary impacts		All AHs	Due rent and rehabilitation for temporarily affected assets will be provided.

Type of Loss	Application	Definition of APs	Compensation Entitlements
12. Temporary impacts due to utility relocation	All AHs' losses based on their legal status	Owners	Compensation will be paid both for land and improvements as in case of permanent impacts
		Non-legalizable AHs	Compensation will be paid only for improvements added to the affected land by users such as trees, crops, fences etc. In these cases, no allowance will be paid to users for illegal land use; however, these lands should be covered and returned to the user.
13. Unforeseen LAR impacts, if any			YM will consider the unforeseen resettlement impacts during Project implementation and will compensate/ rehabilitate based on the above provisions.

151. 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 to the titled land owner. 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) **Permanent Business losses:** Permanent losses (1 year or more) will be compensated in cash equal to 1-year of net income based on tax declaration;

- (x) **Temporary business losses:** 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).
- (xi) **Permanent employment losses:** Indemnity in the amount of their average salary for lost wages for 6 months.
- (xii) **Temporary employment losses:** Indemnity for lost wages for the period of business interruption up to a maximum of 6 months.
- (xiii) **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).
- (xiv) **Community structures:** are to be fully replaced or rehabilitated so as to satisfy their pre-Project functions.
- (xv) **Severe impacts allowances:** These are to be given to AH losing >10% of agricultural income (see above) and **to AH relocate from residential structures (including renters).**
- (xvi) **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

152. 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.

153. 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**

154. 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 6<sup>37</sup>. 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**

155. 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).<sup>38</sup>The Law of the Republic of Armenia has set detailed procedure for legalization of legalizable assets.

156. 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 to the legalization issue set out in the LARF 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);
- (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).

157. 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.

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<sup>37</sup> This section is the subject of this LARP. The details are presented in the table 1-1

<sup>38</sup> See Land Code of the Republic of Armenia (2nd of May, 2001) article 60

## 7 COMPENSATION, RELOCATION AND INCOME RESTORATION

### 7.1 Background

158. 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.

159. The census identified 202 affected households in the area covered by the LARP. In accordance with the LARF, all AHs are considered for appropriate compensation for income losses that were measured during the preparation of this LARP. The Census and Socioeconomic Survey show that the key impact will be on residential relocation and relocation of businesses due to loss of main business structures.

### 7.2 Affected Agricultural Income

160. There are 94 AHs who will lose more than 10% of agricultural income from the affected land plots. The 30 (16.1%) land plots with orchards will be affected. Other severely affected land plots are residential and various construction land plots with some crops and trees. However, all of this 30 land plots with orchards are not the main income source for this AHs. Based on the census survey only 2 AHs' members stated agriculture as main occupation and the main source of income for the AHs.

161. In order to help APs to restore their livelihoods, 94 severely affected AHs whose agricultural income loss is more than 10% will receive allowance in addition to the compensation for the trees/crops in accordance with LARF. In addition, the illegal land users will be provided with additional allowance in the amount of 25% of land market value to assist the restoration of their livelihoods.

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

No of AHs	Description of loss	Compensation details	Assistance provided
93	Agricultural income loss (including for self-consumption)	Compensation for all affected crops and trees at replacement cost based on asset affected	Rehabilitation allowance amounting to 25% of land market value in case of illegally used land plots. Compensation at replacement cost + 15% in case of owned land plots.
		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's yield

## 7.3 Residential Relocation

162. There are 50 AHs (198 APs) whose residential buildings will be demolished.

163. There are only 5 residential relocatees who own another primary place of residence and use the affected residential lodges by the purpose of gardening for the temporary residence. The other 45 relocatees are losing the only place of their residence, out of which 4 AHs have both residential and business relocation. Analysis of the local real estate market shows, that compensation will be enough to buy another property. Particularly:

164. For the residential houses replacement cost was calculated taking into account all materials and labor costs as well as all the taxes paid by the construction company. In addition APs will receive compensation for the land in market value plus 15%. Comparison of the prices of the houses for sale in Malatia Sebastia real estate market shows that the average market value of 1 sq.m of residential house with land is 238,100 AMD (Details are provided in the Table 7-2). On average 1 sq.m. of the affected residential house will be compensated in the amount of 297,717.19 AMD per sq.m (see the table 8.6). Such a big difference is caused by the applied methodology which does not deduct amortization cost of the structures. Taking into account that average replacement cost plus 15% for the residential houses without market value plus 15% for the land is higher than average market value indicated in the Cadastral data, the APs will be able to purchase new land, even bigger and with a house on it or will be able to build a new house on the purchased land.

**Table 7-2 Comparison of the Average Price per sq.m. of the Assessed Residential Houses/Land and the State Cadaster Survey for January 2017**

State Cadaster Survey (average)	Assessed Replacement Cost for Residential Houses (average)	Compensation (average)
AMD/sq.m.	AMD/sq.m.	AMD/sq.m. +15 %
238,100*	258,884.51	297,717.19
* Including price considered for 250 sq.m. of the buildings and 400 sq.m. of the land.		

165. APs will receive a set of appropriate allowances such as relocation allowance, rehabilitation allowance and allowance for severe impact. The details are shown in the following table.

166. Besides the envisaged allowances, APs will be provided with the consultancy regarding approaches in search of replacement housing, registration of deals in notary, registration in state cadaster as well as consultancy regarding possible options in the arrangement for transportation by the PIU based on APs request. Information regarding this possibility to be consulted by the PIU will be disclosed through the information pamphlet to all the AHs after LARP approval by ADB and before the start of LARP implementation.

**Table 7-3 Compensation and Assistance for Residential Relocates**

No of AHs	Description of loss	Relocati on	Compensation details	Assistance provided	Time for relocation
50	Residential /home	Self- relocation	Compensation for all affected assets at replacement cost based on asset affected. For structures replacement cost +15%	Rehabilitation allowance for illegally used land in amount of 25% of land market value where applicable	30 calendar days after the delivery of full compensation
				Relocation allowance covering livelihood at minimum salary x 1 month.	
				Allowance as severe AH in amount of 6 x minimum salary,	
				Allowance as severe affected household for fruit trees, crops losses in amount of 1 year yield were applicable	
				Allowance to socially vulnerable AH in amount of 6 x minimum salary, were applicable	
				Transportation cost for the assets to be moved	

No of AHs	Description of loss	Relocation	Compensation details	Assistance provided	Time for relocation
				Consultancy regarding approaches in search of replacement housing, registration of deals in notary, registration in state cadaster, consultancy regarding possible options in the arrangement for transportation by the PIU based on APs request.	

## 7.4 Affected Businesses

167. In total, 59 businesses will be affected by the Project, out of which 57 are permanently and 2 are temporary affected.. All 59 businesses are commercial<sup>39</sup>: the majority (79.6%) of businesses are car repair and maintenance services. The following table (Table 7-2) summarizes the impact details on businesses to be relocated.

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<sup>39</sup> In the scope of this LARP, commercial businesses are those that are concentrated on providing services and trade with or without hiring of employees.



168. No	Type of business	Employees	Affected Land				Affected Structure		Affected Fence		Affected Improvements			Affected Households		
		No	Type of owner	Usage Status	Affected Area, m²	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name	Material	Area, m², m³, no	No of AHs	No of AH members	Relocation
3	<b>Autoelectrician</b> (With tax declaration) <b>Car Mechanician</b> (Without tax declaration) <b>Car Wash</b> (Without tax declaration)	-	Private	Directly held by the owner	114.3	Commercial	Car wash station	96.5	-	-	-	-	-	2	8	Business relocation
			Community (YM)	Illegally used	290	Commercial	-	-	-	-	Area	Asphalt	290			
1	<b>Shoe Repair</b> (Without tax declaration)	-	Community (YM)	Illegally used	4.6	Commercial	Shoemaker's booth	4	-	-	-	-	-	1	1	Business relocation
4	<b>Car Service Station (Welding)</b> (Without tax declaration) <b>Autoelectrician</b> (Without tax declaration) <b>Undercarriage Repairer</b> (Without tax declaration) <b>Upholsterer</b> (Without tax declaration)	-	Private	Directly held by the owner	184.48	Commercial	Car service station	113.3	-	-	Area	Asphalt	60	4	19	Business relocation
							Car repair main-hole	13.8	-	-	-	-	-			
10	<b>Car Service</b> (With tax declaration) <b>Upholsterer</b>	1	Private	Directly held by the owner	241.22	Commercial	Car service station	421	-	-	-	-	-	8	41	Business relocation
							Car repair main-hole	17.1								

168. No	Type of business	Employees	Affected Land				Affected Structure		Affected Fence		Affected Improvements			Affected Households		
		No	Type of owner	Usage Status	Affected Area, m²	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name	Material	Area, m², m³, no	No of AHs	No of AH members	Relocation
3	<b>Autoelectrician</b> (With tax declaration) <b>Car Mechanician</b> (Without tax declaration) <b>Car Wash</b> (Without tax declaration)	-	Private	Directly held by the owner	114.3	Commercial	Car wash station	96.5	-	-	-	-	-	2	8	Business relocation
			Community (YM)	Illegally used	290	Commercial	-	-	-	-	Area	Asphalt	290			
1	<b>Shoe Repair</b> (Without tax declaration)	-	Community (YM)	Illegally used	4.6	Commercial	Shoemaker's booth	4	-	-	-	-	-	1	1	Business relocation
4	<b>Car Service Station (Welding)</b> (Without tax declaration) <b>Autoelectrician</b> (Without tax declaration) <b>Undercarriage Repairer</b> (Without tax declaration) <b>Upholsterer</b> (Without tax declaration)	-	Private	Directly held by the owner	184.48	Commercial	Car service station	113.3	-	-	Area	Asphalt	60	4	19	Business relocation
							Car repair main-hole	13.8	-	-	-	-	-			
10	<b>Car Service</b> (With tax declaration) <b>Upholsterer</b>	1	Private	Directly held by the owner	241.22	Commercial	Car service station	421	-	-	-	-	-	8	41	Business relocation
							Car repair main-hole	17.1								

168. No	Type of business	Employees	Affected Land				Affected Structure		Affected Fence		Affected Improvements			Affected Households		
		No	Type of owner	Usage Status	Affected Area, m²	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name	Material	Area, m², m³, no	No of AHs	No of AH members	Relocation
	(Without tax declaration) <b>Upholsterer</b> (Without tax declaration) <b>Automotive Engine Technician</b> (Without tax declaration) <b>Undercarriage Repairer</b> (Without tax declaration) <b>Co Welding</b> (Without tax declaration) <b>Welding</b> (Without tax declaration) <b>Undercarriage Repairer</b> (Without tax declaration) <b>Car Mechanician</b> (Without tax declaration) <b>Changing Car's Motor Oil</b> (Without tax declaration)						Car service station	15.3								
1	<b>Motor Vehicle Dismantling</b> (Without tax declaration)	-	Community (YM)	Illegally used	299.55	Commercial	-	-	Stone	11	Gate	Wire mesh	1	1	5	Business relocation
									Wire mesh	36						
1	<b>Making and Selling Gravestones</b> (Without tax declaration)	-	Community (YM)	Illegally used	101.8	Commercial	-	-	Wire mesh	29	-	-	-	1	5	Business relocation
1	<b>Sale of Motor Vehicle Spare Parts/Motor Vehicle Dismantling</b> (With tax declaration)	-	Private	Directly held by the owner	256.3	Commercial	Shop	48.57	Wire mesh	29	Area	Breakstone	202.6	1	6	Business relocation
								In-situ r/c	5.92							
			Community (YM)	Illegally used	106.8	Commercial	-	-	Wire mesh	18.5	Gate	Metal	1			
											Area	Breakstone	106.8			

168. No	Type of business	Employees	Affected Land				Affected Structure		Affected Fence		Affected Improvements			Affected Households								
		No	Type of owner	Usage Status	Affected Area, m²	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name	Material	Area, m², m³, no	No of AHs	No of AH members	Relocation						
3	Car Service (With tax declaration) Undercarriage Repairer (Without tax declaration) Sale Of Motor Vehicle Spare Parts (Without tax declaration)	-	Community (YM)	Illegally used	275.1	Commercial	Shop	11.45	Wire mesh	34	Area	Concrete	72.9	3	9	Business relocation						
							Car service station	72.9			Area	Breakstone	202.2									
							Lodge	12														
							Car repair main-hole	3.8														
2	Changing Car's Motor Oil (With tax declaration) Auto A/C Repair (Without tax declaration)	-	Private	Directly held by the owner	126.95	Residential	-	-	Tuf	25	Area	Concrete	58.2	1	5	Business relocation						
			Community (YM)	Illegally used	435.8	Commercial	Car service station	76	Tuf	26	Curbstone	Concrete	12				Area	Asphalt/ slabs with In situ r/c	161.6			
							Toilet	1.5			Gate	Metal	1							Curbstone	Concrete	6
							Car repair main-hole	3.8														
							Hole	2														
							Main hole for water meter	1														
							1	Motor Vehicle Dismantling (Without tax declaration)			-	Private	Directly held by the owner							34.35	Commercial	Dismantling room
Community (YM)	Illegally used	110.8	Commercial	Car repair main-hole	3.9	Wire mesh			23	Area		Asphalt	95									
				Dismantling room	14.6																	
				Sewage hole	1																	
				Shed	18																	
3	Undercarriage Repairer (Without tax declaration) Automotive Engine	-	Private	Directly held by the owner	252.21	Commercial	Car service station	129.09	Wire mesh	11	Area	Concrete	90	3	10	Business relocation						
			Community	Illegally	212.7	Commercial	-	-	Wire	43	Gate	Metal	1									

168. No	Type of business	Employees	Affected Land				Affected Structure		Affected Fence		Affected Improvements			Affected Households		
		No	Type of owner	Usage Status	Affected Area, m²	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name	Material	Area, m², m³, no	No of AHs	No of AH members	Relocation
	Technician (Without tax declaration) Welding (Without tax declaration)		(YM)	used					mesh		Area	Concrete	212.7			
2	Real Estate Agency (With tax declaration) Car Service (With tax declaration)	2	Private	Directly held by the owner	120	Commercial	Service room	192.4	-	-	-	-	-	2	8	Business relocation
							Car repair main-hole	4								
			Community (YM)	Illegally used	181.3	Commercial	Sewage hole	1	Metal fencings	5	Curbstone	In situ r/c	10			
							Main hole for water meter	1	-	-	Area	Concrete	54.3			
1	Car Service (Without tax declaration)	-	Community (YM)	Illegally used	106.15	Commercial	Car service station	55	Wire mesh	11.5	Gate	Wire mesh	1	1	4	Business relocation
											Area	Breakstone	106.15			
1	Car Service (Without tax declaration)	-	Community (YM)	Illegally used	201.2	Residential	Residential house	145.2	-	-	Area	Concrete	35.4	1	4	Business and residential relocation
			Community (YM)	Illegally used	226.2	Commercial	Car service station	55	Wire mesh	34	Area	Breakstone	226.2			
											Area	Concrete slabs	9.5			
6	Poultry Import (With tax declaration) Ice Making and Sale (Without tax declaration) MCTPL Agent (Without tax declaration) Web Programming (Without tax declaration) Car Auction (Without tax declaration) Passenger Transportation (Without tax declaration)	3	Private	Directly held by the owner	149.1	Commercial	Office	188.6	-	-	Area	Concrete	35	6	21	Business relocation
											Cooling chamber dismantling	Metal	1			
											Curbstone	Concrete	15			
			Community (YM)	Illegally used	10.2	Commercial	-	-	-	-	-	-	-			
							Community (YM)	Illegally used	210	Commercial	Lodge	27.1	Stone			
			Toilet	4	Area	Concrete					50					
			Hole	1	Curbstone	Concrete					9.5	Gate				

168. No	Type of business	Employees	Affected Land				Affected Structure		Affected Fence		Affected Improvements			Affected Households			
		No	Type of owner	Usage Status	Affected Area, m²	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name	Material	Area, m², m³, no	No of AHs	No of AH members	Relocation	
-	-	-	Community (YM)	Illegally used	96.4	Residential	Metal Lodge	25	-	j-	-	-	-	1	2	Business and residential relocation*	
3	<b>Welding</b> (Without tax declaration) <b>Motor Mechanic</b> (Without tax declaration) <b>Autoelectrician</b> (Without tax declaration)	-	Private	Directly held by the owner	96.06	Residential	Residential house	33.67	-	-	Area	Concrete	16.6	2	7	Business and residential relocation	
							Residential house	8.93									
							Shed	16.6									
			Community (YM)	Illegally used	123.75	Commercial	Car service station	123.03	-	-	Area	Concrete	40.7				
1	<b>Car Service</b> (With tax declaration)	-	Private	Directly held by the owner	285.13	Commercial	Shed	115.1	Wire mesh	36	Area	Concrete	115.1	1	8	Business relocation	
							Support structure	15.1									
							Car repair main-hole	8.6									
			Community (YM)	Illegally used	268.3	Commercial	Lodge	23.2	Wire mesh	40	Gate	Wire mesh	1				
6	<b>Undercarriage Repairer</b> (Without tax declaration) <b>Undercarriage Repairer</b> (Without tax declaration) <b>Auto A/C Repair</b> (Without tax declaration) <b>Autoelectrician</b> (Without tax declaration) <b>Co Welding</b> (Without tax declaration) <b>Car Repair</b> (Without tax declaration)	-	Private	Directly held by the owner	506.43	Commercial	Car service station	287.9	Stone	5.68	Area	Asphalt	160	6	26	Business relocation	
							Toilet	4			Staircase	Concrete	3.2				
							Car repair main-hole	14									
			Community (YM)	Illegally used	330	Commercial	-	-	Stone	3.44	Area	Asphalt	330				
			Community (YM)	Illegally used	48	Commercial	-	-	-	-	Area	Asphalt	48				
2	<b>Automotive Painting Technician</b> (Without tax)	-	Private	Directly held by the owner	144.21	Commercial	Car service station	46.9	Tuf	44	Area	Concrete	87.9	2	12	Business relocation	
							Car service station	38.12			Gate	Metal	2				

168. No	Type of business	Employees	Affected Land				Affected Structure		Affected Fence		Affected Improvements			Affected Households		
		No	Type of owner	Usage Status	Affected Area, m <sup>2</sup>	Type of Land	Name	m <sup>2</sup>	Material	Affected area/ l.m/m <sup>2</sup>	Name	Material	Area, m <sup>2</sup> , m <sup>3</sup> , no	No of AHs	No of AH members	Relocation
	declaration) <b>Car Repair</b> (Without tax declaration)						Car repair main-hole	4.1								
2	<b>Furniture making and sale</b> (Without tax declaration)	-	Community (YM)	Illegally used	20.1	Commercial	Garage	19.2	-	-	-	-	-	1	11	Business relocation
							Hole	3.6								
1	<b>Undercarriage Repairer</b> (Without tax declaration)	-	Community (YM)	Illegally used	20.6	Commercial	Garage	18.81	-	-	-	-	-	1	4	Business relocation
1	<b>Repair of sanitaryware</b> (Without tax declaration)	-	Community (YM)	Illegally used	20.6	Commercial	Hole	3.7	-	-	-	-	-	1	5	Business relocation
							Garage	19.5								
1	<b>Automatic Gearbox Repair</b> (Without tax declaration)	-	Community (YM)	Illegally used	34.18	Commercial	Garage	31.09	-	-	-	-	-	1	6	Business relocation
							Hole	4.3								
-	<b>Changing Motor Vehicle Buffers</b> (Without tax declaration)	-	Community (YM)	Illegally used	21.15	Commercial	Garage	19.85	-	-	-	-	-	1	6	Business relocation
							Hole	3.54								
1	<b>Flower sale and Wreath Making</b> (With tax declaration)	-	Community (YM)	Used by the lease holder	60.8	Commercial	Flower shop	55.3	-	-	-	-	-	1	4	Business relocation
							Basement	25								
			Community (YM)	Illegally used	248.6	Commercial	-	-	-	-	Area	Asphalt	111.3			
							-	-			Area	Concrete	69.9			
1	<b>Sale of Motor Vehicle Spare Parts</b> (With tax declaration)	2	Private	Directly held by the owner	245	Commercial	Residential house, Car service station	482.8	-	-	-	-	-	1	7	Business and residential relocation**
							Car repair main-hole	13.2								
			Community (YM)	Illegally used	266.6	Commercial	-	-	-	-	Area	Asphalt	266.6			
							-	-			Curbstone	Concrete	35			

168.	No	Type of business	Employees	Affected Land				Affected Structure		Affected Fence		Affected Improvements			Affected Households		
			No	Type of owner	Usage Status	Affected Area, m²	Type of Land	Name	m²	Material	Affected area/ l.m/m²	Name	Material	Area, m², m³, no	No of AHs	No of AH members	Relocation
<p>*The metal lodge is the place of residence of the AP who is car mechanician (business without tax declaration) in the car service station mentioned in the 6th row.</p> <p>**This AP has a 2-storey building. He provides car service and sells spare parts of vehicle (business with tax declaration) on the first floor. He is living on the second floor.</p>																	

169. All households losing their businesses, regardless of legal status, will be assisted (consulted) in restoration of the affected business. The owners of the businesses with tax declaration that will suffer a permanent impact will be given cash indemnity of 1-year's net income in addition to compensation for all affected assets. APs whose permanently affected business has no tax declaration, will receive a cash indemnity at the rate of the minimum salary<sup>40</sup> for 12 months, in case of temporary affected businesses the APs will receive cash indemnity at the rate of the minimum salary for 1 month . Details are presented in Table 7-3.

**Table 7-5 Compensation and Assistance for Businesses**

No of Ahs	Description of loss	Compensation details	Assistance provided	Time of relocation
Permanently Affected Businesses				
11 with tax declaration	Business loss	Compensation for all affected assets at replacement cost based on asset affected	Annual net income compensation	30 calendar days after the delivery of full compensation
			Business registration costs	
			Relocation allowance covering transport costs	
46 without tax declaration	Business loss	Compensation for all affected assets at replacement cost based on asset affected	Allowance for income loss in amount of 12 x of minimum salary	
			Relocation allowance covering transport costs	
			Rehabilitation allowance for illegally used land in the amount of 25% of land market value	
Temporary Affected Businesses				
2 without tax declaration	Business loss	-	Allowance for income loss in amount of 1 x of minimum salary	30 calendar days after the delivery of full compensation
			Relocation allowance covering transport costs	

## 7.5 Employment loss

170. Due to permanent business closure, 8 employees will permanently lose their employment. They will be compensated in the amount of his/her average salary for 6 months of business stoppage.

<sup>40</sup> The minimum salary is defined by Article 1 of "RA Law on minimum salary" (ՀՕ-66-Ն), adopted on 17.12.2003 and changed on 01.12.2014



## 8 RESETTLEMENT BUDGET

### 8.1 Background

171. 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 Project section 6. 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 valuator using a 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

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

- (i) For land located in Yerevan, the compensation for the private land and the rehabilitation allowance for illegal usage of land belonging to YM and Government of RA fees for provision of address will be financed from funds provided for this Project in the Yerevan Community budget.
- (ii) Other land acquisition expenses, including taxes, duties, fees, and transaction costs (cadaster fees, fees for the provision of common reference on encumbrances on property, state registration fee for remaining parts of land, state sales contract registration for affected parts, cadaster fees for remaining parts of land etc.) will be covered by the co-financed part of the RA state budget.
- (iii) Compensation for remaining assets, including allowances, will be covered by the RA state budget, from the ADB<sup>41</sup> loan provided for this project.

173. The PIU should request funds from the relevant financing sources needed for the implementation of the LARP and timely allocate them to APs, by transferring funds 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

174. According to the LARF, land owners, lease holders and land users subject to legalization will receive compensation for affected land. Illegal users of land are not entitled to compensation for affected land. However, the YM has 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
<b>Leaseholders for the remaining years of lease</b>		
Up to 1 year - (replacement cost +15%) * 0.05		

<sup>41</sup>Agreement between GoA and ADB has been reached and covenanted in the Loan Agreement (Loan number 3293-ARM13.10.2015).

Owner	Land user subject to legalization	Illegal land user
Replacement cost + 15%	Replacement cost + 15% (after legalization)	25% of the replacement cost
<b>Leaseholders for the remaining years of lease</b>		
	Up to 15 years - (replacement cost +15%) * 0.14	
	Up to 25 years - (replacement cost +15%) * 0.20	
	25 years - (replacement cost +15%) * 0.25	

175. 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 valuation method. The comparative method<sup>42</sup> is based on the comparison of reliable market information on the sale of similar plots (at least three sales examples). Based on this method, the adjusted average sale price of recently sold lands (within the same location and the same/similar application purpose/features) is determined. The price for each land plot is determined separately as many factors influence differences in land price. (For detailed valuation methodology, please see Appendix 2).

### 8.3.2 Compensation to Legal Land Owners

176. The compensation to be paid to legal land owners was calculated as the replacement cost plus 15%, which is in accordance with the RA Law on Eminent Domain. The total cost for the compensation to legal land owners is **748,737,705.45 AMD**. Out of this amount 56,509,277.30 AMD is allocated for two residential land plots included in LCAP, the compensation amount of which will be changed after correction of their cadastral coordinates. Private land owners will be compensated from the YM budget for the land loss.

**Table 8-2 Land Compensation for Private Land**

Land Category	Land Plots	Affected Area	Average Unit Price	Total Land Cost	Total Land Compensation (including 15%)
	No	m2	AMD/ m <sup>2</sup>	AMD	AMD
<b>A. Legal Properties</b>					
Residential	14	4,042.34	29,153.42	117,848,055.10	135,525,263.37
Commercial	13	6,156.40	42,157.63	259,539,221.90	298,470,105.19
Various construction	2	256.53	97,385.47	24,982,294.00	28,729,638.10
Industrial	3	12,783.67	15,611.18	199,568,192.60	229,503,421.49
<b>Subtotal (A)</b>	<b>32</b>	<b>23,238.94</b>	<b>-</b>	<b>601,937,763.60</b>	<b>692,228,428.15</b>
<b>B. Properties under LCAP</b>					
Commercial	2	788.74	62,300.00	49,138,502.00	56,509,277.30
<b>Subtotal (B)</b>	<b>2</b>	<b>788.74</b>	<b>62,300.00</b>	<b>49,138,502.00</b>	<b>56,509,277.30</b>
<b>Total</b>	<b>34</b>	<b>24,027.68</b>	<b>-</b>	<b>651,076,265.60</b>	<b>748,737,705.45</b>

### 8.3.3 Compensation to Land Leaseholders

177. Leaseholders' compensation was calculated based on the market value of the affected land plot, and increased by 15% in the following proportions based on the remaining years of lease: i) < 1 year 5%; 2) < 15 years 14%; 3) < 25 years 20%; 4) > 25 years 25%. The total compensation to be paid to 2 leaseholders is **1,172,698.24 AMD**.

<sup>42</sup> RA Law on Real Property Assessment, Article 11

Table 8-3 Compensation for Leased Land

Land Category	Land Plot	Affected Area	Unit Price	Market Value of the Land	Market Value +15%	Leaser Remaining Years	Applied Coefficient	Total for Compensation
	No	m <sup>2</sup>	AMD/m <sup>2</sup>	AMD	AMD	No	%	AMD
<b>A. Leased Properties</b>								
Commercial	1	60.8	119,800	7,283,840.00	8,376,416.00	15	14	1,172,698.24
<b>Total</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>7,283,840.00</b>	<b>8,376,416.00</b>	<b>-</b>	<b>-</b>	<b>1,172,698.24</b>

### 8.3.4 Rehabilitation Allowance for Illegally used Land

178. The rehabilitation allowance for illegally used land will amount to 25% of the market value of the land. In total, **286,406,424.70 AMD** will be paid to the illegal users of 34,380.90 m<sup>2</sup> of the land belonging to Yerevan Municipality and Government of RA as a rehabilitation allowance for their livelihood losses.

Table 8-4 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	m <sup>2</sup>	AMD/ m <sup>2</sup>	AMD	AMD
Residential	89	19,834.57	25,269.08	501,201,283.70	125,300,320.95
Orchard	30	8,033.09	28,495.15	228,904,078.10	57,226,019.52
Commercial	31	6373.54	64,770.03	412,814,347.90	103,203,586.98
Industrial	1	139.7	19,370.00	2,705,989.00	676,497.25
<b>Total</b>	<b>151</b>	<b>34,380.90</b>	<b>-</b>	<b>1,145,625,698.70</b>	<b>286,406,424.70</b>

## 8.4 Compensation for Buildings, Structures and Improvements

### 8.4.1 Valuation Approach

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

Table 8-5 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

180. The replacement costs for buildings and structures was determined by calculating the construction cost of similar new buildings/structures, of 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 Appendix 2)

## 8.4.2 Residential Buildings

181. In total, **924,013,708.15AMD** will be paid for affected buildings and structures with an area of 3,920.25 m<sup>2</sup> to owners and non-legal users of buildings and structures as a result of land acquisition. From this amount, **812,569,578.30AMD** will be paid for affected residential houses and **111,444,129.85AMD** for supporting structures.

**Table 8-6 Compensation for Residential Buildings**

Name	Material	No	Total	Average Unit Price	Total Cost	Total Compensation (including 15%)
			m2	AMD/m2	AMD	AMD
A. House						
Residential house	Stone, Wood, Metal	39	2,596.93	258,884.51	672,304,963.00	773,150,707.45
Lodge	Metal, Stone	17	219.98	155,819.98	34,277,279.00	39,418,870.85
Subtotal (A)	-	56	2,816.91	-	706,582,242.00	812,569,578.30
B. Supporting Structures						
B1. Supporting Structures with Affected Main Building						
Lodge	Metal	1	8.5	192,700.00	1,637,950.00	1,883,642.50
Swimming pool	In-situ Reinforced Concrete	1	14.6	151,800.00	2,216,280.00	2,548,722.00
Shed	Metal, Wood, Stone	28	346.39	37,504.57	12,991,207.00	14,939,888.05
Hencoop	Stone, Metal,	4	45.3	105,407.51	4,774,960.00	5,491,204.00
Hole	Stone	1	1.5	32,000.00	48,000.00	55,200.00
Kiosk	Metal	1	3.5	53,200.00	186,200.00	214,130.00
Kennel	Metal	3	24.9	27,990.36	696,960.00	801,504.00
Patio	Stone	1	19.1	87,900.00	1,678,890.00	1,930,723.50
Toilet	Stone	13	36.5	115,644.93	4,221,040.00	4,854,196.00
Bathroom	Stone, Metal	1	2	159,700.00	319,400.00	367,310.00
Sewage hole	Stone	5	20	32,000.00	640,000.00	736,000.00
Foundation	In-situ Reinforced Concrete	1	67.7	21,300.00	1,442,010.00	1,658,311.50
Garage	Metal	1	19	95,800.00	1,820,200.00	2,093,230.00
Support Structure	Stone, Wood	21	363.81	136,349.73	49,605,396.00	57,046,205.40
Incomplete structure	Stone	1	11.7	63,900.00	747,630.00	859,774.50
Subtotal (B1)	-	83	984.5	-	83,026,123.00	95,480,041.45
(B2) Support Structures of HHs without Residential Loss						
Garage	Stone	2	83.3	138,400.00	11,528,720.00	13,258,028.00
Shed	Metal	1	19.2	28,800.00	552,960.00	635,904.00
Incomplete structure	Stone	1	6.44	72,400.00	466,256.00	536,194.40
Toilet	Stone, wood	2	2.5	111,160.00	277,900.00	319,585.00
Support Structure	Stone	1	7.4	142,700.00	1,055,980.00	1,214,377.00
Subtotal (B2)	-	7	118.84	-	13,881,816.00	15,964,088.40
Subtotal (B1+B2)	-	90	1,103.34	-	96,907,939.00	111,444,129.85
Total	-	146	3,920.25	-	803,490,181.00	924,013,708.15

### 8.4.3 Non-residential Buildings

182. In total, **1,431,807,717.80 AMD** for 165 affected buildings and structures with an area of 5,235.45 m<sup>2</sup>, will be paid to owners and non-legal users of buildings and structures as a result of land acquisition, from which **288,824,821.80 AMD** will be paid for the non-business structures, **25,053,349.00 AMD** for business structures without suspension of business activity and **1,117,929,547.00 AMD** for business structures with suspension of business activity.

**Table 8-7 Compensation for Non-Residential Structures**

Type of Structure	No	Legal sq.m	Illegal sq.m	Total sq.m.	Average Unit Price	Total Cost	Total Compensation
					AMD/m2	AMD	AMD
A. Non Business Structures	88	868.11	1135.24	2,003.35	137,140.39	274,740,208.00	288,824,821.80
B. Business Structures without Suspension of Business Activity	9	10.7	195.1	205.8	137,463.65	28,290,020.00	25,053,349.00
C. Business Structures with Suspension of Business Activity	68	1,788.20	1,238.10	3,026.30	338,909.15	1,025,640,768.00	1,117,929,547.00
<b>Total</b>	<b>165</b>	<b>2,667.01</b>	<b>2,568.44</b>	<b>5,235.45</b>	<b>-</b>	<b>1,328,670,996.00</b>	<b>1,431,807,717.80</b>

**Table 8-8 Compensation for Non-Business Structures**

No	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	Average Unit Price	Total Cost	Total Compensation
							AMD/m2	AMD	AMD
1	Car repair main hole for the personal usage	Stone	1	-	3.50	3.5	95,900.00	335,650.00	335,650.00
2	Garage	Stone, In-situ r/c slabs, Metal	40	123.7	735.27	858.97	180,454.01	155,004,585.00	156,867,856.50
3	Non-operating gas control station	Stone	2	256.23	-	256.23	161,900.00	41,483,637.00	47,706,182.55
4	Shed	Metal, Stone	14	-	227.91	227.91	42,538.45	9,694,938.00	8,787,068.00
5	Incomplete structure	Stone	1	-	24.9	24.9	72,400.00	1,802,760.00	1,698,180.00
6	Hole	Stone	15	132.25	47.75	180	152,314.72	27,416,650.00	30,762,148.75
7	Basement	In-situ r/c	1	-	5.4	5.4	95,900.00	517,860.00	506,520.00
8	Kennel	Metal	1	-	6	6	29,800.00	178,800.00	153,600.00
9	Non-operating shop	Metal	1	0	12.2	12.2	192,700.00	2,350,940.00	2,120,360.00
10	Toilet	Stone, Metal, Wood	3	-	5	5	117,540.00	587,700.00	566,700.00
11	Non-operational structure	Stone, Brick	1	165.75	-	165.75	170,400.00	28,243,800.00	32,480,370.00
12	Closet	Stone, Metal	4	-	48.3	48.3	102,640.37	4,957,530.00	4,754,670.00
13	Support structure	Stone	2	-	19.01	19.01	113,906.26	2,165,358.00	2,085,516.00

No	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	Average Unit Price	Total Cost	Total Compensation
							AMD/m2	AMD	AMD
Total			86	677.93	1,135.24	1,813.17	-	274,740,208.00	288,824,821.80

Table 8-9 Compensation for Business Structures

No of Business	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	Average Unit Price	Total Cost	Total Compensation
							AMD/m2	AMD	AMD
A1. Business Structures without Suspension of Business Activity									
1	Collector	Stone	1	-	1.6	1.6	119,300.00	190,880.00	160,640.00
	H0ole	Crushed Stone embankment	2	-	104	104	121,400.00	12,625,600.00	10,660,000.00
	Control room	Stone	1	-	5.1	5.1	114,800.00	585,480.00	489,090.00
	Patio	Wire mesh	1	-	7.1	7.1	40,000.00	284,000.00	227,200.00
	Weighing hopper	Stone, in-situ r/c	1	-	68.4	68.4	190,700.00	13,043,880.00	11,751,120.00
1	Watchhouse	Metal	1	10.70	0	10.7	127,800.00	1,367,460.00	1,572,579.00
1	Shed	Wood	2	-	8.9	8.9	21,653.93	192,720.00	192,720.00
Subtotal (A1)			9	10.70	195.1	205.8	-	28,290,020.00	25,053,349.00
A2. Business Structures with Suspension of Business Activity									
3	Car wash station	Stone	1	-	96.5	96.5	432,300.00	41,716,950.00	41,716,950.00
1	Shoemaker's booth	Metal	1	-	4	4	119,300.00	477,200.00	381,760.00
4	Car service station	Stone	1	113.3	-	113.3	325,200.00	36,845,160.00	42,371,934.00
	Car repair main-hole	Stone	3	-	13.8	13.8	95,900.00	1,323,420.00	1,323,420.00
10	Car service station	Stone	2	421	15.3	436.3	340,500.00	148,560,150.00	170,062,725.00
	Car repair main-hole	Stone	3	-	17.1	17.1	95,900.00	1,639,890.00	1,639,890.00
	Toilet	Stone	1	-	2.1	2.1	95,800.00	201,180.00	161,490.00
	Support structure	Stone	1	-	2.6	2.6	95,800.00	249,080.00	199,940.00
1	Vehicle spare shop	Stone	1	-	48.57	48.57	359,600.00	17,465,772.00	17,465,772.00
3	Vehicle spare shop	Stone	1	-	11.45	11.45	432,300.00	4,949,835.00	4,733,430.00
	Car service station	Stone	1	-	72.9	72.9	363,500.00	26,499,150.00	25,121,340.00
	Metal House	Metal	1	-	12	12	240,900.00	2,890,800.00	2,664,000.00
	Car repair main-hole	Stone	1	-	3.8	3.8	95,900.00	364,420.00	292,600.00

No of Business	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	Average Unit Price	Total Cost	Total Compensation
							AMD/m2	AMD	AMD
2	Car service station	Stone	1	-	76	76	409,400.00	31,114,400.00	29,678,000.00
	Toilet	Stone	1	-	1.5	1.5	144,800.00	217,200.00	188,850.00
	Car repair main-hole	Stone	1	-	3.8	3.8	95,900.00	364,420.00	292,600.00
	Sewage hole	Stone	2	-	2	2	32,000.00	64,000.00	51,200.00
	Main hole for water meter	Stone	2	-	1	1	32,000.00	32,000.00	25,600.00
1	Dismantling room	Stone	2	-	46.55	46.55	240,900.00	11,213,895.00	10,937,955.00
	Car repair main-hole	Stone	1	-	3.9	3.9	95,900.00	374,010.00	374,010.00
	Sewage hole	Stone	1	-	1	1	32,000.00	32,000.00	25,600.00
	Shed	Metal	1	-	18	18	28,800.00	518,400.00	414,720.00
3	Car service station	Stone	1	-	129.09	129.09	382,600.00	49,389,834.00	49,389,834.00
2	Service room	Stone	1	192.4	-	192.4	365,500.00	70,322,200.00	80,870,530.00
	Car repair main-hole	Stone	1	-	4	4	95,900.00	383,600.00	383,600.00
	Sewage hole	Stone	1	-	1	1	32,000.00	32,000.00	25,600.00
	Main hole for water meter	Stone	1	-	1	1	32,000.00	32,000.00	25,600.00
1	Car service station	Stone, Metal	1	-	55	55	397,900.00	21,884,500.00	20,845,000.00
1	Car service station	Stone, Metal	1	-	55	55	397,900.00	21,884,500.00	20,845,000.00
6	Office	Stone	1	188.6	-	188.6	407,800.00	76,911,080.00	88,447,742.00
	Metal House	Metal	1	-	27.1	27.1	95,800.00	2,596,180.00	2,083,990.00
	Toilet	Pumice block	1	-	4	4	95,800.00	383,200.00	307,600.00
	Hole	Pumice block	1	-	1	1	32,000.00	32,000.00	25,600.00
3	Car service station	Stone	1	-	123.03	123.03	397,900.00	48,953,637.00	46,628,370.00
1	Shed	Metal	1	-	115.1	115.1	71,900.00	8,275,690.00	8,275,690.00
	Support structure	Stone, Metal	1	-	15.1	15.1	127,800.00	1,929,780.00	1,929,780.00



No of Business	Type of Structure	Material	No	Legal sq.m	Illegal sq.m	Total sq.m.	Average Unit Price	Total Cost	Total Compensation
							AMD/m2	AMD	AMD
	Car repair main-hole	Stone	1	-	8.6	8.6	95,900.00	824,740.00	824,740.00
	Metal House	Metal	1	-	23.2	23.2	95,800.00	2,222,560.00	1,784,080.00
6	Car service station	Stone	1	287.9	-	287.9	401,700.00	115,649,430.00	132,996,844.50
	Toilet	Stone	1	-	4	4	138,400.00	553,600.00	553,600.00
	Hole	Stone	3	-	14	14	95,900.00	1,342,600.00	1,342,600.00
2	Car service station	Stone	2	46.9	38.12	85.02	229,887.34	19,545,022.00	21,243,974.50
	Car repair main-hole	Stone	1	-	4.1	4.1	95,900.00	393,190.00	393,190.00
1	Garage	Stone	1	-	19.2	19.2	170,400.00	3,271,680.00	3,231,360.00
	Hole	Stone	1	-	3.6	3.6	95,900.00	345,240.00	337,680.00
1	Garage	Stone	1	-	18.81	18.81	170,400.00	3,205,224.00	3,165,723.00
1	Garage	Stone	1	-	19.5	19.5	170,400.00	3,322,800.00	3,281,850.00
	Hole	In-situ r/c	1	-	3.7	3.7	95,900.00	354,830.00	347,060.00
1	Garage	Stone	1	-	31.09	31.09	191,700.00	5,959,953.00	5,894,664.00
	Hole	Stone	1	-	4.3	4.3	95,900.00	412,370.00	403,340.00
1	Garage	In-situ r/c	1	-	19.85	19.85	181,000.00	3,592,850.00	3,551,165.00
	Hole	Stone	1	-	3.54	3.54	95,900.00	339,486.00	332,052.00
1	Flower shop	In-situ r/c	1	55.3	-	55.3	420,800.00	23,270,240.00	26,760,776.00
	Basement	In-situ r/c	1	-	25	25	288,300.00	7,207,500.00	7,207,500.00
1	Car service station	Stone	1	482.8	-	482.8	419,300.00	202,438,040.00	232,803,746.00
	Car repair main-hole	Stone	2	-	13.2	13.2	95,900.00	1,265,880.00	1,265,880.00
57	Subtotal (A2)		68	1,788.20	1,238.10	3,026.30	-	1,025,640,768.00	1,117,929,547.00
Total (A1+A2)			77	1,798.90	1,433.20	3,232.10	-	1,053,930,788.00	1,142,982,896.00

#### 8.4.4 Fences and Improvements

183. All improvements done by APs, regardless of their status, are subject to compensation. In total, **95,738,385.00 AMD** will be paid for different types of improvements. Compensation for affected fences amounts to **117,610,420.25 AMD**.

**Table 8-10 Compensation for Improvements**

Type	Material	Plots	Area	Area	Length	No	Unit Price	Compensation
		No	m <sup>2</sup>	m <sup>3</sup>	M		AMD	AMD
Area	Asphalt (A)	2	222.00	-	-	-	5,000.00	1,110,000.00
Area	Asphalt (B)	15	3,552.40	-	-	-	9,000.00	31,971,600.00
Area	Asphalt/ r/c slabs	1	161.60	-	-	-	15,000.00	2,424,000.00
Area	Concrete Covered	40	2,276.01	-	-	-	6,639.72	15,112,065.00
Area	Breakstone	7	1,989.95	-	-	-	3,000.00	5,969,850.00
Area	Basalt slabs	2	108.50	-	-	-	8,500.00	922,250.00
Area	Concrete slabs	11	145.05	-	-	-	7,500.00	1,087,875.00
Area	Marble	1	31.00	-	-	-	10,000.00	310,000.00
Area	Travertine slabs	2	95.40	-	-	-	8,000.00	763,200.00
Staircase	Concrete	10	66.72	-	-	-	33,940.35	2,264,500.00
High pressure jointless gas pipe d=50x6mm	Metal	1	-	-	200	-	6,000.00	1,200,000.00
Irrigation pipe d=110mm	Metal	1	-	-	100	-	6,000.00	600,000.00
Irrigation pipe d=100mm	Metal	1	-	-	900	-	5,000.00	4,500,000.00
Irrigation pipe d=13mm	Metal-plastic	8	-	-	520	-	3,000.00	1,560,000.00
Irrigation pipe d=20mm	Metal-plastic	1	-	-	32	-	3,500.00	112,000.00
Irrigation pipe d=25mm	Metal-plastic	6	-	-	395	-	4,000.00	1,580,000.00
Irrigation pipe d=50mm	Metal-plastic	3	-	-	45	-	6,000.00	270,000.00
Irrigation pipe d=50mm	Metal	4	-	-	65	-	4,230.77	275,000.00
Gas leakage during dismantling	Gas	1	-	3.43	-	-	224,000.00	768,320.00
Gas pipe valve d=50mm	Metal	1	-	-	-	8	80,000.00	640,000.00
Installation and adjustment of gas pipe valve	Metal	1	-	-	-	2	1,440,000.00	2,880,000.00
Gate A	Metal	1	-	-	-	1	50,000.00	50,000.00
Gate B	Metal, Wire mesh	8	-	-	-	9	100,000.00	900,000.00
Gate C	Metal	5	-	-	-	5	200,000.00	1,000,000.00
Gate D	Metal	15	-	-	-	16	418,750.00	6,700,000.00
Gate E	Metal	1	-	-	-	1	1,500,000.00	1,500,000.00

Type	Material	Plots	Area	Area	Length	No	Unit Price	Compensation
		No	m <sup>2</sup>	m <sup>3</sup>	M		AMD	AMD
Door	Metal	2	-	-	-	2	100,000.00	200,000.00
Kerbstone A	Concrete	16	-	-	300.40	-	7,722.04	2,319,700.00
Kerbstone B	Basalt	1	-	-	27	-	10,000.00	270,000.00
Kerbstone C	In situ reinforced concrete	2	-	-	13.67	-	7,500.00	102,525.00
Dismantling/installation and adjustment of scale (55 ton)	N/A	1	-	-	-	1	1,920,000.00	1,920,000.00
Platform	Concrete	3	97.30	-	-	-	35,000.00	3,405,500.00
Oven	Brick	2	-	-	-	2	500,000.00	1,000,000.00
Dismantling cooling chamber	Metal	1	-	-	-	1	50,000.00	50,000.00
<b>Total</b>		<b>87*</b>	<b>8,745.93</b>	<b>3.43</b>	<b>2,598.07</b>	<b>48</b>	<b>-</b>	<b>95,738,385.00</b>

### Table 8-11 Compensation for Fences

Material	Length	Area	Unit Price	Market Value	Compensation for Legal (Market Value + 15%)	Compensation for illegal (Market Value)	Compensation for Illegal (Market Value minus legalization cost)	Total for Compensation
	m	m²	AMD/m	AMD	AMD	AMD	AMD	AMD
Wire mesh A	3,500.10	-	3,421.37	11,975,140.00	6,903,220.00	645,800.00	4,261,232.00	11,810,252.00
Wire mesh B	63.90	-	5,427.23	346,800.00	-	-	277,440.00	277,440.00
Metal fencings A	46.50	-	4,125.81	191,850.00	220,627.50	-		220,627.50
Metal fencings B	4.80	-	5,600.00	26,880.00	-	-	21,504.00	21,504.00
Metal fencings C	72.50	-	7,200.00	522,000.00	-	-	417,600.00	417,600.00
Metal fencings D	5.00	-	8,800.00	44,000.00	-	-	35,200.00	35,200.00
Metal fencings E	31.70	-	11,200.00	355,040.00	-	355,040.00	-	355,040.00
In-situ r/c A	-	5.92	32,900.00	194,768.00	-	194,768.00	-	194,768.00
In-situ r/c B	-	15.39	52,700.00	811,053.00	932,710.95	-	-	932,710.95
Tuf	-	1,530.74	20,800.00	31,839,392.00	35,846,033.60	-	619,326.00	36,465,359.60
Stone	-	2,934.25	21,005.80	61,636,280.00	50,648,033.20	118,144.00	16,113,741.00	66,879,918.20
<b>Total</b>	<b>3,724.50</b>	<b>4,486.30</b>	<b>-</b>	<b>107,943,203.00</b>	<b>94,550,625.25</b>	<b>1,313,752.00</b>	<b>21,746,043.00</b>	<b>117,610,420.25</b>

\*The compensation for 115 l.m. metal fencings and 207 sqm stone fence belongs to "Armenicum" CJSC was not calculated as it should be reconstructed during construction stage.

## 8.5 Compensation for Crops and Trees

### 8.5.1 Crops

184. Crop compensation will be paid in cash at market rates at the gross crop value of the expected annual harvest. The unit rates were determined based on the yield and prices of major crops for a 5-year period. Total crop compensation is **3,378,906.50 AMD**.

**Table 8-12 Compensation for Crops**

Type of Crop	Annual Productivity	Affected Area	Total Loss	Price	Compensation
	kg/ m <sup>2</sup>	m <sup>2</sup>	Kg	AMD/m <sup>2</sup>	AMD
Alfalfa	0.7	135.00	98.55	21.9	2,956.50
Lawn	1.0	261.00	-	550.0	143,550.00
Sweet potatoes	3.0	85.50	256.5	480.0	41,040.00
Pumpkin	4.7	20.00	93	697.5	13,950.00
Decorative flowers	1.0	386.50	-	2,180.0	842,570.00
Corn	0.6	12.00	7.2	438.0	5,256.00
Strawberry	0.6	557.00	334.2	498.0	277,386.00
Bean	3.0	146.00	438	1,110.0	162,060.00
Tomato	4.2	351.50	1476.3	1,092.0	383,838.00
Greens	3.0	284.50	853.5	3,540.0	1,007,130.00
Eggplant	3.0	188.00	564	660.0	124,080.00
Cucumber	2.7	246.00	664.2	675.0	166,050.00
Pepper	3.0	268.00	804	780.0	209,040.00
<b>Total (A)</b>	-	<b>2,941.00</b>	<b>5,589.45</b>	-	<b>3,378,906.50</b>

### 8.5.2 Fruit Trees

185. 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 1-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 at the market value of the seedling.

186. In total, all fruit trees and bushes, including seedlings, immature fruit-bearing trees and fruit-bearing trees will be compensated with **275,361,590.00 AMD**. Out of this, 1,121,000.00 AMD will be paid for seedlings, 2,263,770.00 AMD for not yet productive trees and 271,976,820.00 AMD for fruit bearing trees. The particulars of compensation for the affected fruit-bearing trees are summarized in the following tables.

Table 8-13 Compensation for Seedlings

Type	Unit Cost	Trees	Compensation
	AMD/tree	No	AMD
<b>A. Fruit Bushes</b>			
Currant	500	1	500.00
<b>Subtotal (A)</b>	-	<b>1</b>	<b>500.00</b>
<b>B. Fruit Trees</b>			
Cherry	1,000	276	276,000.00
Sweet cherry	1,500	24	36,000.00
Peach	1,500	67	100,500.00
Walnut	2,000	24	48,000.00
Fig	2,500	20	50,000.00
Mulberry	2,000	78	156,000.00
Grapes	750	64	48,000.00
Apple	1,000	37	37,000.00
Apricot	2,000	32	64,000.00
Cornel	2,000	11	22,000.00
Almond	2,000	13	26,000.00
Pomegranate	3,000	3	9,000.00
Plum (Shlor)	2,000	19	38,000.00
Plum	1,500	90	135,000.00
Quince	1,500	18	27,000.00
Pear	1,500	12	18,000.00
Hazelnut	2,000	9	18,000.00
Dwarf apple	1,000	2	2,000.00
Buckthorn	1,500	1	1,500.00
Persimmon	3,000	1	3,000.00
Black cherry	1,000	3	3,000.00
Oleaster	2,500	1	2,500.00
<b>Subtotal (B)</b>	-	<b>805</b>	<b>1,120,500.00</b>
<b>Total (A+B)</b>	-	<b>806</b>	<b>1,121,000.00</b>

Table 8-14 Compensation for Not-yet Productive Trees

Type	Unit Cost	Trees	Compensation
	AMD/tree	No	AMD
<b>A. Fruit Bushes</b>			
Raspberry	1,420	37	52,540.00
Currant	1,680	20	33,600.00
Rose hip	1,420	2	2,840.00
Sea buckthorn	7,270	3	21,810.00
Dewberry	1,420	30	42,600.00

Type	Unit Cost	Trees	Compensation
	AMD/tree	No	AMD
<b>Subtotal (A)</b>	-	<b>92</b>	<b>153,390.00</b>
<b>B. Fruit Trees</b>			
Cherry	5,610	68	381,480.00
Sweet cherry	3,210	6	19,260.00
Peach	2,670	42	112,140.00
Walnut	14,900	13	193,700.00
Fig	7,770	2	15,540.00
Mulberry	7,270	13	94,510.00
Grapes	6,020	17	102,340.00
Apple	8,510	31	263,810.00
Apricot	10,610	6	63,660.00
Persimmon	9,940	1	9,940.00
Cornel	6,610	7	46,270.00
Almond	12,400	5	62,000.00
Pomegranate	9,060	4	36,240.00
Plum (Shlor)	8,060	5	40,300.00
Plum	6,110	46	281,060.00
Quince	10,110	9	90,990.00
Pear	9,010	16	144,160.00
Hazelnut	14,900	9	134,100.00
Oleaster	9,440	2	18,880.00
<b>Subtotal (B)</b>	-	<b>302</b>	<b>2,110,380.00</b>
<b>Total (A+B)</b>	-	<b>394</b>	<b>2,263,770.00</b>

**Table 8-15 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	Compensation
	Kg	AMD/kg	No	AMD	No	AMD
<b>A. Fruit Bushes</b>						
Raspberry	2	840	3	5,040.00	2,941	14,822,640.00
Currant	3	600	3	5,400.00	502	2,710,800.00
Rose hip	5	320	3	4,800.00	13	62,400.00
Sea buckthorn	45	900	4	162,000.00	3	486,000.00
Dewberry	2	630	3	3,780.00	4,386	16,579,080.00
<b>Subtotal (A)</b>	-	-	-	-	<b>7,845</b>	<b>34,660,920.00</b>
<b>B. Fruit Trees</b>						
Cherry	20	320	4	25,600.00	544	13,926,400.00
Sweet cherry	30	550	4	66,000.00	97	6,402,000.00
Peach	40	330	3	39,600.00	225	8,910,000.00

Type of tree	Annual yield	Unit cost	Years to re-grow to productive level	Unit cost per tree	Affected trees	Compensation
	Kg	AMD/kg	No	AMD	No	AMD
Walnut	30	1,240	6	223,200.00	80	17,856,000.00
Fig	25	800	4	80,000.00	113	9,040,000.00
Mulberry	90	420	4	151,200.00	167	25,250,400.00
Grapes	25	330	4	33,000.00	798	26,334,000.00
Apple	50	350	6	105,000.00	197	20,685,000.00
Apricot	80	480	6	230,400.00	233	53,683,200.00
Persimmon	10	840	5	42,000.00	5	210,000.00
Cornel	10	480	4	19,200.00	14	268,800.00
Almond	15	1,060	5	79,500.00	11	874,500.00
Pomegranate	10	1,030	5	51,500.00	37	1,905,500.00
Plum (Shlor)	25	260	5	32,500.00	102	3,315,000.00
Plum	30	310	4	37,200.00	292	10,862,400.00
Quince	25	850	6	127,500.00	88	11,220,000.00
Pear	60	720	6	259,200.00	55	14,256,000.00
Hazelnut	20	1,060	6	127,200.00	32	4,070,400.00
Oleaster	40	530	5	106,000.00	24	2,544,000.00
Dwarf apple	15	350	6	31,500.00	153	4,819,500.00
Mulberry hybrs	90	460	4	165,600.00	2	331,200.00
Peach plum	35	320	3	33,600.00	1	33,600.00
Kiwi	35	800	3	84,000.00	4	336,000.00
Buckthorn	10	370	4	14,800.00	8	118,400.00
Jojoba	10	1,060	6	63,600.00	1	63,600.00
<b>Total (B)</b>	-	-	-	-	<b>3,283</b>	<b>237,315,900.00</b>
<b>Total (A+B)</b>	-	-	-	-	<b>11,128</b>	<b>271,976,820.00</b>

### 8.5.3 Wood Trees

187. 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 the wood value of the tree to be calculated based on the volume of the wood. Medium growth trees are defined as trees with a 13-22 cm diameter and fully grown trees as those with a diameter greater than 22 cm.

188. Wood trees compensation amounts to 173,880.00 AMD for seedlings, 187,320.00 AMD for medium growth trees and 1,556,700.00 AMD for fully-grown trees with total compensation amounting to **1,917,900.00 AMD**, as indicated in the following table.



Table 8-16 Compensation for Wood Trees

Type	Seedling (up to 12 cm diameter)				Medium growth (13-22cm)				Full growth (22cm+)				Total	
	No	Unit cost	Diameter	Subtotal	No	Unit cost	Diameter	Subtotal	No	Unit cost	Diameter	Subtotal	No	AMD
		AMD	sm	AMD		AMD	sm	AMD		AMD	sm	AMD		
Ailanthus	17	2,310	3	39,270.00	3	8,960	14	26,880.00	2	29,900	38	59,800.00	<b>22</b>	125,950.00
Salix caprea	1	2,310	5	2,310.00	-	-	-	-	2	29,900	60	59,800.00	<b>3</b>	62,110.00
Poplar	11	2,310	5	25,410.00	1	8,960	12	8,960.00	8	29,900	31	239,200.00	<b>20</b>	273,570.00
Beech	34	2,310	4	78,540.00	11	8,960	15	98,560.00	32	29,900	34	956,800.00	<b>77</b>	1,133,900.00
Ulmus	1	1,890	3	1,890.00		-	-	-	1	25,900	40	25,900.00	<b>2</b>	27,790.00
Ash Tree	14	1,890	5	26,460.00	7	7,560	15	52,920.00	6	25,900	28	155,400.00	<b>27</b>	234,780.00
Willow	-	-	-	-	-	-	-	-	2	29,900	27	59,800.00	<b>2</b>	59,800.00
<b>Total</b>	<b>78</b>	<b>-</b>	<b>-</b>	<b>173,880.00</b>	<b>22</b>	<b>-</b>	<b>-</b>	<b>187,320.00</b>	<b>53</b>	<b>-</b>	<b>-</b>	<b>1,556,700.00</b>	<b>153</b>	<b>1,917,900.00</b>

#### 8.5.4 Decorative Trees and Bushes

189. Calculation of compensation for decorative trees and bushes was based on the replacement cost. In total **5,164,650.00 AMD** will be compensated for the loss of 48 decorative trees and 2,026 decorative bushes.

Table 8-17 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/	No	AMD	AMD/ tree	No	AMD	AMD/	No	AMD	No	AMD
<b>A. Decorative Bushes</b>											
Rose Noble	300	21	6,300.00	600	179	107,400.00	900	333	299,700.00	533	413,400.00
Upiraea	-	-	-	-	-	-	2,000	11	22,000.00	11	22,000.00

Type	Small			Medium			Large			Total	
	Unit, price	Trees	Compensation	Unit, price	Trees	Compensation	Unit, price	Trees	Compensation	Trees	Compensation
	AMD/	No	AMD	AMD/ tree	No	AMD	AMD/	No	AMD	No	AMD
Yucca	5,000	3	15,000.00	7,500	3	22,500.00	10,000	22	220,000.00	28	257,500.00
Thuja occidentalis f. Globosa	-	-	-	-	-	-	60,000	2	120,000.00	2	120,000.00
Lilac	500	1	500.00	1,500	20	30,000.00	2,500	69	172,500.00	90	203,000.00
Viburnum opulus	-	-	-	-	-	-	2,500	1	2,500.00	1	2,500.00
Tamarix	-	-	-	-	-	-	1,500	1	1,500.00	1	1,500.00
Cyprus	-	-	-	-	-	-	3,000	1	3,000.00	1	3,000.00
Jasmin	-	-	-	-	-	-	3,000	1	3,000.00	1	3,000.00
Cornus	-	-	-	750	59	44,250.00	1,500	3	4,500.00	62	48,750.00
Climbing rose	1,500	4	6,000.00	2,500	6	15,000.00	3,500	97	339,500.00	107	360,500.00
Silk acacia	-	-	-	-	-	-	4,000	1	4,000.00	1	4,000.00
Wild grapes	250	3	750.00	750	91	68,250.00	1,500	709	1,063,500.00	803	1,132,500.00
Hybrid Tea Roses	300	80	24,000.00	600	1	600.00	900	256	230,400.00	337	255,000.00
Tecoma	-	-	-	1,000	3	3,000.00	2,000	36	72,000.00	39	75,000.00
Box (tree)/ buxus	-	-	-	1,500	3	4,500.00	2,500	1	2,500.00	4	7,000.00
Forsythia	-	-	-	-	-	-	3,000	5	15,000.00	5	15,000.00
<b>Subtotal (A)</b>	-	<b>112</b>	<b>52,550.00</b>	-	<b>365</b>	<b>295,500.00</b>	-	<b>1,549</b>	<b>2,575,600.00</b>	<b>2,026</b>	<b>2,923,650.00</b>
<b>B. Decorative Trees</b>											
Sapindaceae	2,000	1	2000	-	-	-	4,000	3	12,000.00	4	14,000.00
Fir	-	-	-	180,000	1	180,000.00	400,000	2	800,000.00	3	980,000.00
Silver fir	-	-	-	225,000	2	450,000.00	-	-	-	2	450,000.00
Lenkoran acacia	3,000	1	3000	-	-	-	35,000	1	35,000.00	2	38,000.00
Thuja	-	-	-	6,000	8	48,000.00	9,000	11	99,000.00	19	147,000.00
Thuja compacta	3,000	1	3000	6,000	2	12,000.00	9,000	3	27,000.00	6	42,000.00

Type	Small			Medium			Large			Total	
	Unit, price	Trees	Compensation	Unit, price	Trees	Compensation	Unit, price	Trees	Compensation	Trees	Compensation
	AMD/ -	No	AMD	AMD/ tree	No	AMD	AMD/ -	No	AMD	No	AMD
Thuja occidentalis f. Fastigiata	-	-	-	-	-	-	60,000	9	540,000.00	9	540,000.00
Juniperus virginian	-	-	-	-	-	-	10,000	3	30,000.00	3	30,000.00
<b>Subtotal (B)</b>	<b>8,000</b>	<b>3</b>	<b>8,000.00</b>	<b>417,000</b>	<b>13</b>	<b>690,000.00</b>	<b>527,000</b>	<b>32</b>	<b>1,543,000.00</b>	<b>48</b>	<b>2,241,000.00</b>
<b>Total (A+B)</b>	<b>-</b>	<b>115</b>	<b>60,550.00</b>	<b>-</b>	<b>378</b>	<b>985,500.00</b>	<b>-</b>	<b>1,581</b>	<b>4,118,600.00</b>	<b>2,074</b>	<b>5,164,650.00</b>

## 8.6 Compensation for Business and Income Losses

### 8.6.1 Business Losses

190. 57 businesses will be permanently and 2 businesses will be temporary affected. In general, 11 businesses have tax declarations and 48 does not. All affected businesses are commercial.

191. 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.

192. In the absence of a tax declaration, a business AP will receive a rehabilitation allowance based on the minimum non-taxable salary.

193. 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 the State Revenue Committee (SRC). The compensation couldn't be calculated only for one VAT payer business as the information by SRC wasn't provided. For this business the compensation will be updated and calculated during the LARP implementation based on the official information provided by SRC and will be compensated from the LARP contingency budget. Thus, the calculated compensation for businesses amounts to **36,694,632.00AMD**.

### Table 8-18 Compensation for Business Losses

[illegible]

No	Business	Income months	Net monthly income	Net annual income	Total	Registration cost/ provision of address	Total compensation including registration costs	Remark
	No	No	AMD	AMD	AMD	AMD	AMD	
12	46	12	55,000.00	n.a	660,000.00	n.a	<b>30,360,000.00</b>	
	<b>Temporary Affected Without Tax Declaration</b>							
13	2	1	55,000.00	n.a	55,000.00	n.a	<b>110,000.00</b>	
<b>Total</b>	<b>59</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,909,632.00</b>	<b>n.a</b>	<b>36,694,632.00</b>	<b>-</b>

### 8.6.1 Income Losses

194. There are 8 permanently affected business employees working in 4 affected businesses. For permanent termination (permanent impact) of an entrepreneurial activity, the employees shall receive cash indemnity for six months in the amount of the average monthly salary for each month. Thus, the calculated compensation for 8 permanently affected business employees amounts to **5,585,022.00 AMD**.

195. According to the SUDIP LARF, employees entitled to compensation are registered employees who have worked for an affected organization for at least two months 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.

**Table 8-19 Compensation for Employment Loss**

Loss	Number of Employees Affected	Months	Average Unit Cost	Total/ AMD
Permanent Employment Loss	8	6	116,354.63	5,585,022.00
<b>Total</b>	<b>8</b>	<b>-</b>	<b>-</b>	<b>5,585,022.00</b>

## 8.7 Rehabilitation Allowances

### 8.7.1 Severe Impact Allowances

196. Under this LARP, additional fruit-bearing trees and crop compensation covering 1-year's yield will be paid to severely affected households. A total of 94 AHs are severely affected with losses of more than 10% of their agricultural income, and will be compensated accordingly. The 50 AHs to be relocated will receive an allowance equivalent to 6 months' minimum salary (55,000.00 AMD). The total compensation for all severely impacted 102 AHs amounts to **78,342,176.50 AMD**. The details are presented in following table.

**Table 8-20 Allowances for Severely Affected Households**

Category	No of AHs	Unit Cost	Total
			AMD
Severely AHs losing more than 10% of agricultural income	94	657,895.49	61,842,176.50
Severely Affected AHs to be relocated	50	330,000.00	16,500,000.00
<b>Total (without double counting)</b>	<b>102</b>	<b>-</b>	<b>78,342,176.50</b>
*The allowance was calculated individually for each AH. The unit costs in this table represent the average amounts.			

### Allowances to Vulnerable Groups

197. Additional allowances are allocated for vulnerable groups, particularly for AHs headed by women, elderly people as well as poor AHs. Such allowance amounts to the equivalent of 6 months' minimum salary (55,000 AMD). The total allowance to be paid to 43 vulnerable AHs amounts to **14,190,000.00 AMD**.

**Table 8-21 Allowances to Socially Vulnerable People**

Type	No	Allowance Amount	Total
a. Poor Ahs	14	-	-
b. Woman-headed Ahs	21	-	-
c. Elderly-headed Ahs	19	-	-
<b>Total</b>	<b>43</b>	<b>330,000.00</b>	<b>14,190,000.00</b>

### 8.7.2 Relocation Allowances

198. 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 of such services offered by several freight shipping organizations available in the market. The calculation allows the AP to move his/her property within a 20 km. radius. The allowance is calculated for all APs that need to relocate their assets. In total 180,000.00 AMD will be paid for the relocation of movable metal houses (Table 8-22), 8,636,250.00 AMD will be paid for the relocation of movable assets of small gabarites, 910,000.00 AMD for the relocation of movable assets of medium gabarites and 1,870,000.00 AMD will be paid for the relocation of movable assets of large and extra big gabarites (Table 8-23). The total compensation for movable assets amounts to **11,416,250.00 AMD**.

199. Also, the livelihood restoration allowance was calculated for 50 relocated AHs equivalent to 1 month minimum salary (55,000 AMD). The total livelihood restoration allowance to be paid for 50 AHs amounts to **2,750,000.00 AMD**.

**Table 8-22 Transportation Costs for Movable Structures**

Type of Affected Structures	Construction Type	Buildings	Affected Surface	Unit cost	Trip	Total for compensation
		No	m <sup>2</sup>	AMD	No	AMD
Kiosk	Metal	2	54	90,000.00	1	180,000.00
<b>Total</b>	<b>-</b>	<b>2</b>	<b>54.00</b>	<b>-</b>	<b>-</b>	<b>180,000.00</b>

**Table 8-23 Transportation Costs for Movable Assets**

Type of allowance for transportation assets	Trips required	Unit rate	Total
	No	AMD	AMD
Small gabarites	245	35,250	8,636,250.00
Medium gabarites	13	70,000	910,000.00
Big gabarites	13	90,000	1,170,000.00
Extra big gabarites	2	350,000	700,000.00
<b>Total</b>	<b>273</b>	<b>-</b>	<b>11,416,250.00</b>

**Table 8-24 Livelihood expenses for relocated AHs**

Livelihood restoration allowance	AHs	Unit Rate	Total
	No	AMD	AMD
<b>Total</b>	<b>50</b>	<b>55,000.00</b>	<b>2,750,000.00</b>

## Registration Costs and Applicable Taxes

200. 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 Armenian laws:

- (i) Fee for the state registration of rights to the real estate unit, changes in rights and delegation<sup>43</sup>;
- (ii) Fee for the provision of a common reference for a real estate unit<sup>44</sup>;
- (iii) State duties for the registration of real estate<sup>45</sup> and of real estate alienation contracts<sup>46</sup>;
- (iv) Notary service fee for the ratification of real estate division contracts and of real estate alienation contracts<sup>47</sup>;

201. In total, **3,567,000 AMD** will be paid for the registration of properties.

**Table 8-25 Fees for Property Registration**

Land/ building category per Cadastral Certificate	Cadastral fees	Cadastral common certificate	State registration fee for remaining part	State sales contract registration for affected part	Sales notary fee	Cadastral fees for the remaining part	Address registration fee for the remaining part	Subtotal (Registration Cost per 1 Property)	N	Total Registration
Residential	25,000	10,000	-	20,000	17,000	-	-	72,000	19	<b>1,368,000</b>
	25,000	10,000	1000	20,000	17,000	25000	15000	113,000	4	<b>452,000</b>
Commercial	25,000	10,000	-	20,000	17,000	-	-	72,000	5	<b>360,000</b>

<sup>43</sup> State Registration Of Rights To The Property Act.

<sup>44</sup> Ibid

<sup>45</sup> State Duties Act.

<sup>46</sup> Ibid.

<sup>47</sup> Study Of Services Of Notary Offices

Land/ building category per Cadastral Certificate	Cadastral fees	Cadastral common certificate	State registration fee for remaining part	State sales contract registration for affected part	Sales notary fee	Cadastral fees for the remaining part	Address registration fee for the remaining part	Subtotal (Registration Cost per 1 Property)	N	Total Registration
	25,000	10,000	1000	20,000	17,000	25000	15000	113,000	3	<b>339,000</b>
Various construction	25,000	10,000	-	20,000	17,000	-	-	72,000	3	<b>216,000</b>
	25,000	10,000	1,000	20,000	17,000	25,000	15,000	113,000	4	<b>452,000</b>
Industrial	25,000	10,000	1,000	20,000	17,000	25,000	15,000	113,000	2	<b>226,000</b>
	25,000	10,000	2,000	20,000	17,000	50,000	30,000	154,000	1	<b>154,000</b>
<b>Total</b>	-	-	-	-	-	-	-	-	<b>41</b>	<b>3,567,000</b>

202. In cases defined under the RA tax legislation related to property alienation of APs, owners, legal entities, private entrepreneurs and individuals who are not entrepreneurs may have tax commitments. In this regard, Article 11, part 5 of the “RA Law on Alienation of the property for public and state purposes” disposes that the acquirer compensates to the expropriated property owner all the financial responsibilities (taxes, mandatory fees etc.) related to property expropriation.

203. However, it shall be considered fact that under point ‘b’ of article 15 of the RA law on Taxes, unless otherwise provided by tax legislation, taxpayers are obligated to calculate the due amount of taxes themselves and pay them to the budget. The abovementioned provision implies that taxpayer APs shall themselves calculate the taxes arising from property acquisition and pay them to the state budget within the terms defined by law. The acquirer is responsible for compensating the AP for all taxes arising from the property acquisition.

204. At the same time, the VAT<sup>48</sup> for the acquisition of residential and commercial properties, including lands and buildings, is calculated and included in LARP budget. Transactions of less than 58,350,000.00 AMD are not taxed. Taxation of transactions exceeding 58,350,000.00 AMD shall be 20% of the portion exceeding 58,350,000.00 AMD.

205. In total **178,321,343.43 AMD** VAT will be paid for affected properties.

**Table 8-26 Value Added Tax for the Affected Properties**

Property Type per Cadastral	Compensation Amount	VAT (AMD)
Commercial	677,392,072.50	100,468,414.50
Various Construction	169,280,021.85	22,186,004.37
Industrial	336,684,622.79	55,666,924.56
<b>Total</b>	<b>1,183,356,717.14</b>	<b>178,321,343.43</b>

206. Taking into account the legal provisions, it was not possible to arrive at the exact amount required to fulfill the obligation as per RA legislation at the LARP preparation stage. This will be done during the LARP implementation process (the exact amount of taxes should be determined by the APs)<sup>49</sup>. Besides the calculated VAT for the affected properties, in cases where the APs will provide PIU with calculated taxes with relevant supporting grounds, the acquirer’s tax commitments arising according to RA legislation will be paid from the Contingency of the LARP Summary budget.

<sup>48</sup>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.

<sup>49</sup> APs will be informed about tax issues and actions to be taken by them during the LARP implementation process. The special notification and consultation will be provided to APs to pay attention on the requirements of tax law.



## 8.8 Budget (Cost) Summary

207. The total, the implementation cost of the LARP for the Project amounts to **5,320,169,227.82** AMD which is equivalent to **\$10,946,850.26**, as shown in the following table. Out of the total amount, Yerevan Municipality will provide 1,243,580,194.07 AMD and the GoA will provide 260,498,022.13 AMD. The remaining 3,816,091,011.63 AMD for implementing the LARP will be covered from the ADB loan. 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.

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

209. The table below presents the budget summary per source of financing.

**Table 8-27 Budget Summary**

Item	Source of Finance	Total/AMD	Total/USD
<b>I. Compensation Budget, Including Allowances</b>			
Compensation for private land (Including 15% surcharge)	YM	748,737,705.45	1,540,612.56
Compensation for Leases YM	YM	1,172,698.24	2,412.96
Rehabilitation allowance for illegally used land	YM	286,406,424.70	589,313.63
Compensation for residential buildings	ADB Loan	924,013,708.15	1,901,262.77
Compensation for non-residential buildings	ADB Loan	1,431,807,717.80	2,946,106.42
Compensation for fences	ADB Loan	117,610,420.25	241,996.75
Compensation for improvements	ADB Loan	95,738,385.00	196,992.56
Compensation for crops	ADB Loan	3,378,906.50	6,952.48
Compensation for fruit trees and bushes seedlings	ADB Loan	1,121,000.00	2,306.58
Compensation for not yet productive trees and bushes	ADB Loan	2,263,770.00	4,657.96
Compensation for fruit-bearing trees	ADB Loan	271,976,820.00	559,623.09
Compensation for wood trees	ADB Loan	1,917,900.00	3,946.30
Compensation for decorative trees and bushes	ADB Loan	5,164,650.00	10,626.85
Compensation for business losses	ADB Loan	36,694,632.00	75,503.36
Compensation for employment loss	ADB Loan	5,585,022.00	11,491.81
Allowances to severely affected households	ADB Loan	78,342,176.50	161,197.89
Allowances to socially vulnerable people	ADB Loan	14,190,000.00	29,197.53
Transportation costs for movable assets	ADB Loan	11,596,250.00	23,860.60
Livelihood expenses for relocated AHs	ADB Loan	2,750,000.00	5,658.44
Fees for registration services	GoA	3,567,000.00	7,339.51
VAT	GoA	178,321,343.43	366,916.34
<b>Sub-Total I</b>		<b>4,222,356,530.02</b>	<b>8,687,976.40</b>
<b>II. Administrative Costs</b>			
Direct administration costs (5% of Sub-Total)	ADB Loan (83.33%)	175,924,484.82	361,984.54
	GoA (16.67%)	35,193,341.68	72,414.28
<b>Sub Total II</b>		<b>4,433,474,356.52</b>	<b>9,122,375.22</b>
Contingency 20%	ADB Loan	636,015,168.60	1,308,673.19
	YM	207,263,365.68	426,467.83

Item	Source of Finance	Total/AMD	Total/USD
	GoA	43,416,337.02	89,334.03
<b>Total LAR Budget</b>		<b>5,320,169,227.82</b>	<b>10,946,850.26</b>
<i>Exchange rate on January 23, 2017, Central Bank of the Republic of Armenia: (USD) 1USD=486 AMD</i>			

**Table 8-28 Budget Summary per Source of Financing**

Source of Finance	AMD	USD
Yerevan Municipality	1,243,580,194.07	2,558,806.98
ADB loan	3,816,091,011.63	7,852,039.12
State Budget	260,498,022.13	536,004.16
<b>Total</b>	<b>5,320,169,227.82</b>	<b>10,946,850.26</b>

## **9 INSTITUTIONAL ARRANGEMENTS**

### **9.1 Background**

210. 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**

211. The Asian Development Bank (ADB) is 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 Economic Development and Investments**

212. The RA Ministry of Economic Development and Investments 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**

213. 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.

214. 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.

215. 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

The diagram illustrates the organizational structure and functional roles of the Municipality of Yerevan/PIU Implementing agency Resettlement Specialist. The central entity is the **Municipality of Yerevan/PIU Implementing agency Resettlement Specialist**. It is connected to several other entities:

- ADB** (Asian Development Bank) provides financial support to the **Ministry of Finance**.
- The **Ministry of Finance** and **Ministry of Economic Development and Investments** are linked by a dashed line, indicating a functional role.
- The **Ministry of Economic Development and Investments** provides approval to the **Municipality of Yerevan/PIU Implementing agency Resettlement Specialist**.
- The **PGC** (Public Goods Company) provides financial support to the **Municipality of Yerevan/PIU Implementing agency Resettlement Specialist**.
- The **State Committee of Real Estate Cadaster** provides approval to the **Municipality of Yerevan/PIU Implementing agency Resettlement Specialist**.
- The **Court** (enclosed in an oval) provides financial support to the **Municipality of Yerevan/PIU Implementing agency Resettlement Specialist**.
- The **EMA** (Environmental Monitoring Agency) provides approval to the **Municipality of Yerevan/PIU Implementing agency Resettlement Specialist**.
- The **DESC (Consultants)** and **Assessor (DMS and Asset valuation)** are linked by a dashed line, indicating a functional role.
- The **Assessor (DMS and Asset valuation)** provides approval to the **Municipality of Yerevan/PIU Implementing agency Resettlement Specialist**.
- The **APs** (Affected Persons) provide financial support to the **Municipality of Yerevan/PIU Implementing agency Resettlement Specialist**.

The legend defines the line types used in the diagram:

- Functional role**: Solid line
- Approval**: Dashed line
- Finance**: Dotted line
- Complaints & grievance**: Dashed line with a central dot

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

217. 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) 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 administrative 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**

218. The EA/PIU gained experience for LARP implementation during the preparation and implementation of LARPs for other project sections and has sufficient capacity now for implementation of this LARP. An experienced Implementation team will be hired and mobilized by PIU for the 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

219. 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

220. The IA will begin the implementation of the LARP immediately after its approval by the ADB and Government of the Republic of Armenia. 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 which was already set as 9 December 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 asset description protocols to all APs;
- (vi) External Monitoring Agency (EMA)<sup>50</sup> hired and mobilized;
- (vii) Endorsement of this LARP by the PIU and its submission to the ADB for approval in the form of this document.

221. The signing of asset description protocols was completed during the preparation of LARP. As a result, from the total 195, 165 protocols have been signed with APs, while the remaining 30 haven't been signed due to different reasons. The reasons of not-signing of asset description protocols are presented in table 10-1 below. RA Eminent Domain Law requires that the IA sends the protocols to APs. According to the law, the APs have the right to appeal to the IA within 10 days of receiving the protocols. All asset description protocols have been already submitted to APs.

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<sup>50</sup> The tender for the appointment of the External Monitoring Agency (EMA) is in process and it is planned to be mobilized prior to the start of LARP implementation

**Table 10-1 The reasons of not-signing of property description protocols**

Type	No of Protocols	Remarks
Refused to sign the protocol	1	The AP confirms the validity of the impact, but she/he is not able to sign the protocol because of Cadastral inaccuracies to be corrected.
	2	The AP (1 AP illegally uses 2 land plots) has a concern that customers flow of his non affected beauty salon next to the affected garages (the road design does not limit the operation of the beauty salon in any ways) will be decreased because of new road construction.
	6	4 APs (2 APs have both private and illegal land plots) are against the conception of the new road construction and refus to alienate their property.
	1	The AP thinks that the customers flow of non-affected car service station will decrease. The car service station is adjacent to the affected land plot which is used as a parking area. It should be noted that the remaining part of the affected land plot can be also used as a parking area after road construction.
	2	2 APs verbally confirm the validity of the impact, but avoid to sign any legal documents in principle.
	7	4 APs (3 APs have both private and illegal land plots) will sign the protocol only if compensation amount corresponds to their expectations.
	2	There are spare parts of crane in affected land plots for which transportation cost is calculated. But the AP (one AP has both private and illegal land plots) doesn't have another place to relocate those.
	3	There is a non-operating electrical substation for tramway on the community land. The AP (1 AP has a 1 private and 2 illegal land plots) asked YM to move the substation to another place to have an access for the new reconstructed car service station on the non-affected land privately owned by the AP.
Not signed protocols	3	3 APs were out of RA during signing process.
	3	2 APs (1 AP is the owner of 2 land plots) were not available during whole DMS and signing process.
Total No of Protocols	30	-

### 10.3 Land Acquisition and Resettlement Plan Implementation Milestones

222. The 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.

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

- (i) **Sending of Draft Acquisition Contracts and agreements.** As soon as the LARP is approved by ADB and RA Government, the PIU will send the draft contracts and agreements to APs. APs should incorporate their bank account numbers in the draft contracts and agreements if needed. The IA should sign a final contract/agreement with APs within 3 months after dissemination of the draft contract/agreement.
- (ii) **Signing of the contracts and agreements.** The PIU will sign contracts with APs for disbursement of compensation for legal properties and will sign agreements without notary verification for disbursement of allowances.
- (iii) **Expropriation procedure.** In case the acquisition contracts are not signed by APs (owners and other property right holders) within 3 months after dissemination of the draft contract for some reason (disagreement of APs. unresolved legalization issue etc.), the amount of compensation will be pledged in the names of the APs on the court deposit

account. The AP has the right to take the amount from a deposit account within 7 days. In this case, the contract will be considered as signed. Otherwise, the PIU will initiate expropriation procedures and will transfer the case to the court. In case of expropriation, the subject of a court's discussion can only be the compensation amount. The court's decision on compensation amount for the property and other assets to be acquired will be the basis for the acquisition of land. In such cases, no construction works on the particular plot will start until a court decision is obtained and enters into force.

**(iv) Payment of Compensation/Allowances.** The compensation amount will be paid within 15 days of the signing of the contract and the 15% will be paid after the AP hands over the property, according to a handing over act. The compensation will be transferred to the AP's bank account.

**(v) 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 the rebuilding of houses and re-establishment of businesses. The IA reserves the right to demolish such structures if the AP has not done this by the agreed deadline.

224. 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.

225. After implementation of the LARP the compliance report will be prepared for implemented section 6.

## **10.4 Legalization and Correction Action Plan**

226. While finalizing the LARP, based on the analysis of census data, as well as the implemented DMS, some typical cases and legalization issues have been identified and need to be addressed during LARP implementation. The signing of acquisition contracts would not be possible without resolution of these issues, which would result in the expropriation process being dealt with by the court. To avoid such a situation and to resolve arising issues amicably, the Legalization and Correction Action Plan (LCAP) was developed under this LARP and it will be implemented during the LARP implementation. The LCAP cases are divided into two main typical groups:

- (i) Cases related to the legalization of APs' assets; and
- (ii) Cases related to the cadastral corrections.

### **10.4.1 Cases related to the legalization of APs**

227. According to the LARF principles, legalizable APs may be legalized and receive full compensation according to the Entitlement matrix and compensation eligibilities defined in the LARF. According to the "Conditions for Legalization" defined in the LARF, legalizable APs are APs who do not have state registered property or other property rights and assets on the affected land but who have certain legal claims arising from the force of law or actual usage or possession of property, or the possibility of obtaining property rights directly arising from RA legislation. The typical legalization issues are:

- (i) Issues related to absentee APs; and
- (ii) Issues related to properties with encumbrance.

#### **Absentee APs from Armenia and absence of passports**

228. There are two APs who live outside Armenia and all necessary documents was not possible to obtain.



229. Meanwhile, it was not possible to get the necessary documents from 3 APs as they refused to provide any documents during whole process of DMS. A passport is an important document needed to initiate the acquisition process and verification of individual right to payment of compensation. It is necessary that all the relevant documents are available for the IA. Furthermore, APs' presence is required for acquisition of their property. However, Armenian law provides a mechanism to acquire private property in case the owners cannot be present or found for the said purpose. In order to address the issue of absentee landowners who cannot make themselves available, the following procedure will be initiated:

- (i) Contact details and other possible information about absentee owners will be collected from the community authority, relatives and friends.
- (ii) APs will be informed/notified about the acquisition of their land/property (sending of draft contracts) and measures undertaken, requesting their participation.
- (iii) If the AP still expresses her/his inability to be present, s/he will be advised to name a power of attorney, who will act on her/his behalf in signing the contract.
- (iv) In case of non-signature of the contract from the owner or her/his representative, then the property will be legally expropriated through a court process and the compensation will be transferred to the court's deposit account. The court will pay this compensation to any person who establishes his/her legal entitlement to receive it by presenting the relevant legal documents.

#### **Properties under encumbrance**

230. According to RA legislation, properties can be under the following encumbrances: (i) mortgage/pledge, (ii) arrest, and (iii) hypothecated. Based on the analysis of data received from SCREC, six cases (land plots) are under encumbrance and have been pledged.

231. In all legalization cases, the APs will have to initiate a correction process as described above. Where necessary, the LARP implementation team will support and guide the APs in submitting the required supporting documents to the relevant authority. As defined by LARF, the legalization expenses can be paid from the compensation amount allocated to the AP by the RA/YM, if it is acceptable for the AP.

#### **10.4.2 Cases related to cadastral corrections**

232. In some individual cases, land data derived from analysis of cadastral maps and data from the DMS differ. Consequently, the measured impact differs from the impact derived from the cadastral maps. In particular, two properties have a discrepancy in the electronic cadastral map. The coordinates of affected land plots should be corrected in the cadastral map and the impact data based on the actual measurement coordinates. Besides, the lot-codes of two cases defined in the ownership certificate are different from the lot-codes mentioned in cadastral map. For these cases obtaining of new ownership certificate with indication of correct lot-code is required.

233. During the LARP preparation, the details of all these cases have been presented to the SCREC with relevant layouts for correction, which is now in process.

234. The legalization and correction cases will be initiated and implemented by the APs, including the required expenses (needed layouts for cadastral corrections which have been prepared by DESC have already been submitted to SCREC) with assistance of PIU (legal consultation and organizational support to APs). However, the assistance can be provided to APs only if APs agree to initiate such procedures as described above. The list of legalization and correction cases with details and AHs involved is presented in Table 10-1.

Table 10-2 List of Cases for Cadastral Correction

No	Cadastral Lot-Codes	Description of issue
<b>Legalization cases</b>		
1	01-007-0453-0003	<i>Issues related to juridical documents:</i> "ARMENICUM" CJSC
2	01-007-0453-0002	<i>Issues related to juridical documents:</i> The AP was not available during the DMS
3	01-007-0454-0002	<i>Issues related to juridical documents:</i> The AP was not available during the DMS
4	01-007-0454-0012	<i>Issues related to passport:</i> The AP was out of RA.
5	01-007-7001-0001	<i>Issues related to passport:</i> The AP was not available during the DMS
6	01-007-0401-0001	<i>Issues related to passport:</i> The AP was out of RA.
7	01-007-0453-0042	<i>Issues related to properties with encumbrance:</i> According to the SCREC the property is under pledge in the name of Ե12000077627, Ե12000078530
8	01-007-0453-0046	<i>Issues related to properties with encumbrance:</i> Right of Pledge of Procredit Bank CJSC N 0618, dated 18.04.2013
9	01-007-0453-0049	<i>Issues related to properties with encumbrance:</i> According to the SCREC the property is under pledge in the name of "Procredit Bank" CJSC.
10	01-007-0453-0002	<i>Issues related to properties with encumbrance:</i> According to the SCREC the property is under pledge in the name of "ARTSAKHBANK" CJSC.
11	01-007-0401-0300	<i>Issues related to properties with encumbrance:</i> Of the pledge of a Property N 1865, dated 17.06.2016, registered on June 22, 2016, AMERIABANK
12	01-007-0454-0002	<i>Issues related to properties with encumbrance:</i> Contract of the Pledge N 9625, dated 22.10.2012, Pledgee: Converse Bank CJSC
<b>Cadastral correction cases</b>		
13	01-007-0453-0045	There are discrepancies of the land coordinates between the ownership certificate and cadastral map. The affected area can be changed after correction of coordinates.
14	01-007-0453-0046	There are discrepancies of the land coordinates between the ownership certificate and cadastral map. The affected area can be changed after correction of coordinates.
15	01-007-0453-0049	According to the cadastral map the lot-code of the land plot is 0453-0049, but based on the ownership certificate the lot-code is 0453-0044. Obtaining of new ownership certificate with indication of correct lot-code is required.
16	01-007-0454-0048	According to the cadastral map the lot-code of the land plot is 0454-0048, but based on the ownership certificate the lot-code is 0545-0044. Obtaining of new ownership certificate with indication of correct lot-code is required.
17	01-007-0454-0012	According to the ownership certificate there is a structure on the land plot, but actually no structure is identified, the land plot is empty.

No	Cadastral Lot-Codes	Description of issue
18	01-007-7001-0001	According to the data of DMS, ownership certificate and cadastral map, the property is illegal, but the owner insists that the affected land plot is a part of the land plot of 0401-0148 owned by her. Checking of land coordinates is required.

235. All changes made in impact and compensation during the LARP implementation will be monitored and presented in the Semiannual Social Safeguards Monitoring Reports (SSMR), Quarterly Progress Reports (QPR) and Compliance Report.

#### 10.4.3 Impacts during the construction period

236. If during the construction period any impacts emerge due to the Contractors' activities, particularly if a business is affected due to temporarily blocked access or access to any other income generating sources, or if any APs' improvements, assets (crop, tree etc.) are damaged, the compensation to APs will be covered by the Contractor through the following procedure:

- (i) The impact will be assessed and protocolled by the Contractor and signed with APs with involvement of representative of Supervision Consultant.
- (ii) The compensation to APs will be assessed in accordance with the entitlements set in the LARF and valuation methodology defined by this LARP.
- (iii) The AP will be properly informed about this by the Contractor with provision of copies to the Employer and the Supervision Consultant .
- (iv) A compensation agreement will be signed with the AP. All actions carried out will be reported to the Employer and DESC, providing a copy of the signed protocol and agreement.

### 10.5 Land Acquisition and Resettlement Plan Implementation Schedule

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

**Table 10-3 Timeline for Land Acquisition and Resettlement Plan Preparation, Finalization and Implementation**

Methodology Tasks	Task Name	Responsibility	Start	Finish
<b>IMPLEMENTATION READY LARP PREPARATION TASKS</b>				
<b>PRELIMINARY STUDY</b>			<b>17.11.2014</b>	<b>01.11.2016</b>
<b>Milestone 1</b>	<b>Step_01 Acquiring Cadastral map and Data</b>		<b>17.11.2014</b>	<b>14.10.2015</b>
<b>Task 4</b>	Submission of Draft Detailed Design to Cadaster Committee for getting information about affected properties (lot-codes)	PIU	17.11.2014	17.11.2014
	Answer of Cadaster Committee/YM	PIU/Cadaster Committee	03.03.2015	10.10.2015
	Preparation of Final List of affected properties for GoA Decree for Preliminary Study	PIU/DESC	11.10.2015	14.10.2015
	<b>Step_02 GoA Decree for Preliminary Study</b>		<b>14.06.2016</b>	<b>14.06.2016</b>
<b>Task 4</b>	Preparing the package for Preliminary Study GoA Decree	PIU	14.10.2015	11.04.2016

Methodology Tasks	Task Name	Responsibility	Start	Finish
<b>IMPLEMENTATION READY LARP PREPARATION TASKS</b>				
	Approval of GoA Decree for Preliminary Study (Assumption : 45 days between the submission of the request and the approval )	GoA	18.04.2016	28.04.2016
<b>Task 5</b>	Public Consultation (including preparation )	PIU/DESC	14.06.2016	14.06.2016
	<b>Step_03 Social and DMS surveys</b>		<b>17.06.2016</b>	<b>01.11.2016</b>
<b>Task 6</b>	Detailed Measurements of Assets	DESC	17.06.2016	16.08.2016
	Inventory of Assets	DESC	17.06.2016	16.08.2016
	Preparing the draft Maps (plans)	DESC	27.06.2016	23.08.2016
	Collection of documents of APs	DESC	17.06.2016	01.08.2016
	Conducting of Census and SES	DESC	17.06.2016	26.10.2016
<b>Task 8</b>	Valuation of Assets	DESC	04.07.2016	30.10.2016
	Entering data in the Data Base	DESC	06.07.2016	01.11.2016
<b>FINAL LARP PREPARATION TASKS</b>			<b>03.08.2016</b>	<b>06.06.2017</b>
	<b>Step_01 Eminent Domain Decree</b>		<b>03.08.2016</b>	<b>22.10.2016</b>
<b>Task 7</b>	Finalization of Final Detailed Design (EDD)	DESC	03.08.2016	03.08.2016
	Preparation Final list of affected properties for EDD	DESC	05.08.2016	18.08.2016
	Initiation of GoA Decree Eminent Domain by PIU	PIU	19.08.2016	05.10.2016
	Approval of Eminent Domain Decree by GoA	GoA	06.10.2016	22.10.2016
<b>Milestone 2</b>	<b>Step_02 Preparation and submission final maps to APs</b>		<b>02.11.2016</b>	<b>12.07.2016</b>
<b>Task 1</b>	Public Consultation presenting valuation methodology and Design	PIU/DESC	02.11.2016	04.11.2016
	Preparing of Maps (plans)	DESC	19.09.2016	19.10.2016
	Submission of Maps to APs for notification about affected/not affected part	PIU	20.10.2016	27.10.2016
	Obtaining of references to be approved or refused by head of the district	PIU/Head of the district	26.09.2016	26.10.2016
	Obtaining data from MoF	PIU/MoF	20.09.2016	ongoing
	Obtaining limitations of Private Properties from Cadastral Committee	PIU/Cadastral Committee	19.10.2016	ongoing
	APs request on acquiring the non-affected part of their property	PIU	22.10.2016	21.12.2016
<b>Task 3</b>	Signing of description protocols with APs	DESC	31.10.2016	15.01.2017
<b>Task 4</b>	Valuation of assets/calculation of allowances	DESC	05.11.2016	16.01.2017
	Entering data in the Data Base	DESC	31.10.2016	16.01.2017
	<b>Step_03 LARP Preparation</b>		<b>01.11.2016</b>	<b>22.11.2016</b>
<b>Task 4</b>	Data checking and analysis	DESC	01.11.2016	11.11.2016
	Preparation of LARP documents	DESC	12.11.2016	19.11.2016
	Submission of LARP to PIU for comments	DESC	21.11.2016	21.11.2016
	Submission of LARP to ADB for comments	PIU	21.11.2016	22.11.2016
	<b>Step_04 LARP Finalization</b>		<b>03.11.2016</b>	<b>06.06.2017</b>
<b>Task 3</b>	Submission of signed protocols to PIU	DESC	03.11.2016	17.01.2017
	Notification of signed protocols to APs	PIU	10.12.2016	18.01.2017
<b>Task 4</b>	Data checking and analysis	DESC	16.01.2017	26.01.2017
	Preparation of Final LARP documents	DESC	26.01.2017	02.02.2017

Methodology Tasks	Task Name	Responsibility	Start	Finish
	IMPLEMENTATION READY LARP PREPARATION TASKS			
	Submission of Final LARP to PIU for comments	DESC	02.02.2017	02.02.2017
	Submission of Final LARP to ADB for comments	PIU	03.02.2017	04.02.2017
	Finalizing LARP according to ADB comments	DESC	06.03.2017	13.03.2017
	Submission of finalized LARP to ADB for approval	PIU	14.03.2017	14.03.2017
	ADB approves LARP	ADB	13.04.2017	13.04.2017
<b>Task 4</b>	Armenian version of LARP	DESC	14.03.2017	14.04.2017
	RA Government approves LARP	GoA	15.04.2017	30.05.2017
	RA Government approves LAR Budget	GoA	30.05.2017	30.05.2017
<b>Task 3</b>	Preparation of Valuation reports for All assets	DESC	31.05.2017	10.06.2017
	Posting approved LARP document on ADB and YM websites	ADB and PIU	15.04.2017	30.05.2017
	Disclosure of LARP information pamphlet to APs	PIU	30.05.2017	06.06.2017
<b>LARP IMPLEMENTATION</b>			<b>30.05.2017</b>	<b>27.11.2017</b>
	Allocation of LAR budget to YM	MoF	30.05.2017	
	Identification of potential expropriation cases	PIU	31.05.2017	29.08.2017
	Draft contracts sent to APs	PIU	20.06.2017	30.06.2017
	Signing contracts	PIU	21.06.2017	28.09.2017
	Disbursement of compensation	PIU	22.06.2017	10.10.2017
	Finalization of expropriation, provision of expropriation injunctions	PIU	28.09.2017	27.12.2017
	Preparation of LARP Compliance Report	EMA	31.05.2017	20.10.2017
	Submission the LARP draft Compliance Report to ADB	PIU	21.10.2017	26.10.2017
	ADB reviews the LARP Compliance Report	ADB	27.10.2017	11.11.2017
	Submitting the LARP final Compliance Report to ADB	PIU	16.11.2017	19.11.2017
	ADB approves the LARP Compliance Report	ADB	19.11.2017	25.11.2017
	Handing over of the site to the Contractor	PIU	26.11.2017	26.11.2017
	Commencement of civil works	Contractor	27.11.2017	27.11.2017
	Monitoring	EMA/PIU	ongoing	
	Grievances redress	PIU	ongoing	

# **11 MONITORING AND EVALUATION**

## **11.1 Background**

238. 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 AM Partners Consulting Company LLC with Sub Consultant Delict LLC an external monitoring agency (EMA) hired by YM on 11.08.2016 and approved by the ADB.

## **11.2 Internal Monitoring**

239. Internal monitoring will be carried out routinely by PIU both directly and with the support of additional specialists hired for the 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.

240. 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**

241. External monitoring will be carried out by the consulting company which is an External Monitoring Agency (EMA) selected by the YM and approved by ADB.

242. 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**

243. The short-term monitoring or the Compliance Review of the LARPs' implementation will be carried out in parallel with the implementation of each LARP activity and will entail extensive field visits and communication with APs. This task will result in a Compliance Report for each LARP 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 the PIU, implementing agency (YM) and ADB. Approval of Compliance Report by ADB will be a condition to start civil works. Short-term monitoring task of the EMA includes the following specific methods and activities:

- (i) Desk review and secondary data analysis. On the first stage of LARP implementation the completeness of the profiles for all the affected land plots/structures/businesses should be checked.;
- (ii) Observations of LAR related activities (consultations, meetings, implementation etc.) as well as conditions of livelihood of affected people; ROW should be conducted as needed. Particularly, verification of the claims/grievances not only through desk review but also through checking at the field level should be done to assess whether it works in accordance with GRM established for the project.
- (iii) Household survey of AHs will address the overall process of land acquisition and resettlement (its duration, compliance with the requirements of the ADB SPS-2009, RA regulations, LARF, and the LARP, payment of compensations, grievances, status of affected vulnerable groups, etc.) and the extent of the accomplishment of the objectives.;
- (iv) Participatory rapid appraisal. The EMA will apply the participatory rapid appraisal (PRA) tool with the purpose of complementing the data collected via continuous desk review and household survey with rather qualitative information mainly on the APs' perception towards specific aspects of LARPs' implementation..

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

- (i) The long-term evaluation will be carried out before and after the LARPs implementation to find out if the LARPs rehabilitation objectives have been attained or not, as well as for the assessment of the LARPs' implementation impact on the AHs. Long-term monitoring task of the EMA includes the following specific activities: Baseline survey will be conducted based on available baseline information in the LARP and/or LARP preparation data bases. Baseline Survey will be conducted by EMA prior to the payment of compensation. The survey will cover a representative sample of AHs based on the census list, stratified according to types and severity of impact. In the meantime, only quantitative analysis will not be enough for understanding the baseline situation of the AH's living standards. For this purpose the EMA will also conduct qualitative interviews with stakeholders of the project and key informants.

- (ii) Post-LARP implementation Evaluation. In about a year after completion of the LARPs' implementation, a Post-LARP Evaluation shall be carried out to find out if the objectives of the LARP have been attained. The Post-LARP Evaluation will address the following major topics: (1) Assessment of the impact of the LARP implementation on the AHs; (2) Assessment of the satisfaction of AHs with the appraisal of assets and entitlements, timing of payments, fund availability and disbursements, etc.; (3) Assessment of the efficiency of the LARP implementation; and (3) Lessons learned.





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

**For**

**Section 6: Babajanyan-Tichina**

**Table of Contents**

**PROJECT BACKGROUND.....4**

**IMPACTS SUMMARY .....4**

**COMPENSATION ELIGIBILITY AND ENTITLEMENTS .....1**

**COMPLAINTS AND GRIEVANCE REDRESS .....2**

**SEARCHING HOUSES AND ARRANGEMENT OF TRANSPORTATION OF DOMESTIC ITEMS.....4**

**FREQUENTLY ASKED QUESTIONS.....5**

## 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

<b>Affected Household (AH)</b>	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.
<b>Affected Person (AP)</b>	Any person (individual) affected by Project-related changes in use of land, water, natural resources, or income losses.
<b>Entitlement</b>	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.
<b>Expropriation</b>	Government's action in taking or modifying property rights in the exercise of the right of Eminent Domain.
<b>Rehabilitation</b>	Compensatory measures provided under the Policy Framework on involuntary resettlement other than payment of the replacement cost of acquired assets.
<b>Relocation</b>	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.
<b>Replacement Cost</b>	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).
<b>Resettlement Plan</b>	A time-bound action plan with budget setting out resettlement strategy, objectives, entitlement, actions, responsibilities, monitoring and evaluation.
<b>Vulnerable Affected Households (AH)</b>	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

1. The Sustainable Urban Development Investment Program, Project 2 (the Project), financed by ADB under a Multi Tranche Financial Facility (MFF), is being implemented by the RA Ministry of Economic Development and Investments (MoEDI), as the Executing Agency (EA), and the Municipality of Yerevan (YM), as the Implementing Agency (IA) working directly with the PIU. This Program 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 Project includes the three road and highway rehabilitation and construction Subprojects. All Subprojects have resettlement impacts.

2. In order to be compatible with the design process, budgetary constraints and legal limitations for Detailed Measurement Survey (DMS)<sup>1</sup>, four separate LARPs will be provided for 3 Subprojects under Tranche 2. Under the subproject 3, Babajanyan-Ashtarak Road Link, 2 LARPs will be prepared:

- (i) **Subproject 1:** Argavand-Shirak Road Link, under construction
- (ii) **Subproject 2:** Davtashen-Ashtarak Road Link; LARP approved by ADB and GoA and Works procurement under implementation.
- (iii) **Subproject 3:** Babajanyan-Ashtarak Road Link, Babajanyan-Tichina section is the object of present document. The LARP for the section Tichina-Ashtarak Highway is under approval by the GoA.

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 Babajanyan-Tichina covered under the Tranche 2/Section 6.

## IMPACTS SUMMARY

4. AH/AP Census Survey and DMS of all affected assets was carried out from 17 June 2016 to 13 January, 2017.

5. The Census identified 202 project affected households, including owners and users of the lands/buildings, business owners and employees with a total of 874 household members. In total, the section will impact 186 land plots, 311 residential and non-residential buildings and structures, 59 businesses and 8 employees. The details are presented in the following paragraphs.

6. LARP identifies 186 affected land plots (58,469.38m<sup>2</sup>). From which:

- (i) 34 are privately owned by 32 AHs (24,027.68 m<sup>2</sup>),
- (ii) 123 land plots (23,964.65 m<sup>2</sup>) owned by YM, which are illegally used by 111 AHs
- (iii) 29 land plots (10,477.70 m<sup>2</sup>) owned by the Government (RoA), which are illegally used by 28 AHs

7. In total, 146 residential buildings (3,920.25 m<sup>2</sup>) and 165 non-residential buildings and structures (5,235.45 m<sup>2</sup>) will be demolished. Additionally, 2 structures (54m<sup>2</sup>) will be removed. There are 3,564.0 m of wire mesh and 275.5 m of metal fencings, as well as 4,671.99 m<sup>2</sup> of walls made by tuf and stone. Impacts on improvements such as asphalt, concrete and breakstone paved areas which amount to 8,201.96 m<sup>2</sup>. A total of 8,745.93 m<sup>2</sup>, 2,598.07 m, 3.43 m<sup>3</sup> and 48 numbers of improvements are affected.

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<sup>1</sup> The duration for the study cannot be longer than two months starting from the moment when the approval of GoA Decree for Preliminary Study enters into force (RA Law on Expropriation of Property for Public and State Purposes, Article 8, 4b point).

8. 2,941.00m<sup>2</sup> areas of crops, 12,328 fruit trees and bushes, 153.00 wood and 2,074.00 decorative trees and bushes will be affected. 57 businesses will be affected permanently and 2 businesses will be affected temporary, 8 employees will permanently lose their employment.

9. Out of 202 AHs, 94 AHs (438 APs) will lose 10% or more agricultural income from lost fruit trees and crops from the affected land plots and 50AHs (198 APs) to be relocated from their place of residence. 43 AHs (141 APs) are vulnerable.

10. 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 below.

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

Table E-1 Summary of Affected Households/Persons by Category of Impact				
Impact category	AHs	AHs	APs	Remarks
	No Per Type of Impact	Without Double Counting	Absolute No	
A. Land Impact by Legal Occupancy and type of Ownership				
A1. Private	32	32	146	-
A2. Community	111	91	396	20 AHs are included in A1
A3. Government land	28	27	107	1 AH is included in A1
B. Buildings Impact				
B1. Residential structures	53	5	28	12 AHs are included in A1 20 AHs are included in A2 16 AHs are included in A3
B2. Non-residential structures	81	1	4	19 AHs are included in A1 56 AHs are included in A2 5 AHs are included in A3
B3. Movable structures	2	0	0	2 AH are included in A1
B4. Fences	107	2	7	26 AHs are included in A1 49 AHs are included in A2 24 AHs are included in A3 5 AHs are included in B1 1 AH is included in B2
C. Tree/ Crop Impact				
C1. Fruit trees and bushes	97	0	0	18 AHs are included in A1 48 AHs are included in A2 23 AHs are included in A3 5 AHs are included in B1 1 AH is included in B2 2 AHs are included in B4
C2. Wood trees	43	0	0	9 AHs are included in A1 27 AHs are included in A2 3 AHs are included in A3 2 AHs are included in B1 2 AHs are included in B4
C3. Decorative trees, bushes, flowers	67	0	0	9 AHs are included in A1 24 AHs are included in A2 17 AHs are included in A3 4 AHs are included in B1
C4. Crop	55	0	0	8 AHs are included in A1 24 AHs are included in A2 17 AHs are included in A3 5 AHs are included in B1 1 AHs is included in B2
D. Business Impact				
D1. Permanent with tax declaration	11	6	29	3 AHs are included in A1 2 AH is included in A2

Impact category	AHs	AHs	APs	Remarks
	No Per Type of Impact	Without Double Counting	Absolute No	
D2. Permanent without tax declaration	43	29	124	4 AHs are included in A1 10 AHs are included in A2
D3. Temporary without tax declaration	2	2	6	-
<b>E. Employment Impact</b>				
E. Permanent employment loss	8	6	21	1 AH is included in A1 1 AH is included in D1
<b>F. Vulnerability of AHs</b>				
F. Vulnerable AHs	43	0	0	7 AHs are included in A1 20 AHs are included in A2 11 AHs are included in A3 1 AH is included in B1 1 AH is included in B4 3 AHs are included in D2
<b>G. Relocation Impact</b>				
G1. Business relocation	56	0	0	7 AHs are included in A1 12 AHs are included in A2 7 AHs are included in D1 30 AHs are included in D2
G2. Residential relocation	50	1	6	10 AHs are included in A1 20 AHs are included in A2 14 AHs are included in A3 5 AHs are included in B1
<b>Total</b>	-	<b>202</b>	<b>874</b>	-

# 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. Taking into account that by the moment of preparation of this LARP the signing of description protocols by APs is still in process, therefore the cut-off date for this Project will be set in the revised LARP as soon as the Acquirer sign the first description protocol. 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	Owners	Compensation at replacement value +15% either in cash at market rates or cadastral values (whichever is higher). When there are no active land markets cash compensation will be based on the value of the yearly product of the land for a sufficient number of years to ensure the affected parties rehabilitation for the loss of their land.
		Leaseholder (community/state)	Leaseholder will be legalized and compensated as full owners at market rates or cadastral values (whichever is higher) or will be given a new lease. If this is not possible they will receive compensation equal to "the market or cadastral value of affected land (whichever the highest) + 15%" in the following proportions according to the remaining length of the lease: 1) < 1 year 5%; 2) < 15 years 14% ; 3) < 25 years 20%; 4) > 25 years -25%.
		Non-legalizable AHs	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/residential land	Owner	Compensation at replacement value +15% either in cash at market rates or cadastral values (whichever the highest).
		Non-legalizable AHs	These APs will receive a rehabilitation allowance equal to 25% of affected land market or cadastral value whichever the highest.
3. Residential buildings		All AH regardless of legal status.	Cash compensation + 15% for loss of building at full replacement cost (not less than 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).
4. Non-residential buildings/assets		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 of up to 20% of market value.
5. Crop Losses	Standing crops affected	All AH regardless of legal status (including owners subject to obtaining legal status and residents having no residency status)	One year crop compensation in cash at market rate by default at gross crop value of expected harvest.

Type of Loss	Application	Definition of APs	Compensation Entitlements
6. 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.
7. Business or Employment Losses	Business employment loss	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; (ii) (temporary impact) cash indemnity of net income for months of business stoppage up to 1 year. Assessment to 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 business stoppage for the 1 year. The maximum non-taxable salary is equal to minimum salary. Permanent Worker/Employees: Indemnity equal to: (i) Permanent job loss 6 months of average monthly salary;
8. Allowances for Severe Impacts	AH with >10% agricultural income loss or to be relocated	All severely affected AHs including informal settlers and relocated renters	i) 1 additional crop compensation covering 1 year yield for APs affected by severe agricultural income losses ii) a rehabilitation allowance of 6 months at minimum salary for relocated Ahs
9. Relocation allowances	Transport/transition costs	All relocated AH including relocated renters	Provision of funds to cover transport costs and livelihood expenses for 1 month.
10. Vulnerable People Allowances		AHs below poverty line or headed by Women or elderly people	Allowance equivalent to 6 months of minimum salary and employment priority in Project-related jobs
11. Temporary impacts		All AHs	Due rent and rehabilitation for temporarily affected assets will be provided.
12. Temporary impacts due to utility relocation	All AHs' losses based on their legal status	Owners	Compensation will be paid both for land and improvements as in case of permanent impacts
		Non-legalizable AHs	Compensation will be paid only for improvements added to the affected land by users such as trees, crops, fences etc. In these cases, no allowance will be paid to users for illegal land use; however, these lands should be covered and returned to the user.
13. Unforeseen LAR impacts, if any			YM will consider the unforeseen resettlement impacts during Project implementation and will compensate/ rehabilitate based on the above provisions.

## COMPLAINTS AND GRIEVANCE REDRESS

The following grievance redress mechanism is established for the Project.

### Step 1

11. The person affected by the Project could raise their suggestions/concerns/complaints first of all to the PIU through the submitting of the complaint letter, an email or the local focal point. PIU receives and resolve/repplies the APs' grievances. The PIU will accept the complaints in the first instance. PIU project director redirects the complaints to the respective specialist. 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.

12. A settlement will be made within 30 days from the day of receiving the grievance and related documents (if other timeframes are not defined by the RA legislation). The responses to APs will be given in a written manner. If the case is complex and requires an investigation (e.g. scrutiny by technical experts or legal opinion from the state or certified private entities) complaint review period may be extended. In such cases, a written notification will be sent to the complainant, explaining reasons for extension, describing the process and indicating an expected date for delivering the results of the review.



13. If an AP is not satisfied with the response<sup>2</sup> or PIU responsible staff needs additional capacity to response the APs' grievance, the Grievance Review Group (GRG) can be formulated to ensure comprehensive, equitable and transparent discussion of the case. To establish legitimacy of the GRG to review and judge on the substantive merit of the AP's complaint, the composition of the GRG should be balanced and include an independent observer to ensure the impartiality and transparency of the complaint review process. The following composition of the GRG is proposed:

<b>Members</b>	<b>Position</b>
(a) Representative of PIU	Chairperson
(b) Representative of safeguards team (PIU)	Member
(c) Representative of Local Government, as relevant	Member
(d) Certified technical expert, as relevant	Member
(e) Representative of Engineer/Contractor, as relevant	Member
(f) Representative of the APs	Member
(g) Independent party (for example NGO)	Observer

14. To make for effective complaint processing, the role and responsibilities of each GRG member should be carefully elaborated and explained to them.

15. During the grievance review process by GRG, several experts can be involved such as valuation expert, agronomist, measurement specialist, design engineer etc., as needed for each specific case. Independent party (for example NGO representative) can be invited upon request of AP.

16. A settlement will be made within 30 days from the day of the start of GRG review. The responses to APs will be given in a written manner.

## **Step 2**

17. 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 30days. YM follows Public Administration RA law for registration, revision and resolving the case.

18. 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 level 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.

19. All complaints received and addressed will be documented regardless of the outcome. All records of grievance cases will be entered in the LARP GRM Database. A template for recording grievance has been developed and is available to the APs when they lodge the complaint.

20. The GRM implementation will be monitored through internal and external monitoring. Main indicators for monitoring of GRM are number and type of complaints, resolved cases, timing for the resolution, etc., more indicators for internal/external monitoring and evaluation will be developed by PIU and EMA and will be presented in the Semiannual Social Monitoring Reports (SSMR), Quarterly Progress Reports (QPR) and Compliance Reports with the monitoring results.

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<sup>2</sup>The APs will be informed on their rights for the next GRM opportunities in the written response to be provided to AP. It will be mentioned in the response letter, that the AP should inform the PIU on his/her no satisfaction with the response and his/her willingness for GRG formulation in a written manner.

## **SEARCHING HOUSES AND ARRANGEMENT OF TRANSPORTATION OF DOMESTIC ITEMS**

The following consultancy will be provided to the APs by the PIU upon their request.

- Consultancy regarding approaches in search of replacement housing
- Consultancy and assistance regarding registration of deals in notary and state cadaster,
- Consultancy regarding possible options in the arrangement for transportation.

## 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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## Table of Contents

<b>1</b>	<b>MAPPING AND DMS METHODOLOGY .....</b>	<b>2</b>
1.1	Factual Measurement .....	2
1.2	Measurement Procedure .....	2
1.2.1	Measurement of plots.....	2
1.2.2	Measurement of structures .....	2
1.2.3	Quantitative and qualitative registration of property.....	3
1.3	Measurement Results .....	3
<b>2</b>	<b>REAL ESTATE, CROPS AND TREES SURVEY .....</b>	<b>4</b>
2.1	Real Estate Survey.....	4
2.2	Crops and Trees.....	4
2.2.1	Fruit Trees and Shrub Types .....	4
2.2.2	Decorative Trees, Timber Trees and Shrubs.....	5
2.2.3	Crops.....	5
<b>3</b>	<b>ASSESSMENT AND CALCULATION OF COMPENSATIONS .....</b>	<b>6</b>
3.1	Process Regulating Documents.....	6
3.2	Scope of AssessmentJ.....	6
<b>4</b>	<b>LAND VALUATION METHODOLOGY .....</b>	<b>7</b>
4.1	General Approach .....	7
Chart 1	.....	7
4.2	Assessment of the Land Substitution Cost .....	8
4.3	Assessment Procedure .....	8
4.4	Methodology for Determination of Allowances for Illegally Used Land .....	11
<b>5</b>	<b>BUILDING/STRUCTURE VALUATION METHODOLOGY.....</b>	<b>13</b>
5.1	General Approach .....	13
5.2	Determination of Replacement Cost of Buildings/Structures.....	13
Table 5.1	.....	14
<b>6</b>	<b>TREE AND CROPS COMPENSTATION METHODOLOGY .....</b>	<b>16</b>
6.1	Assessment of Seedling and Mature Non Fruit Bearing Trees.....	16
6.1.1	Seedling Assessment Process.....	16
6.1.2	Non fruit-bearing tree assessment process .....	16
6.1.3	Fruit Tree Assessment Methodology .....	17
6.1.4	Timber Tree Assessment Methodology .....	18
6.1.5	Crop/harvest Assessment Methodology .....	19
<b>7</b>	<b>VALUATION METHODOLOGY FOR COMPENSATION ENTREPRENEURIAL ACTIVITY .....</b>	<b>20</b>
<b>8</b>	<b>VALUATION METHODOLOGY FOR LOSS OF EMPLOYMENT .....</b>	<b>22</b>
<b>9</b>	<b>TRANSPORTATION COSTS .....</b>	<b>23</b>
<b>10</b>	<b>TRANSACTION COSTS .....</b>	<b>24</b>
<b>11</b>	<b>CENSUS AND SOCIO-ECONOMIC SURVEY.....</b>	<b>25</b>
11.1	Census .....	25
11.2	Socio-Economic Survey.....	25
11.2.1	Qualitative Survey Methodology .....	25
11.2.2	Quantitative Survey Methodology .....	25
<b>12</b>	<b>PREPARATION OF PROTOCOLS.....</b>	<b>27</b>

# **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 Order 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 movable.

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 June 2016 to January 2017, 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.”
- (vi) References on prices mentioned in the construction contracts for the construction of similar type of buildings and structures in current market conditions.

#### **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**

<div>Owner</div> <div>• substitution cost+ 15%</div>	<div>Land user subject to legalization</div> <div>• substitution cost+ 15% (after receiving a legal status )</div>	<div>Illegal land- user</div> <div>• 25% of the substitution cost</div>
<div>Leaseholders</div> <div>For the remaining lease years</div> <div>                     • 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                 </div>		

## **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 database<sup>1</sup> and information obtained from the "Center of Information technologies" SNCO at the SCREC. Based on the obtained information, the Evaluator used the most compatible/relevant information (by its comparison elements).

### **Step 2**

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 the newspapers 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:

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<sup>1</sup> In his/her office, the Evaluator kept a database, where both the prices of the property subject to sale and the sales data (that became known to the Evaluator, as a result of implemented transactions with the Evaluator's participation) are entered.

#### *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 crops<sup>2</sup>. Qualifying the actual purpose of the plot as an orchard, the Evaluator intends to indicate that there are trees on the given plot.

#### *Location and position*

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*

In the situations when the size of the total surface area of the affected plots was significantly different from the comparable plots, there was applied the adjustment coefficient. In this particular case 1,05 magnifying coefficient was applied.

#### *Availability of infrastructures*

31. 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.

32. 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. Valuated/assessed plot had a more favorable location in terms of availability of infrastructures in comparison with comparable plots, and the Evaluator applied the correction of 15%.

#### *Slope*

33. 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*

34. 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 (LARF), the

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<sup>2</sup> The assessment of trees and crops is carried out separately and is added to the compensation cost. This provides a possibility to avoid double calculation of trees and puts the APs in socially fair and equal conditions. If, during the evaluation, the plot had been compared with the plots with actual orchards, the price of the latter would have also included the cost of the trees as land improvement

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

#### *Improvements*

35. 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**

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

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

Comparison elements	Assessed real estate	Similar real estate 1	Similar real estate 2	Similar real estate 3
<b>Price for 1 square meter (AMD)</b>		<b>27,500</b>	<b>29,213</b>	<b>27,163</b>
<b>Bargaining (Sales condition)</b>		<b>Sale</b>	<b>Sale</b>	<b>Sale</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Time (Market state)</b>	<b>07.2015</b>	<b>10.2014</b>	<b>09.2014</b>	<b>08.2013</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Targeted purpose</b>	<b>Populated area.</b>	<b>Populated area.</b>	<b>Populated area.</b>	<b>Populated area.</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Operational purpose</b>	<b>Resid.struc.</b>	<b>Resid. struct.</b>	<b>Resid. struct.</b>	<b>Resid. struct.</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Actual purpose</b>	<b>Resid.struc.</b>	<b>Resid. struct.</b>	<b>Resid. struct.</b>	<b>Resid. struct.</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Location</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Position</b>	<b>Satisfactory</b>	<b>Good</b>	<b>Excellent</b>	<b>Good</b>
Adjustment coefficient		0.90	0.80	0.90
Adjustment by AMD		-2,750	-5,843	-2,716
<b>Affordability of transport.</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>	<b>Good</b>
Adjustment coefficient		1.00	1.00	1.00
<b>Comparison elements</b>	<b>Assessed real estate</b>	<b>Similar real estate 1</b>	<b>Similar real estate 2</b>	<b>Similar real estate 3</b>
Adjustment by AMD		0	0	0
<b>Physical characteristics: including</b>				
<b>Total surface area (square meter)</b>	<b>407,48</b>	<b>400,0</b>	<b>800,0</b>	<b>800,0</b>
Adjustment coefficient		1.00	1.05	1.05
Adjustment by AMD		0	1,461	1,358
<b>Availability of infrastructures</b>	<b>Good</b>	<b>Satisfactory</b>	<b>Satisfactory</b>	<b>Satisfactory</b>
Adjustment coefficient		1.15	1.15	1.15
Adjustment by AMD		4,125	4,382	4,074
<b>Slope</b>	<b>Flat</b>	<b>Flat</b>	<b>Flat</b>	<b>Flat</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Property entitlements</b>	<b>Illegal</b>	<b>Private.</b>	<b>Private.</b>	<b>Private.</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>Improvements</b>	<b>Exist</b>	<b>None</b>	<b>None</b>	<b>None</b>
Adjustment coefficient		1.00	1.00	1.00
Adjustment by AMD		0	0	0
<b>General adjustment (AMD)</b>		<b>1,375</b>	<b>0</b>	<b>2,716</b>
<b>Price for 1 adjusted square meter (AMD)</b>		<b>28,875</b>	<b>29,213</b>	<b>29,879</b>

Weight coefficient		0.33	0.34	0.33
Assessed real estate	29,321			

#### Step 5

37. 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

38. 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

39. 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 at the condition of non-compliance with the RA legislative requirements

40. 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 and Argavand Community, affected by the Project. The purpose of this allowance is to assist APs restore their livelihood.

41. 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.

42. 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.

43. 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 100m<sup>2</sup>, then its illegal user will be entitled to compensation for 200m<sup>2</sup> 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 72m<sup>2</sup>. 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 100m<sup>2</sup> of land for each tree. To define the portion of the plot to be compensated, 100m<sup>2</sup> of land per tree was set as a standard. For example, if the whole land plot area is 600 m<sup>2</sup> and there are 3 existing fruit bearing trees, then each tree will entitle the illegal land user to compensation for
  - (v) 100m<sup>2</sup> of land, that is  $100\text{ m}^2 \times 3 = 300\text{ m}^2$ . Therefore out of 600m<sup>2</sup> of a land plot, an illegal AP will be paid compensation for 300m<sup>2</sup> of land.
  - (vi) **A land plot is smaller than 100m<sup>2</sup> 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 m<sup>2</sup> and there are 2 fruit bearing trees on the plot, only 90 m<sup>2</sup> 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 m<sup>2</sup>, then the land compensated will be 200 m<sup>2</sup>. The affected part of the land will be considered for compensation of an area up to 1000 m<sup>2</sup>.
  - (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 m<sup>2</sup>, then the land compensated will be 300 m<sup>2</sup>. The affected part of the land will be considered for compensation of an area up to 1000 m<sup>2</sup>.

## 5 BUILDING/STRUCTURE VALUATION METHODOLOGY

### 5.1 General Approach

44. 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

45. 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.

46. Calculations were made in compliance with official valuation indicators and adjustment coefficients established for the whole RA territory, as well as according to Aggregative Indicators for Civil Works (AICW), which were defined in the relevant parameters for evaluation of construction works

47. 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.

48. 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:

$$S_E = D_E + I_E + BP$$



where:

**S<sub>E</sub>** – required expenses for construction of 1 square meter of real estate with similar use and purpose

**D<sub>E</sub>** –sum of direct expenses,

**I<sub>E</sub>**- sum of indirect expenses, and

**BP** - business (constructor's) profit.

49. 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.

50. 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.

51. 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 business profit was applied.

Structure replacement expenses were determined using the following formula:

$$R_E = B_S \times S_E$$

where:

**R<sub>E</sub>** - Structure reproduction (or replacement) expenses

**B<sub>S</sub>** –floor surface area of assessed buildings and structures

**S<sub>E</sub>**- expenses required for the construction of 1 square meter of real estate with similar use and purpose.

52. 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**

#	Name of building/structure	Residential house sq.meter
	Measurement unit	
1	1 unit expenses directly related to immediate implementation of works, as well obtained in the analysis and according to the price list presented by construction companies (absolute value).	
1	Price list presented by construction companies	177,317
2	Height between the interfloor ceilings of the assessed real estate (m)	2,85
(Reference: Ownership certificate and/or topography or measurement results)		
3	1 unit expenses directly related to immediate implementation of works, as well obtained in the analysis and according to the price list presented by construction companies: salary, cost of materials, operation cost of vehicles and machinery, social contributions (absolute value),	177,317

4	The difference in prices for construction materials and civil works included in the expenses directly related to implementation of works, which obtained in the analysis and according to the price list presented by construction companies, and prices used during construction of assessed real estate, depending on the quality and / or the degree of the completion (%)	-24.00
Reference: private analysis, format: electronic version, Excel, "tarberutyun", sheet 1		
5	Reproduction expenses (3+3*4/100) (absolute value),	134,761
6	Expenses incurred depending on the surface areas of structures %	0.00
7	Reproduction (replacement) expenses resulted from line 6	134,761
8	Management department maintenance (overhead) costs %	13.30
9	Reproduction (replacement) expenses resulted from line 8	152,684
10	Additional expenses related to climatic conditions impact on construction works * (%)	0.30
11	Reproduction (replacement) expenses resulted from line 10	153,142
12	Work implementation expenses in crammed conditions (%)	2.00
13	Reproduction (replacement) expenses resulted from line 12	156,205
14	Profit of contractor companies (%)	11.00
15	Reproduction (replacement) expenses resulted from line 14	173,388
16	Expenses incurred due to construction of temporary structures during implementation of construction works * (%)	0.50
17	Reproduction (replacement) expenses resulted from line 16	174,255
18	Unexpected/unforeseen expenses (%)	3.00
19	Reproduction (replacement) expenses resulted from line 18	179,482
20	Taxes VAT * (%)	20.0
21	Reproduction (replacement) expenses resulted from line 20	215,379
22	Business profit (%)	0.00
23	Reproduction (replacement) expenses resulted from line 22	215,379
24	<b>Reproduction (replacement) expenses</b>	<b>215,379</b>

## 6 TREE AND CROPS COMPENSTATION METHODOLOGY

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

53. 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

54. 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.

55. 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

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

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

Where:

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

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

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

**A<sub>G</sub>** – tree age

57. 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

58. 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

59. 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

60. 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 (2008, 2009, 2010, 2011, 2012, 2013, 2014) on the average annual sales prices of RA agricultural goods producers.
- (ii) Averaged retail prices (of the agricultural products) published in all the 2013 and 2014 current issues of the Agropress ten-day newspaper.<sup>5</sup> A private survey was conducted to establish the price of certain types of fruit, since it was not possible to verify their prices from the above- mentioned official sources

#### Step 3 Tree type yield

61. 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

62. 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

5

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

#### 6.1.4 Timber Tree Assessment Methodology

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

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

##### Step 1 Tree volume definition

64. 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.

65. 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)).

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

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

##### Step 2 Timber market cost definition

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

<sup>6</sup> This datum is not necessary for a trunk (subject to processing), the length of which is less than 1,0 m, as well as for trees, the diameter of which is less than 13,0 cm

### Step 3 Calculation of compensation

68. 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

69. 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

70. 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 for the last 7 years (2008, 2009, 2010, 2011, 2012, 2013, 2014) on the average annual sales prices of RA agricultural goods producers.
- (ii) Averaged retail prices (of the agricultural products) published in all the 2013 and 2014 current issues of the Agropress ten-day newspaper.<sup>5</sup> A private survey was conducted to establish the price of certain types of fruit, since it was not possible to verify their prices from the above-mentioned official sources

### Step 2 Crop yield determination

71. The yield was defined based on:

- (i) Professional literature,
- (ii) Average yield indicators published<sup>8</sup> by the National Statistical Service of the Republic of Armenia analyzed for the last 7 years (2008-2014), 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.

### Step 3 Calculation of compensation

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

$$CMC = MCAI \times S$$

where:

$CMC$  – Crop market price,

$MCAI$  – Net market price of the annual income per unit,

$S$  – Crop sowing surface area.

## 7 VALUATION METHODOLOGY FOR COMPENSATION ENTREPRENEURIAL ACTIVITY

### 73. Compensation to affected parties presenting Tax calculation or other tax information/statements

- 1) Legal person or individual entrepreneur paying value added tax (entity liable to pay value added tax) shall receive the compensation at the rate of annual net profit/income (In the event of permanent impact - for one year, in the event of temporary impact - up to one 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) presented to tax authorities for previous year by applying a specific weight/ ratio of income from gross revenue of taxpayer received from economic activities undertaken in the impact zone.
- 2) Turnover taxable commercial companies will receive compensation only at the amount of annual net profit for the economic/business activities undertaken in the affected area (in the event of permanent impact - at the amount of one year and in the event of temporary impact - at the amount of up to one year), which is calculated by the sum of tax amounts for turnover calculated for the reporting periods of the previous year and based on the estimated size of the statutory income tax rate of taxable income, as per the amount equal to the difference between the amount of taxable profit and the estimated tax for the previous year, by applying a specific weight/ ratio of taxpayer's share of turnover taxable object within the economic/business activities undertaken by the taxpayer in the impacted zone.
- 3) Legal person paying presumptive payment (patent fee) shall receive the compensation at the rate of annual net profit (in the event of permanent impact - for one year, in the event of temporary impact - up to one year) which is calculated in the sum of tax amounts for presumptive payments calculated for the reporting periods of the previous year and based on the estimated size of the statutory profit tax rate of taxable profit, as per the amount equal to the difference between the amount of taxable profit and the estimated tax for the previous year.
- 4) Individual entrepreneurs (physical persons) paying turnover tax and (or) presumptive payment and (or) patent 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 undertaken in the zone of impact, which is calculated on the base of the previous year's reporting periods calculated for turnover tax and (or) presumptive payment and (or) patent fee amounts to the sum of statutory value-added tax estimated value based on the gross income of the previous year (without VAT) at the difference between the amounts of 25% estimated taxable income and turnover tax and (or), and turnover tax, and (or) a patent fee.

### 74. 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.

75. 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.

76. 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 <Վ>) 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**

77. The employees entitled to this compensation are the 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 (9 December, 2016) and who are liable to pay income tax in accordance with RA law.

78. 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

79. 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.

80. 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**

81. 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**

82. 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**

83. 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.

84. 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**

85. 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.

86. 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**

87. The socio-economic surveys were conducted for 193 APs within Babajanyan-Tichina section. Surveys were conducted for the period of time from June 17, 2016 up to 13 January, 2017. 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

88. 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

89. Description protocols were prepared (based on data collected through a detailed measurement study - census) as specified in Annex N3 and in a format approved by Government Decision N 739-Ն dated July 14, 2016. Land, structure and business description protocols were prepared. Protocols were prepared for both legitimate and illegitimate assets.

90. For legitimate assets, the description protocols were prepared and signed by the owners/leaseholders on 09.11.2016 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.

91. 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.

92. 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**

**Babajanyan-Tichina**

**Questionnaire for employees of affected businesses**

Questionnaire N\_\_\_\_\_

Dear Sir/Madam,

Government of RoA 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 <sup>st</sup> group 2. Disabled worker 2 <sup>nd</sup> group 3. Disabled worker 3 <sup>rd</sup> 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							
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	
<b>Total</b>	

## 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 <sup>2</sup> )	Using Card 1	Quantity	Surface (m <sup>2</sup> )	Using Card 1	Quantity	Surface (m <sup>2</sup> )	Using Card 1	Quantity	Surface (m <sup>2</sup> )	Using Card 2	Quantity	Surface (m <sup>2</sup> )	Using Card 2	Quantity	Surface (m <sup>2</sup> )	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\_\_\_\_\_

<b>4.4 Current condition of your residence</b>	<b>Yes</b>	<b>No</b>
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

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-----

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:**

<b>No</b>	<b>Advantages from the Project</b>	<b>1. Yes 2. No</b>	<b>Remarks</b>
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:**

<b>No</b>	<b>Disadvantages from the Project</b>	<b>1. Yes 2. No</b>	<b>Remarks</b>
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)

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### 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?

---



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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**

**Babajanyan-Tichina**

**Questionnaire for representatives of small and middle affected businesses**

Questionnaire N\_\_\_\_\_

*Dear Sir/Madam,*

*Government of RoA 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 <sup>st</sup> group 2. Disabled worker 2 <sup>nd</sup> group 3. Disabled worker 3 <sup>rd</sup> 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	
<b>Total</b>	

## 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 <sup>2</sup> )	Using Card 1	Quantity	Surface (m <sup>2</sup> )	Using Card 1	Quantity	Surface (m <sup>2</sup> )	Using Card 1	Quantity	Surface (m <sup>2</sup> )	Using Card 2	Quantity	Surface (m <sup>2</sup> )	Using Card 2	Quantity	Surface (m <sup>2</sup> )	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).

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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\_\_\_\_\_

<b>4.4 Current condition of your residence</b>	<b>Yes</b>	<b>No</b>
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

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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:**

<b>No</b>	<b>Advantages from the Project</b>	<b>1. Yes 2. No</b>	<b>Remarks</b>
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:**

<b>No</b>	<b>Disadvantages from the Project</b>	<b>1. Yes 2. No</b>	<b>Remarks</b>
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.

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Signature and name of Interviewee

**Yerevan Western Ring Road**

**Babajanyan-Tichina**

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

Questionnaire N\_\_\_\_\_

Dear Sir/Madam,

Government of RoA 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 <sup>st</sup> group 2. Disabled worker 2 <sup>nd</sup> group 3. Disabled worker 3 <sup>rd</sup> 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							
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	
<b>Total</b>	

## 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 <sup>2</sup> )	Using Card 1	Quantity	Surface (m <sup>2</sup> )	Using Card 1	Quantity	Surface (m <sup>2</sup> )	Using Card 1	Quantity	Surface (m <sup>2</sup> )	Using Card 2	Quantity	Surface (m <sup>2</sup> )	Using Card 2	Quantity	Surface (m <sup>2</sup> )	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).

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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\_\_\_\_\_

<b>4.4 Current condition of your residence</b>	<b>Yes</b>	<b>No</b>
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:**

<b>No</b>	<b>Advantages from the Project</b>	<b>1. Yes 2. No</b>	<b>Remarks</b>
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:**

<b>No</b>	<b>Disadvantages from the Project</b>	<b>1. Yes 2. No</b>	<b>Remarks</b>
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 2**

#### **Public Consultation on Preliminary Study of Land Acquisition and Resettlement**

##### **(Babajanyan-Tichina Section)**

**Date/time:** 14 June, 2016, 16:00-16:30

**Venue** Yerevan Basic School N174, Malatia-Sebastia administrative district

#### **The meeting was conducted by;**

Mrs. Nora Martirosyan, 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 were:**

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. Hasmik Karagyulyan, lawyer, "Investing Projects Implementation Unit Building up of Yerevan PIU" CNCO, Sustainable Urban Development Investment Program,
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. Rubik Pashinyan, Resettlement and Social Development Specialist, LARP Implementation Team
7. Arus Harutyunyan, Resettlement specialist, Egis International,
8. Tigran Grigoryan, Project Director, Uptime LLC (DMS, Census, SES Implementation Company).
9. Shushan Kocharyan, Uptime LLC (Head of DMS, Census, SES Implementation)
10. Karen Afrikyan, Agronomist of the Company (Uptime LLC) that implements DMS, Census and Social-economic survey,
11. Zaruhi Hayrapetyan, Resettlement National Consultant, ADB Mission in Armenia,
12. Armine Yedigaryan, environmental national consultant, ADB Mission in Armenia.

In total 25 APs attended the public consultation; 6 women and 19 men (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 10.06.2016.

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

- Main LAR phases of the Project Implementation, legal requirements of the RA Government Decree on Preliminary study
- Planning and Implementation procedure of preliminary DMS
- Questions and Answers

### **Opening of the Meeting:**

The meeting was opened by Nora Martirosyan's welcome speech. She briefly introduced progress on construction of the road sections that is being implemented under Tranche 1 and 2, as well as LAR implementation, DMS surveys and LARP preparation. She informed that the RA Government Decree on the preliminary study of Babajanyan-Tichina road section has been issued. During preliminary study of properties, visits are envisaged by the representatives of the measuring and valuating company. The objective is to do final verification and identify the list of affected properties. Nora Martirosyan introduced the representatives of DMS, LARP Implementation Team, as well as Resettlement and Technical specialists of the PIU to the APs.

**The first question of the agenda was introduced** by Sirak Gyulbudaghyan; the PIU Resettlement specialist. He introduced the main phases of the project implementation, particularly regarding the possibility of design corrections as a result of preliminary study, as well as envisaged public consultations, necessary actions to be taken during the preliminary study, eminent domain for the purpose of acquiring identified affected properties, drafting of description protocols of properties, LARP preparation, approval and implementation, and commencement of construction.

**The second question of the agenda was introduced** by Tigran Grigoryan, Project Director, Uptime LLC (DMS, Census, SES Implementation Company). He elaborated on organization and implementation procedure of DMS, Census and social-economic surveys. He also highlighted importance of active participation and support of APs in the process of measurement and protocol drafting, which will enable relevant specialists to develop precise database.

### **Questions & Answers**

#### *Question 1. AP 1*

Is the envisaged valuation procedure based on square meter of the land or structure value? I am talking about compensation.

#### *Answer 1. Tigran Grigoryan, UPTIME LLC*

We have RA legislation which regulates the sector of valuation activity; the law on valuation activity and the standard. Also there is a document signed between the Asian Development Bank and the RA Government in the form of Government decree, which is a guide for us. Some of the differences are; according to our legislation it is market value of the structure that should be calculated, and according to the indicated decree construction price or market value; whichever is higher has to be valued. For example, if the construction cost of a shop is less than the market value, in that case market value has to be calculated. Also according to our law 15% should be added to the compensation amount. In case of empty land plots there is no difference, therefore market value is calculated, which means that the value of 1 sq.m. of the given land plot is determined depending on the location, significance, position, size and other parameters.

#### *Question 2. AP 2*

Does it also depend on its being legal or illegal?, I have a garage.



*Answer 2.* Tigran Grigoryan, UPTIME LLC

In case of illegal land plots compensation, which is 25% of the market value, will be provided if usage can be proved.

*Question 3.* AP 1

I have a design signed and stamped by the city council in the former Soviet Union with specified location of the garage. Now I am being told it will be demolished as the road will be passing through that area.

*Answer 3.* Vardan Karapetyan, Technical Specialist of PIU

Any major road building activity in Yerevan must be implemented in compliance with the Master Plan of Yerevan established in 2005, which has a force of law. The main directions/alignments of all the roads are shown in the master plan; in the given case this road section is a part of the Yerevan Western Ring Road. The basic advantage is to bring traffic flows from Ashtarak highway to Babajanyan and Argavand junction. There is an issue of regulating traffic flows. At the moment capacities of Sheram, Sebastia streets do not enable regulation of all the traffic flows, so there is an issue of diversion. Therefore rather than widening the existing road, 2 new parallel roads will be built so that southward traffic flows do not interfere with urban transport.





Բարձրագույն-2-ին Միջին

Քաղաքային կարծիքի կառույցի գործադրման ներդրումային ծրագիր տրանշ 2

14.06.2016

N	Անուն Ազգանուն	Հասցե	Հեռախոս	Սեռ	Ստորագրություն
1	Մանուկյան, Բարսեղյան	Բնակ. 29		սե	Բ. Մ.
2	Բարսեղյան, Բարսեղյան	Բնակ. 29/3		սե	Բ. Մ.
3	Բարսեղյան, Բարսեղյան	Բնակ. 29/3		սե	Բ. Մ.
4	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
5	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
6	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
7	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
8	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
9	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
10	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
11	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
12	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
13	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
14	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
15	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
16	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
17	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
18	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
19	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
20	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
21	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
22	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
23	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
24	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
25	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
26	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.
27	Բարսեղյան, Բարսեղյան	Բնակ. 16/1		սե	Բ. Մ.

## TERMS OF REFERENCE AND REPORTING REQUIREMENTS

### 1. Background

The Government of Armenia (GoA) has received a loan from the Asian Development Bank (ADB) to finance the Sustainable Urban Development Investment Program (SUDIP) – Project 2. One of the key strands is the re-organization of the surface public transport network into a hierarchical network. Project 2 of the SUDIP is focused on three road missing links to complete the Yerevan Western Ring Road.

- (i) Argavand - Shirak road link, of 1.3km, the alignment passes through the archaeological site known locally as Karmir Blur;
- (ii) Babajanyan-Ashtarak highway, of 6.5 km, which includes Babajanyan-Old Silikyan and Old Silikyan-Ashtarak highway sections and
- (iii) Davitashen - Ashtarak highway; of 3.1 km.

The Project Implementation Unit (PIU) on behalf of the Yerevan Municipality (YM) is the project implementing and disbursing agency, as well as the Client of the current assignment. The YM will work in close coordination with the Ministry of Economy of Republic of Armenia - the executing agency for the loan.

The above-mentioned 3 road links will entail land acquisition and resettlement (LAR). It requires substantial LAR with more than 200 affected persons (AP) to be physically and/or economically displaced.

YM had prepared a Land Acquisition and Resettlement Framework (LARF) for the entire MFF. The GoA and ADB endorsed this document on September 24<sup>th</sup>, 2010 but afterwards it was revised and approved on 7 March 2012 (GD N 273). The final LARF and addendum were approved by the GoA in November 2012 (GD N 1432). The LARF guided the preparation of the implementable Land Acquisition and Resettlement Plans (LARP).

To facilitate the preparation and implementation of the LARPs for Project 2 the Project area was divided into the following 4 parts:

- i. Argavand - Shirak Road Link
- ii. Babajanyan-Old Silikyan:
- iii. Old Silikyan -Ashtarak highway
- iv. Davitashen-Ashtarak highway

The LARP for Argavand-Shirak road link was prepared under Project 1 and was approved by ADB on 09 January 2014. Because of shortage of funds the Argavand-Shirak road link was removed from Project 1 to Project 2.

Separate LARPs will be prepared for Babajanyan-Old Silikyan, Old Silikyan-Ashtarak highway and Davitashen-Ashtarak highway.

The implementation of LARPs is subjected to both internal and external monitoring. Internal monitoring is to be conducted by the PIU. External monitoring of LARPs has to be done by an external monitoring agency (EMA). External monitoring of the LARP for



Argavand-Shirak road link is under the task of the Consultant already engaged by the PIU under the Project 1. External monitoring for Babajanyan-Old Silikyan, Old Silikyan-Ashtarak highway and Davitashen-Ashtarak highway will be assigned to a EMA to be engaged by the PIU under this ToR.

## **2. Objective(s) of the Assignment**

The ADB involuntary resettlement (IR) policy and the LARF require the EMA to carry out the external monitoring in parallel with the implementation of LARPs. 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 EMA will provide an independent review of resettlement implementation to determine whether intended goals are being achieved, and if not, what corrective actions are needed. Particularly, the EMA should externally review the LAR process with the objective to verify monitoring data, monitor LARP implementation and post implementation processes identify problems and compliance issues, and suggest respective solutions. The EMA should also monitor and verify LARP implementation to determine whether resettlement goals are achieved, livelihood and living standards are restored (and to what extent) and provide recommendation for improvement.

External monitoring entails two types of activity: a) short term-monitoring of LARPs implementation and compensation delivery and b) a long-term evaluation of the resettlement effects of the LARPs.

In particular, the following objectives should be achieved:

1. Verification that resettlement has been implemented in accordance with the approved LARF, LARPs, SPS (2009) and RA legislation both on substantive and procedural levels;
2. Monitoring of LARP implementation process to identify strengths and weaknesses of the implementation strategies, particularly, monitoring and evaluation of LARP implementation schedules and the achievement of targets related to LAR activities;
3. Assessment of the effectiveness of LARP implementation approaches applied;
4. Evaluation of the consultative process with APs/AHs, particularly those vulnerable, including the adequacy and effectiveness of grievance redress procedures and legal redress available to the affected parties, dissemination of information, public consultations etc. on LARP preparation and implementation stages.
5. Analysis of the Project impacts on AHs/APs and especially vulnerable groups and assessment of the effectiveness of the mitigation measures adopted, including adequacy of compensation given to the APs; evaluation of APs/AHs livelihoods and living standards restoration;
6. Development of recommendations and corrective measures where needed.

The major tasks for the external monitoring will be:

1. Develop a methodology with indication of detailed objectives and methods to be used, sampling approaches, specific monitoring indicators in compliance with the LARP, reporting requirements etc.;

2. Conduct a baseline survey, if adequate baseline is not available in the LARPs;
3. Review and verify the progress in LARP implementation of Project 2 and prepare quarterly reports for the implementing agency and provide input for the semi-annual monitoring report during the process of LARP implementation;
4. Conduct evaluation survey to prepare LARP compliance report
5. Conduct a post LARP implementation evaluation survey in nearly a year after completion of LARP implementation
6. Provide recommendations and corrective measures if and where needed.

### **3. Scope of Services, Tasks (Components) and Expected Deliverables**

*The EMA activities can be divided into 2 directions:*

- a) Short-term monitoring, and*
- b) Long-term evaluation.*

#### **3.1 Short - Term Monitoring**

The short-term monitoring or the Compliance Review of the LARPs' implementation will be carried out in parallel with the implementation of each LARP activity and will entail extensive field visits and communication with APs. This task will result in a Compliance Report for each LARP 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 the PIU, implementing agency (YM) and ADB. Approval of Compliance Report by ADB will be a condition to start civil works. Short-term monitoring task of the EMA includes the following specific methods and activities:

- Desk review and secondary data analysis;
- Observations
- Household survey;
- Participatory rapid appraisal.

#### **3.2 Desk review**

On the first stage of LARP implementation the completeness of the profiles for all the affected land plots/structures/businesses should be checked. In particular, the desk review will address the following major aspects:

- Review of the information available at the implementing agency, including profiles (folder) of APs, contracts to be signed etc. and confirm its accuracy.
- Assessment of documentation of the collected information, i.e. protocols, questionnaires, maps, passports and other available information, including:
  - Completeness of the collected data,
  - Accuracy of the collected data;
- Assessment of consultation and participation as well as information disclosure activities by the implementing agency;
- Assessment of the prescribed GRM procedures and their implementation; and
- Identification of shortcomings, if any.

### Reservation:

The EMA has no mandate to implement tasks that require special licensing in accordance with the Armenian legislation, including appraisal of the assets to be acquired, or measurement of areas. However, in the contract price the provisional sum is envisaged when EMA may approach the independent licensed company in order to make an independent or arguable valuation or measurement case.

### **3.3 Household survey**

The household survey of AHs will address the overall process of land acquisition and resettlement (its duration, compliance with the requirements of the ADB SPS-2009, RA regulations, LARF, and the LARP, payment of compensations, grievances, status of affected vulnerable groups, etc.) and the extent of the accomplishment of the objectives. The EMA will sample the AHs for each LARP; the samples will be designed in a way to include all types of AHs specified by the impact on them. The household survey will use a specially designed questionnaire with the purpose of standardization of the collected information. In particular the questionnaire will address the following major aspects: AH's profile, awareness on LARP development and implementation process, impacts of the LARP implementation and compensations paid, grievances, and overall satisfaction. Results of the household survey will be compiled in the Compliance Reports that the EMA will prepare for all LARPs.

### **3.4 Observations**

Observations of LAR related activities (consultations, meetings, implementation etc.) as well as conditions of livelihood of affected people; ROW should be conducted as needed. Particularly, verification of the claims/grievances not only through desk review but also through checking at the field level should be done to assess whether it works in accordance with GRM established for the project.

### **3.5 Participatory rapid appraisal**

The EMA will apply the participatory rapid appraisal (PRA) tool with the purpose of complementing the data collected via continuous desk review and household survey with rather qualitative information mainly on the APs' perception towards specific aspects of LARPs' implementation. PRA will apply the following information collection tools:

- A. Stakeholders' interviews (representatives of the government, YM, implementing agency, DESC, etc.),
- B. Key informants interviews (heads of affected communities, informal leaders, etc.);
- C. (Focus) Group discussions or deeper qualitative interviews with special groups of APs, such as vulnerable groups (severely affected, expropriated, re-located AHs, women, etc.);
- D. In-depth case studies of problems, including grievance cases.

### 3.6 Long-Term Evaluation

The long-term evaluation will be carried out before and after the LARPs implementation to find out if the LARPs rehabilitation objectives have been attained or not, as well as for the assessment of the LARPs' implementation impact on the AHs. **Long-term monitoring task** of the EMA includes the following specific activities:

- **Baseline Surveys; and**
- **Post-LARP implementation Evaluation.**

### 3.7 Baseline survey

Baseline survey will be conducted based on available baseline information in the LARP and/or LARP preparation data bases, unless the LARP does not have adequate socio-economic baseline information of the AH. In this case, on the stage of inception report (development of survey methodology), EMA should define the surveys needed. Baseline Survey will be conducted by EMA prior to the payment of compensation. The survey will cover a representative sample of AHs based on the census list, stratified according to types and severity of impact. The EMA will sample the AHs for each LARP based on stratification sample; the samples will be designed in a way to include all types of AHs specified by the impact on them.

In the meantime, only quantitative analysis will not be enough for understanding the baseline situation of the AH's living standards. For this purpose the EMA will also conduct qualitative interviews with stakeholders of the project and key informants.

The Consultant shall also apply case-control study approach to comply with impact evaluation logic as described in 2.2.2 paragraph.

The baseline survey methodology will serve as a basis for the Post-LARP evaluation enabling precise comparison of pre- and post-project implementation.

Summarized responses to the questions will serve as a basis for defining certain indicators measuring (quantitatively) various aspects of LARP implementation.

### 3.8 Post-LARP evaluation

In about a year after completion of the LARPs' implementation, a Post-LARP Evaluation shall be carried out to find out if the objectives of the LARP have been attained. The Post-LARP Evaluation will address the following major topics:

- Assessment of the impact of the LARP implementation on the AHs;
- Assessment of the satisfaction of AHs with the appraisal of assets and entitlements, timing of payments, fund availability and disbursements, etc.;
- Assessment of the efficiency of the LARP implementation; and
- Lessons learned.

The EMA will collect the above presented information via application of the following methodological instruments:

- End-Term Survey addressing the AHs' living standards, impact of the LARP implementation, AHS' satisfaction, etc.
- Qualitative expert interviews with stakeholders and key informants;



- Group discussions or qualitative interviews with special groups of vulnerable AHs;
- Desk review of relevant reports and materials.

The EMA will conduct the End-Term Survey comprising the number of AHs that will ensure 95% Confidence Level and 5% Confidence Interval. Actually, the End-Term Survey will be the extended version of the Baseline Survey conducted in the Pre-LARP phase.

#### 4. Team Composition & Qualification Requirements for the Key Experts

The Consultant shall have at least 3 years' experience in conducting monitoring, surveys for development projects. Familiarity with ADB Safeguards Policy Statement (2009) and LAR related RA laws and regulations are an advantage.

The Consultant shall mobilize a 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;
- Sociologist;
- Lawyer.

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 for Tranche 2.

The estimated requirement for consultancy services is 24.45 person-months intermittently, tentatively from October 2016 until the end of November 2018. During implementation of this assignment the Consultant shall use its office, vehicles and equipment.

Narrative qualification criteria for the key staff members

Title	Total Inputs (person-months)	Min. General Experience (Years)	Project Specific experience (Years)	Area of Specialization	Tasks and Responsibilities
<i>Team Leader / Social development specialist</i>	2.77	10	3	Sociology, Monitoring and Evaluation, Economist and Law or related	Coordinating the works, ensuring involvement of relevant experts in the works and timely delivery of high-quality outputs
<i>Sociologists</i>	11.68	8	3	Sociology or related	Coordinating the collection of information from the field. Reviewing and analyzing received data.
<i>Lawyers</i>	10.00	8	3	Law, Legal or related	Reviewing the compliance of the documents to to ADB policy and RA legal requirements

## **5. Reporting Requirements and Time Schedule for Deliverables**

Once starting its activities the EMA will submit to the implementing agency the following deliverables:

- Inception Report and work plan
- LARPs Baseline Survey Report
- LARPs' Implementation Review Quarterly Reports;
  - Separate Compliance Reports for the LARPs for Babajanyan-Old Silikyan, Old Silikyan-Ashtarak highway and Davitashen-Ashtarak highway;
- **POST-LARP EVALUATION REPORT**

The EMA shall submit the deliverables in Armenian and English languages in electronic and 1 hard copy along with the cover letter.

## **6. Payment Schedule**

- i. 5% of the Contract amount will be paid upon submission of Inception Report and detailed Work Plan after the 6 weeks of contract signature;
- ii. 5% of the Contract amount will be paid upon submission of Baseline Survey Report for the Babajanyan-Old Silikyan Section within the 2 months after receiving the instruction to start the work from the PIU;
- iii. 5% of the Contract amount will be paid upon submission of Compliance Review Report for Babajanyan-Old Silikyan Section within the 2 months after receiving the instruction to start the work from the PIU;
- iv. 15% of the Contract amount will be paid upon submission of Baseline Survey Report for the Old Silikyan-Ashtarak Highway Section within the 2 months after receiving the instruction to start the work from the PIU;
- v. 15% of the Contract amount will be paid upon submission of Compliance Review Report for Old Silikyan-Ashtarak Highway Section within the 2 months after receiving the instruction to start the work from the PIU;
- vi. 10% of the Contract amount will be paid upon submission of Baseline Survey Report for the Davitashen-Ashtarak Highway Section within the 2 months after receiving the instruction to start the work from the PIU;
- vii. 10% of the Contract amount will be paid upon submission of Compliance Review Report for Davitashen-Ashtarak Highway Section within the 2 months after receiving the instruction to start the work from the PIU;
- viii. 35% of the Contract amount will be paid upon submission of the Post-LARP Evaluation Report within the 3 months after receiving the instruction to start the work from the PIU.

**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 <sup>2</sup>		4. Volume, m <sup>3</sup>		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
		<i>m<sup>2</sup></i>	<i>m<sup>2</sup></i>

## 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
-	-	-

**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

**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)

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(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:**

_____	_____	<b>seal</b>
	(signature)	

**Real estate owner (co-owner):**

_____	_____	_____	<b>seal</b>
(name, surname)	(signature)	Authorized person	
_____	_____	_____	<b>seal</b>
(name, surname)	(signature)	Authorized person	
_____	_____	_____	<b>seal</b>
(name, surname)	(signature)	Authorized person	
_____	_____	_____	<b>seal</b>
(name, surname)	(signature)	Authorized person	

**Person holding other property right to the real estate**

_____	_____	_____	<b>seal</b>
(name, surname)	(signature)	Authorized person	
_____	_____	_____	<b>seal</b>
(name, surname)	(signature)	Authorized person	
_____	_____	_____	<b>seal</b>
(name, surname)	(signature)	Authorized person	
_____	_____	_____	<b>seal</b>
(name, surname)	(signature)	Authorized person	

**Actual holder of real estate:**

_____ (name, surname)	_____ (signature)	_____ Authorized person	<b>seal</b>
_____ (name, surname)	_____ (signature)	_____ Authorized person	<b>seal</b>
_____ (name, surname)	_____ (signature)	_____ Authorized person	<b>seal</b>
_____ (name, surname)	_____ (signature)	_____ Authorized person	<b>seal</b>

**Actual user of real estate:**

_____ (name, surname)	_____ (signature)	_____ Authorized person	<b>seal</b>
_____ (name, surname)	_____ (signature)	_____ Authorized person	<b>seal</b>
_____ (name, surname)	_____ (signature)	_____ Authorized person	<b>seal</b>
_____ (name, surname)	_____ (signature)	_____ Authorized person	<b>seal</b>

**Entrepreneur**

_____ (name, surname)	_____ (signature)	_____ Director	<b>seal</b>
_____ (name, surname)	_____ (signature)	_____ Director	<b>seal</b>
_____ (name, surname)	_____ (signature)	_____ Director	<b>seal</b>
_____ (name, surname)	_____ (signature)	_____ Director	<b>seal</b>

**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 \_\_\_\_

# MAIN PHASES OF LAND ACQUISITION AND RESETTLEMENT PROCEDURE

## A. DESIGN

- New road design is ready, but may be revised based on the results of preliminary study.

## B. ORGANIZATION OF PUBLIC CONSULTATION

- Specialists from Project Implementation Unit will visit your community.
- You will be informed on the phases of acquisition procedure, your rights in acquisition procedure and principals of compensation, as well as on the discussion mechanism in case of potential grievances.

## C. PRELIMINARY STUDY

- RA Government decree N447-У dated on 28.04.2016 Preliminary study of land plots and property available along road sections of Tranche 2 (Babajanyan-Tichina) within Urban Sustainable Development Investment Project.

### PRELIMINARY STUDY

1. Internal and external measurements of properties and land plots.
2. Site inventory of properties and land plots, photo and video recording
3. Site inventory and calculation/registration of trees and crops.
4. Inventory and registration of improvements.
5. Conducting a census and socio-economic survey.
6. Collection and scanning of necessary documents related to APs properties and land plots.
7. Clarification of list of affected properties.
8. Drawing up the description protocols on the properties and land plots.

#### 1. MEASUREMENT OF LAND PLOTS AND STRUCTURES

- Your structures and land plots are measured.
- During the measurement process your presence is kindly requested.
- As a result of measurement may be discovered newly affected land plots and some of land plots may be eliminated from the list of expropriated land plots.

#### 2. CENSUS AND SOCIO-ECONOMIC SURVEY

##### Census

- All your family members are described.
- The information does not impact on the size of compensation.

##### Socio-economic survey

- Questionnaire for description of affected households will be filled in with all the affected families.
- The survey is anonymous.
- Results of surveys will not impact on the size of compensation.

#### 3. DESCRIPTION OF PROPERTY

- Described are properties, land plots, buildings/structures, crops, fruit trees and decorative trees that are subject to expropriation.



## D. EMINENT DOMAIN



- The properties, which are clarified to be affected in the result of preliminary study, will be recognized by the RA Government decree as Eminent Domain.

### ACKNOWLEDGMENT OF EMINENT DOMAIN AND PREPARATION OF LARP

1. Conduction of Public consultations
2. Checking and updating of data on measurement, property inventory and census.
3. Signing of property description protocols and their notification.
4. Valuation of property and calculation of compensation.
5. Preparation of land acquisition and resettlement plan.

#### 1. CONDUCTION OF PUBLIC CONSULTATIONS



#### 2. DESCRIPTION OF PROPERTY, PREPARATION AND SIGNING OF PROTOCOL



- Based on the information provided by you, and according to the results of the surveys conducted in the community, there will be prepared the property (land, building/structure, business) description protocols.
- Make sure that you provided copies of all the required documents.
- Protocol will be provided to you for your signature. Make sure that your property is properly/correctly described.
- A copy of the official notification will be sent to you via post mail after the implementing agency will sign the document.

#### 3. VALUATION OF PROPERTY, CALCULATION OF COMPENSATION



- Based on your property description protocol, which was signed by you, the property valuation process will commence.
- Your questions about principals of valuation process you can ask during Public consultation meeting.

#### 4. PREPARATION OF LAND ACQUISITION AND RESETTLEMENT PLAN (LARP)



- In the plan will be presented general principals of compensation, possible impact of the plan and total compensation budget.

- LARP approval by Asian Development Bank



- LARP approval by RA Government



### E. IMPLEMENTATION OF LAND ACQUISITION AND RESETTLEMENT PLAN

# MAIN PHASES OF LAND ACQUISITION AND RESETTLEMENT PROCEDURE

- The implementation of LARP means signing the alienation contracts with all the APs described in the LARP and provision of compensations to the APs as per the following phases:

1. Preparation of property alienation draft contract/agreement and its notification.
2. Signing/entering into force of the property alienation contract/agreement and transfer of compensation.
3. In the event of not signing/entering into force the property alienation contract, the expropriation of property judicially/via court.

## 1. PREPARATION OF PROPERTY ALIENATION DRAFT CONTRACT AND ITS NOTIFICATION ☐

- Preliminary contract will be presented to you.
- Check the content of the contract and present your objections within the period of time prescribed by the law.
- Fill out the required information, for example bank account.
- If information on your bank account is missing, Project Implementation Unit will open bank account registered in your name.

## 2. SIGNING THE PROPERTY ALIENATION CONTRACT AND TRANSFER OF THE COMPENSATION ☐

- The contracts will be signed with you.
- Compensation amount will be transferred to your bank account.

## 3. EXPROPRIATION OF PROPERTY JUDICIALLY/VIA COURT ☐

- The expropriation of property judicially/via court will be implemented in case if:
- (1) AP announces his/her disagreement and refuses to sign the property alienation contract; and/or (2) signing of the contract is not possible due to absence of conditions prescribed in the legislation
- expropriation of property judicially/via court will be implemented in the following phases:
  - compensation amount will be transferred to the court's deposit account.
  - in case if acquirer/recipient will not withdraw the amount from the account during 7 days period of time, he/she has to apply to the court with a claim on expropriation.
  - the land will be expropriated by the court decision.

## F. COMMENCEMENT OF ROAD CONSTRUCTION ☐

- Construction of road will not commence until all APs receive on their bank accounts the compensation amounts, or
- Court decision on expropriation is registered in the State Committee of the Real Estate Cadastre of the RA

### Contact details

Project Implementation Unit of «Urban Sustainable Development Investment Project »

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5th floor,  
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Asian Development Bank  
Armenia Resident Mission

Address 10 Vazgen Sargsyan street,  
3rd floor, rooms 79, 80, 81  
Piazza Grande, 0010,  
Land line: +374 10 546373  
www.adb.org



**Appendix 10. List of Affected Private Properties with Indirectly Affected Parts Included in the LARP**

No	ID	Lot-codes	Legal status	Functional usage/Usag e type	Total surface area	Surface area affected according to the methodology	Surface area to be Acquired	Remaining area	Remaining % in Acquired /total	Remark
1	225	0453-0052	Private	Commercial, business	256.3	209.27	256.3	47.03	18.35	The road boundary is crossed through the middle of the shop, therefore the part of the land plot under the shop should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the shop, the remaining part of the land plot was not appropriate for further functional use.
2	246	0453-0042	Private	Residential house	391.3	273.28	391.3	118.02	30.16	The road boundary is crossed through the middle residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
3	271	0454-0035	Private	Residential house	891.88	648.73	891.88	243.15	27.26	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
4	283	0401-0334	Private	Residential house	245.1	189.86	245.1	55.24	22.54	The road boundary includes the whole residential house. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
5	285	0401-0335	Private	Residential house	247.2	210.97	247.2	36.23	14.66	The road boundary is crossed through the middle of the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.



No	ID	Lot-codes	Legal status	Functional usage/Usage type	Total surface area	Surface area affected according to the methodology	Surface area to be Acquired	Remaining area	Remaining % in Acquired /total	Remark
6	287	0401-0300	Private	Residential house	212.12	143.83	212.12	68.29	32.19	The road boundary is crossed through the middle of residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
7	294	0190-0072	Private	Residential house	157.92	122.32	157.92	35.6	22.54	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
8	311	0401-0305	Private	Residential house	754.3	50.12	754.3	704.18	93.36	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
9	380	0401-0311	Private	various construction	156.53	129.35	156.53	27.18	17.36	The remaining formless part is not appropriate for the further usage of the land plot
10	259	0453-0006	Illegal	Commercial, business	48	27.52	48	20.48	42.67	The remaining formless part is not appropriate for further operation of business activity.
11	306	7001-0001	Illegal	Orchard	203.8	146.14	203.8	57.66	28.29	The remaining formless part is not appropriate for further usage of the Orchard.
12	308	7001-0001	Illegal	Orchard	407	354.11	407	52.89	13.00	The remaining formless part is not appropriate for further usage of the Orchard.
13	310	7001-0001	Illegal	Orchard	432.4	352	432.4	80.4	18.59	The remaining formless part is not appropriate for further usage of the Orchard.
14	318	7001-0001	Illegal	Orchard	435.5	427.28	435.5	8.22	1.89	The remaining formless part is not appropriate for further usage of the Orchard.

No	ID	Lot-codes	Legal status	Functional usage/Usage type	Total surface area	Surface area affected according to the methodology	Surface area to be Acquired	Remaining area	Remaining % in Acquired /total	Remark
15	323	7001-0001	Illegal	Orchard	299	261.16	299	37.84	12.66	The remaining formless part is not appropriate for further usage of the Orchard.
16	324	0401-0001	Illegal	Orchard	595.9	283.24	595.9	312.66	52.47	The remaining formless part is not appropriate for further usage of the Orchard.
17	325	7001-0001	Illegal	Orchard	295.4	192.78	295.4	102.62	34.74	The remaining formless part is not appropriate for further usage of the Orchard.
18	327	0401-0001	Illegal	Orchard	556.2	469.4	556.2	86.8	15.61	The remaining formless part is not appropriate for further usage of the Orchard.
19	328	7001-0001	Illegal	Orchard	355.13	55.36	355.13	299.77	84.41	The remaining formless part is not appropriate for further usage of the Orchard.
20	265	0454-0001	Illegal	Residential house	400	161.62	400	238.38	59.60	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
21	267	0454-0001	Illegal	Residential house	675.96	464.24	675.96	211.72	31.32	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
22	267/1	0454-0001	Illegal	Residential house	674.47	574.1	674.47	100.37	14.88	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.

No	ID	Lot-codes	Legal status	Functional usage/Usage type	Total surface area	Surface area affected according to the methodology	Surface area to be Acquired	Remaining area	Remaining % in Acquired /total	Remark
23	291	7001-0001	Illegal	Residential house	401.3	228.1	401.3	173.2	43.16	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
24	294/1	7001-0001	Illegal	Residential adjacent part of residential house	143.8	25.3	143.8	118.5	82.41	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
25	295	7001-0001	Illegal	Residential house	472	223.18	472	248.82	52.72	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
26	296	7001-0001	Illegal	Residential house	99.1	37.55	99.1	61.55	62.11	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
27	297	7001-0001	Illegal	Residential house	400.11	168.23	400.11	231.88	57.95	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.

No	ID	Lot-codes	Legal status	Functional usage/Usage type	Total surface area	Surface area affected according to the methodology	Surface area to be Acquired	Remaining area	Remaining % in Acquired /total	Remark
28	303	7001-0001	Illegal	Residential lodge	709.5	592.41	709.5	117.09	16.50	The road boundary is crossed through the residential lodge, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
29	314	0401-0001	Illegal	Industrial, the land plot serves as rest area for the gold factory	139.7	64.78	139.7	74.92	53.63	The remaining formless part is not appropriate for the further usage of the land plot as a as rest area.
30	329	0401-0001	Illegal	Residential house	650	368.59	650	281.41	43.29	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
31	268	0454-0001	Illegal	Orchard	250	179.25	250	70.75	28.30	The remaining formless part is not appropriate for further usage of the Orchard.
32	305	7001-0001	Illegal	Residential lodge	541.81	443.96	541.81	97.85	18.06	The road boundary is crossed through the residential lodge, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
33	288	0401-0001	Illegal	Residential house	476	315.27	476	160.73	33.77	The road boundary is crossed through the residential house, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.

No	ID	Lot-codes	Legal status	Functional usage/Usage type	Total surface area	Surface area affected according to the methodology	Surface area to be Acquired	Remaining area	Remaining % in Acquired /total	Remark
34	322	0401-0001	Illegal	Residential lodge	900.6	298.25	900.6	602.35	66.88	The road boundary is crossed through the residential lodge, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.
35	202	0553-0017	Illegal	Commercial, business	299.7	294.7	299.7	5	1.67	The remaining formless part is not appropriate for further operation of business activity.
36	208	0453-0001	Illegal	Commercial, business	648.9	645.64	648.9	3.26	0.50	The remaining formless part is not appropriate for further operation of business activity.
37	213	0453-0001	Illegal	Orchard	305.8	201.7	305.8	104.1	34.04	The pylon of the high voltage is envisaged to be installed in the mentioned land plot, that's why the remaining part of the land plot which is used as an orchard, is not appropriate for the further usage.
38	214	0453-0001	Illegal	Orchard	258.41	60.8	258.41	197.61	76.47	The pylon of the high voltage is envisaged to be installed in the mentioned land plot, that's why the remaining part of the land plot which is used as an orchard, is not appropriate for the further usage.
39	215	0453-0001	Illegal	Orchard	160.13	132.94	160.13	27.19	16.98	The remaining formless part is not appropriate for further usage of the Orchard.
40	219	0453-0001	Illegal	Orchard	394	334.35	394	59.65	15.14	The remaining formless part is not appropriate for further usage of the Orchard.
41	220	0453-0001	Illegal	Orchard	347.2	301.69	347.2	45.51	13.11	The remaining formless part is not appropriate for further usage of the Orchard.
42	240	0453-0001	Illegal	Commercial, business	106.15	101.98	106.15	4.17	3.93	The remaining formless part is not appropriate for further operation of business activity.
43	242	0453-0001	Illegal	Commercial, business	226.2	225.4	226.2	0.8	0.35	The remaining formless part is not appropriate for further operation of business activity.
44	257	0453-0001	Illegal	Commercial, business	330	286.41	330	43.59	13.21	The remaining formless part is not appropriate for further operation of business activity.

No	ID	Lot-codes	Legal status	Functional usage/Usage type	Total surface area	Surface area affected according to the methodology	Surface area to be Acquired	Remaining area	Remaining % in Acquired /total	Remark
45	224	0453-0001	Illegal	Residential lodge	377.66	292.21	377.66	85.45	22.63	The road boundary is crossed through the residential lodge, therefore the part of the land plot under the house should be considered as affected and compensated as defined by Project LARF and DMS methodology of the LARP. Besides the land plot under the house, the remaining part of the land plot was not appropriate for further functional use.

Appendix 11 List of APs with Relative Losses																									
ID	Affected Land				Affected Structure		Structures to be relocated		Affected Fence		Affected Improvements			Trees/Crops			Business			Assets and structures to be relocated	Affected Households				
	Type of owner	Usage Status	Area, M2	Type of Land	Name	m2	Name	m2	Material	Affected l.m/m2	Name	Material	Area, m2, m3, no	Type	Subtype	No/M2	Name	Description	Employees		No of AHs	No of AH members	Vulnerability Status	Severely AH	Residential Relocatee
200	Community (YM)	Illegally used	372.7	Commercial	Collector	1.6			Metal fences	19	Kerbstone	Concrete	25							Assets to be relocated	1	5		Severly AH	
					Hole	104					High pressure jointless gas pipe d=50x6mm	Metal	200												
					Control room	5.1					Gas pipe valve d=50mm	Metal	8												
											Installation and adjustment of gas pipe valve	Metal	2												
											Gas leakage during dismantling	Gas	3.43												
202	Community (YM)	Illegally used	299.7	Commercial	Patio	7.1			Metal fences	53.5	Kerbstone	Concrete	18	Fruit	Fruit-bearing	13				Assets to be relocated	1	5		Severly AH	
					Weighing hopper	68.4					Area	Concrete	41	Fruit	Not-yet-productive	1									
											Area	Concrete slabs	12	Fruit	Seedling	1									
											Dismantling /installation and adjustment of scale (55 ton)	-	1	Décor	Large	3									
														Décor	Medium	59									
														Wood	Large	4									
														Wood	Medium	1									
														Wood	Small	3									
203	Private	Directly held by the owner	114.3	Commercial	Car wash station	96.5														Assets to be relocated	1	4			
203-B-2																	Hrayr Tarzyan	Autoelectrician, Permanent, without tax declaration							
203-B-3																	Hrachya Tarzyan	Car Wash, Permanent, without tax declaration							
203/1	Community (YM)	Illegally used	290	Commercial							Area	Asphalt	290								1	4			
203-B-1																	IE Andranik Khurshudyan	Autoelectrician, Permanent, with tax declaration							
204	Community (YM)	Illegally used	4.6	Commercial	Shoemaker's booth	4															1	6			
204-B-1																	Suren Abrahamyan	Shoe Repair, Permanent, without tax declaration		Assets to be relocated	1	1	Vulnerable AH		
205	Private	Directly held by the owner	184.5	Commercial	Car service station	113.3					Area	Asphalt	60	Fruit	Fruit-bearing	2					1	4		Severly AH	
					Car repair main-hole	13.8								Fruit	Not-yet-productive	1									
														Décor	Large	3									
205-B-1																	Gagik Nazaryan	Welding, Permanent, without tax declaration		Assets to be relocated	1	5			





209	Community (YM)	Illegally used	299.6	Commercial					Stone	11	Gate	Wire mesh	1				Aram Topalyan	Motor Vehicle Dismantling, Permanent, without tax declaration		Assets to be relocated	1	5		Severly AH	
									Wire mesh	36															
210	Community (YM)	Illegally used	141	orchard					Wire mesh	22.6				Fruit	Fruit-bearing	9					1	8			
211	Community (YM)	Illegally used	101.8	Commercial					Wire mesh	29				Fruit	Fruit-bearing	4	Gagik Galstyan	Making and Selling Gravestones, Permanent, without tax declaration		Assets to be relocated	1	5		Severly AH	
													Fruit	Not-yet-productive	2										
													Fruit	Seedling	6										
													Crop	-	1										
212	Community (YM)	Illegally used	198.7	orchard	Closet	3.5			Stone	12.6				Fruit	Fruit-bearing	8				Assets to be relocated	1	4		Severly AH	
					Kennel	6			Wire mesh	40															
213	Community (YM)	Illegally used	305.8	orchard					Wire mesh	32				Fruit	Fruit-bearing	13					1	7		Severly AH	
													Wood	Large	1										
														Wood	Small	2									
214	Community (YM)	Illegally used	258.4	orchard	Closet	5			Stone	29				Fruit	Fruit-bearing	145				Assets to be relocated	1	3		Severly AH	
									Wire mesh	21				Fruit	Not-yet-productive	14									
													Fruit	Seedling	10										
													Décor	Large	3										
215	Community (YM)	Illegally used	160.1	orchard					Wire mesh	22				Fruit	Fruit-bearing	6					1	4		Severly AH	
									Stone	25				Fruit	Not-yet-productive	2									
													Fruit	Seedling	1										
													Décor	Medium	1										
													Wood	Small	2										
216	Community (YM)	Illegally used	155.1	orchard	Shed	3.9			Stone	69.3				Fruit	Fruit-bearing	365				Assets to be relocated	1	2	Vulnerable AH	Severly AH	
									Wire mesh	13				Fruit	Not-yet-productive	6									
													Fruit	Seedling	28										
													Décor	Large	3										
													Crop	-	9										
217	Community (YM)	Illegally used	143	orchard					Stone	11.4				Fruit	Fruit-bearing	64				Assets to be relocated	1	6		Severly AH	
													Fruit	Not-yet-productive	7										
													Fruit	Seedling	14										
													Décor	Large	2										
218	Community (YM)	Illegally used	153.6	orchard	Shed	9.8			Stone	64.5				Fruit	Fruit-bearing	657				Assets to be relocated	1	7	Vulnerable AH	Severly AH	
					Toilet	1							Fruit	Not-yet-productive	8										
													Fruit	Seedling	9										
													Décor	Large	1										
													Wood	Large	1										
219	Community (YM)	Illegally used	394	orchard	Closet	28.2			Wire mesh	54				Fruit	Fruit-bearing	95				Assets to be relocated	1	5		Severly AH	
					Shed	30.6			Stone	72.3				Fruit	Seedling	5									
													Wood	Large	1										
													Wood	Medium	4										
	Community (YM)	Illegally used	347.2	orchard					Stone	67.44				Fruit	Fruit-bearing	4									

220									Wire mesh	25				Wood	Large	3				1	6		Severly AH	
													Wood	Small	1									
221	Community (YM)	Illegally used	121.9	residential	Lodge	8.4			Wire mesh	14				Fruit	Fruit-bearing	10				1	3		Severly AH	Residential Relocatee
					Incomplete structure	11.7			Stone	8.2				Fruit	Not-yet-productive	1								
														Fruit	Seedling	8								
224	Community (YM)	Illegally used	377.7	residential	Lodge	7.65			Stone	66.3				Fruit	Fruit-bearing	183				1	1		Severly AH	Residential Relocatee
					Shed	11.65			Wire mesh	70				Fruit	Seedling	1								
														Décor	Large	25								
														Décor	Medium	1								
														Crop	-	2								
225	Private	Directly held by the owner	256.3	Commercial	Vehicle spare shop	48.57			Wire mesh	29	Area	Breakstone	202.6							1	6			
									In-situ r/c	5.92									Assets to be relocated					
225-B-1																	IE Karen Petrosyan	Sale of Motor Vehicle Spare Parts/Motor Vehicle Dismantling, Permanent, with tax declaration						
226	Community (YM)	Illegally used	106.8	Commercial					Wire mesh	18.5	Gate	Metal	1							1	6			
											Area	Breakstone	106.8						Assets to be relocated					
227	Community (YM)	Illegally used	51.4	Commercial	Shed	14.9			Metal fencing s	4.8	Area	Breakstone	51	Fruit	Fruit-bearing	1				1	6		Severly AH	
											Door	Metal	1	Fruit	Seedling	1								
												Gate	Metal	1										
228	Community (YM)	Illegally used	275.1	Commercial	Vehicle spare shop	11.45			Wire mesh	34	Area	Concrete	72.9							1	2			
					Car service station	72.9					Area	Breakstone	202.2											
					Metal house	12																		
					Car repair main-hole	3.8																		
228-B-1																	IE Araik Avetisyan	Car Service, Permanent, with tax declaration						
228-B-2																	Arsen Hambartsumyan	Undercarriage Repairer, Permanent, without tax declaration		1	3			
228-B-3																	Davit Shakhkulyan	Sale of Motor Vehicle Spare Parts, Permanent, without tax declaration		1	4			
229	Community (YM)	Illegally used	392.5	orchard					Stone	38.5				Fruit	Fruit-bearing	21				1	5		Severly AH	
									Wire mesh	61				Fruit	Seedling	1								
													Wood	Large	4									
													Wood	Medium	2									
													Wood	Small	6									
230	Private	Directly held by the owner	127	residential					Tuf	25	Area	Concrete	58.2	Décor	Large	2								
											Kerbstone	Concrete	12	Décor	Medium	3								
														Crop	-	0.5								
	Community (YM)	Illegally used	435.8	Commercial	Car service station	76			Tuf	26	Area	Concrete	40	Fruit	Fruit-bearing	6								Assets to be relocated







256-B-1																Andranik Ghukasyan	Undercarriage Repairer, Permanent, without tax declaration			1	3			
256-B-2																Armen Simonyan	Undercarriage Repairer, Permanent, without tax declaration			1	2			
256-B-3																Virab Galstyan	Auto A/C Repair, Permanent, without tax declaration			1	7			
256-B-4																Artyom Yeghyan	Autoelectrician, Permanent, without tax declaration			1	5			
256-B-5																Gor Stepanyan	Co Welding, Permanent, without tax declaration			1	5			
256-B-6																Razmik Kishmiryan	Car Repair, Permanent, without tax declaration			1	4			
257	Community (YM)	Illegally used	330	Commercial				Stone	3.44	Area	Asphalt	330								The same as 256	The same as 256			
258	Private	Directly held by the owner	100	various construction																1	1	Vulnerable AH		
259	Community (YM)	Illegally used	48	Commercial						Area	Asphalt	48								The same as 256	The same as 256			
260	Private	Directly held by the owner	876.4	industrial				Wire mesh	59				Wood	Large	6				Assets to be relocated	1	1			
262	Community (YM)	Illegally used	26.6	residential	Garage	26												Assets to be relocated	1	4				
263	Private	Directly held by the owner	8066	industrial	Gas control station	185.4													The same as 260	The same as 260				
					Gas control station	70.83																		
					Hole	132.3																		
					Non-operational structure	165.8																		
					Car repair main-hole	3.5																		
263/1	0		0		Shed	11.7		Wire mesh	68	Irrigation pipe d=100mm	Metal	100	Fruit	Fruit-bearing	209			Assets to be relocated	1	4		Severly AH		
												Fruit	Not-yet-productive	2										
													Fruit	Seedling	33									
													Crop	-	5									
263/3	0		0		Metal structure	11.2							Fruit	Fruit-bearing	99			Assets to be relocated	1	6		Severly AH	Residential Relocatee	
					Structure	10.6		Wire mesh	120	Irrigation pipe d=100mm	Metal	100	Fruit	Not-yet-productive	3									
													Décor	Large	457									
													Wood	Large	1									
													Wood	Medium	1									
													Wood	Small	1									
													Crop	-	10									
263/4	0		0					Wire mesh	60	Irrigation pipe d=100mm	Metal	100	Fruit	Fruit-bearing	47				1	1	Vulnerable AH	Severly AH		
												Fruit	Seedling	2										
													Wood	Small	2									
	0		0		Shed	7.5		Wire mesh	95	Irrigation pipe d=100mm	Metal	100	Fruit	Fruit-bearing	202			Assets to be relocated						









285													Fruit	Not-yet-productive	2				
													Fruit	Seedling	4				
													Décor	Large	8				
													Décor	Medium	1				
													Crop	-	1.5				
286	Community (YM)	Illegally used	308.4	residential	Shed	41.85			Tuf	48	Area	Concrete	41.85	Wood	Small	2			
									Wire mesh	16.8	Gate	Metal	1	Fruit	Fruit-bearing	132			
														Fruit	Not-yet-productive	8			
														Fruit	Seedling	12			
														Crop	-	5			
287	Private	Directly held by the owner	212.1	residential	Residential house	37			Tuf	13.2	Area	Concrete	33	Fruit	Fruit-bearing	102			Assets to be relocated
					Residential house	43.95					Area	Travertine slabs	10.3	Fruit	Not-yet-productive	5			
					Residential house	72.08								Fruit	Seedling	1			
														Décor	Large	19			
														Crop	-	105			
288	Community (YM)	Illegally used	476	residential	Residential house	72.4			Tuf	79.2	Area	Travertine slabs	85.1						Assets to be relocated
					Support structure	18.5					Gate	Metal	1						
					Toilet	3.5													
289	Community (YM)	Illegally used	533.6	residential	Residential house	101.5			Tuf	9	Area	Concrete	8.3	Fruit	Fruit-bearing	26			Assets to be relocated
					Support structure	15.17			Stone	64.8	Staircase	Concrete	2.6	Fruit	Not-yet-productive	1			
					Support structure	10.3			Wire mesh	51				Fruit	Seedling	4			
					Toilet	3.8								Décor	Medium	17			
					Hole	1.5													
					Sewage hole	4													
290	Government (RoA)	Illegally used	400	residential	Residential house	107.9			Tuf	69	Area	Concrete	81.2	Fruit	Fruit-bearing	17			Assets to be relocated
					Sewage hole	4			Wire mesh	49.8	Gate	Metal	1	Fruit	Not-yet-productive	3			
														Fruit	Seedling	4			
														Décor	Large	4			
														Décor	Medium	11			
														Crop	-	135			
291	Government (RoA)	Illegally used	401.3	residential	Residential house	102.1			Stone	24.3	Gate	Metal	1	Fruit	Fruit-bearing	14			Assets to be relocated
					Sewage hole	4			Wire mesh	35				Fruit	Seedling	7			
														Décor	Large	12			
														Décor	Medium	2			
														Crop	-	85			
292	Government (RoA)	Illegally used	154.7	residential	Residential house	24.9			Wire mesh	7.3	Area	Concrete slabs	4						Assets to be relocated
									Stone	10.2									
293	Government (RoA)	Illegally used	285.7	residential	Lodge	11			Stone	77.76	Kerbstone	Concrete	43.5	Fruit	Fruit-bearing	530			Assets to be relocated
														Fruit	Seedling	6			
														Crop	-	226			
	Private	Directly held by the owner	157.9	residential	Shed	16.3					Area	Concrete slabs	29.8	Fruit	Fruit-bearing	1			Assets to be relocated

294					Residential house	81.48					Gate	Metal	1	Décor	Large	1					1	2		Severly AH	Residential Relocatee	
														Décor	Medium	20										
														Crop	-	8										
294/1	Government (RoA)	Illegally used	143.8	residential	Shed	13.7			Stone	24.9	Area	Concrete slabs	18.05							Assets to be relocated						
					Shed	8			Wire mesh	14																
					Sewage hole	4																				
295	Government (RoA)	Illegally used	472	residential	Residential house	12.8			Wire mesh	48.2	Area	Concrete	48.2	Fruit	Fruit-bearing	66				Assets to be relocated	1	2	Vulnerable AH	Severly AH	Residential Relocatee	
					Support structure	8.1			Stone	126.24				Fruit	Not-yet-productive	5										
					Shed	12.66								Fruit	Seedling	3										
					Sewage hole	4								Décor	Large	4										
														Crop	-	21										
296	Government (RoA)	Illegally used	99.1	residential	Lodge	21.1			Stone	19.6				Fruit	Fruit-bearing	1				Assets to be relocated	1	2	Vulnerable AH	Severly AH	Residential Relocatee	
					Shed	2			Wire mesh	26																
297	Government (RoA)	Illegally used	400.1	residential	Residential house	91.42					Platform	Concrete	35	Fruit	Fruit-bearing	70				Assets to be relocated	1	1	Vulnerable AH	Severly AH	Residential Relocatee	
														Fruit	Seedling	1										
															Crop	-	5									
298	Government (RoA)	Illegally used	104.3	residential	Residential house	25.88					Platform	Concrete	19.8	Fruit	Fruit-bearing	9					1	3		Severly AH	Residential Relocatee	
											Area	Concrete slabs	2.5	Décor	Large	1				Assets to be relocated						
299	Government (RoA)	Illegally used	282.8	residential	Residential house	50														Assets to be relocated	1	2			Residential Relocatee	
					Toilet	2																				
300	Government (RoA)	Illegally used	851.6	residential	Residential house	18.8			Stone	102.48	Area	Concrete	7	Fruit	Fruit-bearing	378				Assets to be relocated	1	2	Vulnerable AH	Severly AH	Residential Relocatee	
					Hencoop	7.4			Wire mesh	32.5	Kerbstone	Concrete	7.5	Fruit	Not-yet-productive	1										
											Irrigation pipe d=50mm	Metal	50	Fruit	Seedling	13										
															Décor	Large	6									
															Décor	Medium	7									
															Crop	-	354									
300/1	Government (RoA)	Illegally used	501.9	residential	Residential house	20.85			Stone	58.08	Area	Concrete	9							Assets to be relocated	1	4			Residential Relocatee	
					Shed	17.3			Wire mesh	20	Kerbstone	Concrete	6													
					Kennel	4.1					Staircase	Concrete	6.2													
					Support structure	8.1					Gate	Metal	1													
301	Government (RoA)	Illegally used	15.75	residential	Support structure	12.4			Tuf	6.16										Assets to be relocated	1	1				
302	Private	Directly held by the owner	73.42	residential	Support structure	7.4			Tuf	3.3	Area	Concrete	17	Fruit	Fruit-bearing	9				Assets to be relocated	1	10	Vulnerable AH	Severly AH		
					Shed	19.2			Wire mesh	21.6	Kerbstone	Concrete	12.5	Fruit	Not-yet-productive	2										
															Décor	Large	4									
303	Government (RoA)	Illegally used	709.5	residential					Wire mesh	22.5				Fruit	Fruit-bearing	90					1	3		Severly AH		
									Stone	75.6				Fruit	Seedling	3										
															Décor	Large	6									
															Wood	Small	2									

304	Government (RoA)	Illegally used	852.5	residential	Lodge	7.86			Wire mesh	30				Fruit	Fruit-bearing	108				Assets to be relocated	1	3		Severly AH	Residential Relocatee		
					Shed	11.2								Fruit	Not-yet-productive	10											
														Fruit	Seedling	8											
														Décor	Large	10											
														Décor	Medium	1											
														Crop	-	43											
305	Government (RoA)	Illegally used	541.8	residential	Toilet	1.5			Wire mesh	67.5	Staircase	Concrete	6.7	Fruit	Fruit-bearing	243				Assets to be relocated	1	5		Severly AH	Residential Relocatee		
					Lodge	7.1								Fruit	Not-yet-productive	36											
														Fruit	Seedling	42											
														Décor	Large	38											
														Décor	Medium	20											
														Décor	Small	4											
														Crop	-	30											
306	Government (RoA)	Illegally used	203.8	orchard					Wire mesh	38.7				Fruit	Fruit-bearing	22					1	7		Severly AH			
													Fruit	Seedling	2												
														Décor	Large	20											
307	Government (RoA)	Illegally used	418.4	residential	Toilet	1.5			Stone	72.53	Staircase	Concrete	15	Fruit	Fruit-bearing	475				Assets to be relocated	1	7		Severly AH			
									Wire mesh	14.8				Fruit	Not-yet-productive	2											
														Fruit	Seedling	11											
														Décor	Large	15											
														Crop	-	23											
308	Government (RoA)	Illegally used	407	orchard					Stone	47.7	Area	Marble	31	Fruit	Fruit-bearing	43				Assets to be relocated	1	2	Vulnerable AH	Severly AH			
									Wire mesh	47.8	Irrigation pipe d=13mm	Metal-plastic	10	Fruit	Not-yet-productive	3											
														Fruit	Seedling	6											
														Décor	Large	8											
														Décor	Medium	1											
														Décor	Small	4											
														Crop	-	27											
309	Government (RoA)	Illegally used	88.6	residential	Incomplete structure	6.44			Stone	16.64				Fruit	Fruit-bearing	64				Assets to be relocated	1	4		Severly AH			
									Tuf	17.6				Fruit	Not-yet-productive	4											
									Wire mesh	12.6				Fruit	Seedling	1											
														Crop	-	1											
310	Government (RoA)	Illegally used	432.4	orchard	Shed	10.5			Wire mesh	98.4	Irrigation pipe d=13mm	Metal-plastic	200	Fruit	Fruit-bearing	70				Assets to be relocated	1	7	Vulnerable AH	Severly AH			
														Fruit	Not-yet-productive	8											
														Fruit	Seedling	12											
														Décor	Large	24											
														Wood	Medium	1											
														Wood	Small	3											
														Crop	-	3											
	Private	Directly held by the owner	754.3	residential	Residential house	206.5			Stone	193.6	Staircase	Concrete	18	Fruit	Fruit-bearing	88				Assets to be relocated							
					Support structure	2.36			Wire mesh	25	Area	Concrete	52.4	Fruit	Not-yet-productive	1											
									Stone	32	Gate	Metal	1	Fruit	Seedling	3											

311													Décor	Large	39				
													Décor	Small	16				
													Wood	Large	1				
													Wood	Small	6				
													Crop	-	228				
312	Government (RoA)	Illegally used	383	orchard				Wire mesh	38.6				Fruit	Fruit-bearing	60				
								Stone	44.2				Fruit	Seedling	1				
													Décor	Large	4				
													Décor	Medium	90				
313	Government (RoA)	Illegally used	189.7	orchard	Support structure	6.61		Wire mesh	55	Irrigation pipe d=25mm	Metal-plastic	25	Fruit	Fruit-bearing	151				Assets to be relocated
					Shed	6.61							Fruit	Seedling	7				
													Wood	Large	1				
													Wood	Small	2				
													Crop	-	1.5				
314	Community (YM)	Illegally used	139.7	industrial	Shed	41		Wire mesh	18.4	Platform	Concrete	42.5	Fruit	Fruit-bearing	13				Assets to be relocated
					Shed	34.5				Area	Concrete	10.5	Fruit	Seedling	1				
										Staircase	Concrete	3.92	Crop	-	0.5				
315	Government (RoA)	Illegally used	459.8	orchard				Wire mesh	94.3	Staircase	Concrete	3.5	Fruit	Fruit-bearing	279				Assets to be relocated
													Fruit	Not-yet-productive	18				
													Fruit	Seedling	11				
													Décor	Large	39				
													Décor	Medium	14				
													Décor	Small	4				
													Crop	-	34				
316	Community (YM)	Illegally used	902.9	residential	Residential house	71		Tuf	19.8	Area	Concrete	92.8	Fruit	Fruit-bearing	36				Assets to be relocated
					Support structure	57.4		Metal fences	27	Area	Concrete slabs	27	Fruit	Not-yet-productive	7				
					Support structure	10.1		Wire mesh	33	Gate	Metal	1	Fruit	Seedling	12				
					Support structure	25.2				Kerbstone	Concrete	15	Décor	Large	34				
					Shed	4.3							Décor	Medium	6				
													Décor	Small	1				
													Crop	-	137				
317	Community (YM)	Illegally used	132.8	residential				Wire mesh	12.2				Fruit	Fruit-bearing	52				Assets to be relocated
													Fruit	Not-yet-productive	1				
													Fruit	Seedling	20				
													Crop	-	25.5				
318	Government (RoA)	Illegally used	435.5	orchard	Incomplete structure	24.9		Wire mesh	37				Fruit	Fruit-bearing	55				Assets to be relocated
													Fruit	Seedling	6				
319	Community (YM)	Illegally used	134.3	residential				Wire mesh	22.9				Fruit	Fruit-bearing	83				Assets to be relocated
													Fruit	Not-yet-productive	1				
													Fruit	Seedling	3				
													Décor	Large	40				
													Décor	Medium	1				
													Crop	-	3				



327									Wire mesh	10	Irrigation pipe d=25mm	Metal-plastic	35	Fruit	Not-yet-productive	9					1	6	Vulnerable AH	Severly AH		
														Fruit	Seedling	40										
														Décor	Medium	1										
328	Government (RoA)	Illegally used	355.1	orchard	Shed	14.1			Wire mesh	76	Irrigation pipe d=25mm	Metal-plastic	35	Fruit	Fruit-bearing	227					Assets to be relocated	1	6		Severly AH	
									Stone	37	Irrigation pipe d=13mm	Metal-plastic	25	Fruit	Not-yet-productive	4										
														Fruit	Seedling	11										
														Décor	Medium	4										
														Crop	-	330										
329	Community (YM)	Illegally used	650	residential	Residential house	15.72			Stone	144	Area	Concrete	13	Fruit	Fruit-bearing	950					Assets to be relocated	1	6		Severly AH	Residential Relocatee
					Shed	7.2			Wire mesh	26	Gate	Metal	1	Fruit	Not-yet-productive	60										
					Toilet	1					Area	Concrete slabs	5	Fruit	Seedling	49										
											Irrigation pipe d=13mm	Metal-plastic	25	Décor	Large	18										
											Irrigation pipe d=25mm	Metal-plastic	100	Décor	Medium	2										
														Wood	Small	2										
														Crop	-	71.5										
330	Private	Directly held by the owner	3841	industrial					Metal fencing s	31.7				Fruit	Fruit-bearing	2					Assets to be relocated	1	5		Severly AH	
331	Community (YM)	Illegally used	18.6	residential	Garage	18.2								Fruit	Fruit-bearing	1					Assets to be relocated	1	4		Severly AH	
														Wood	Small	1										
332	Community (YM)	Illegally used	17.8	residential	Garage	17.2															Assets to be relocated	1	1			
333	Community (YM)	Illegally used	20.17	residential	Garage	18.77															Assets to be relocated	1	6			
334	Community (YM)	Illegally used	20.6	residential	Hole	2.7															Assets to be relocated	1	5			
					Garage	18.8																				
335	Community (YM)	Illegally used	19.86	residential	Garage	31.8															Assets to be relocated	1	2	Vulnerable AH		
336	Community (YM)	Illegally used	19.3	residential	Garage	36.5															Assets to be relocated	1	1	Vulnerable AH		
337	Community (YM)	Illegally used	19.93	residential	Garage	19.12								Wood	Medium	3					Assets to be relocated	1	1			
338	Community (YM)	Illegally used	20.1	Commercial	Garage	19.2								Fruit	Fruit-bearing	3	Artak Muradyan	Production and sale of furniture, Permanent, without tax declaration			Assets to be relocated	1	11		Severly AH	
					Hole	3.6							Fruit	Seedling	1											
														Wood	Small	4										
339	Community (YM)	Illegally used	19.94	residential	Garage	18.71															Assets to be relocated	1	2			
340	Community (YM)	Illegally used	21	residential	Garage	19.2															Assets to be relocated	1	6			
341	Community (YM)	Illegally used	20.6	Commercial	Garage	18.81								Wood	Medium	2	Ashot Karapetyan	Undercarriage Repairer, Permanent, without tax declaration			Assets to be relocated	1	4			
342	Community (YM)	Illegally used	20.17	residential	Garage	18.4															Assets to be relocated	1	1			
					Hole	3																				
343	Community (YM)	Illegally used	19.33	residential	Garage	19.15								Fruit	Fruit-bearing	1					Assets to be relocated	1	3		Severly AH	

					Hole	3.5									Décor	Large	10									
344	Community (YM)	Illegally used	20.6	Commercial	Hole	3.7												Vachagan Melkumyan	Bathroom equipment repair, Permanent, without tax declaration		Assets to be relocated	1	5	Vulnerable AH		
					Garage	19.5																				
345	Community (YM)	Illegally used	24.8	residential	Garage	24															Assets to be relocated	1	6			
346	Community (YM)	Illegally used	21.5	residential	Hole	4.2															Assets to be relocated	1	3			
					Garage	20.2																				
347	Community (YM)	Illegally used	34.18	Commercial	Garage	31.09															Assets to be relocated	1	6			
					Hole	4.3																				
347-B-1																	Sahak Smbatyan	Automatic Gearbox Repair, Permanent, without tax declaration								
348	Community (YM)	Illegally used	22.85	residential	Garage	20.4															Assets to be relocated	1	6			
349	Community (YM)	Illegally used	19.46	residential	Garage	18.8															Assets to be relocated	1	3			
350	Community (YM)	Illegally used	21.35	residential	Garage	20.31															Assets to be relocated	1	6			
351	Community (YM)	Illegally used	21.15	Commercial	Garage	19.85												Hamlet Martirosyan	Changing Motor Vehicle Buffers, Permanent, without tax declaration		Assets to be relocated	1	6			
					Hole	3.54																				
352	Community (YM)	Illegally used	23	residential	Garage	20.46															Assets to be relocated	1	4			
353	Community (YM)	Illegally used	20.7	residential	Garage	19.8															Assets to be relocated	The same as 349	The same as 349			
354	Community (YM)	Illegally used	20.82	residential	Garage	19.76															Assets to be relocated	1	5			
355	Community (YM)	Illegally used	20.9	residential	Garage	19.2															Assets to be relocated	1	6			
					Hole	3.5																				
356	Community (YM)	Illegally used	22.32	residential	Basement	5.4									Fruit	Fruit-bearing	2				Assets to be relocated	1	2	Vulnerable AH	Severly AH	
					Garage	19.2								Décor	Large	1										
					Hole	3.6									Crop	-	1									
357	Community (YM)	Illegally used	22.38	residential	Garage	19.1															Assets to be relocated	The same as 346	The same as 346			
358	Community (YM)	Illegally used	19.54	residential	Garage	18.7															Assets to be relocated	1	4			
					Hole	2.4																				
359	Community (YM)	Illegally used	17.54	residential	Garage	17.34															Assets to be relocated	1	1	Vulnerable AH		
360	Community (YM)	Illegally used	22.5	residential	Hole	4.2															Assets to be relocated	1	3			
					Garage	20.3																				
361	Community (YM)	Illegally used	22.5	residential	Garage	20.56															Assets to be relocated	1	6			
362	Community (YM)	Illegally used	25.7	residential	Hole	3.1																1	7			
					Garage	20.3															Assets to be relocated					



363	Community (YM)	Illegally used	18.61	residential	Garage	18												Assets to be relocated	1	1			
					Hole	4.25																	
364	Community (YM)	Illegally used	25.8	residential	Garage	23.2												Assets to be relocated	1	6			
365	Community (YM)	Illegally used	21.35	residential	Garage	19.03												Assets to be relocated	1	1	Vulnerable AH		
					Hole	2.7																	
366	Community (YM)	Illegally used	20.1	residential	Hole	3.4												Assets to be relocated	The same as 340	The same as 340			
					Garage	18.3																	
367	Community (YM)	Illegally used	20.52	residential	Garage	18.7							Wood	Large	2			Assets to be relocated	The same as 337	The same as 337			
					Hole	3.6																	
368	Community (YM)	Illegally used	21.27	residential	Garage	18.22												Assets to be relocated	1	6			
369	Community (YM)	Illegally used	21.3	residential	Garage	36.3												Assets to be relocated	The same as 340	The same as 340			
370	Community (YM)	Illegally used	21.25	residential	Garage	18.04												Assets to be relocated	1	1			
371	Community (YM)	Illegally used	20.13	residential	Garage	18.3							Fruit	Fruit-bearing	2			Assets to be relocated	1	6		Severly AH	
					Hole	3.6							Wood	Large	1								
372	Community (YM)	Illegally used	47.3	orchard					Wire mesh	24			Fruit	Fruit-bearing	2				The same as 346	The same as 347		Severly AH	
													Décor	Large	5								
													Wood	Large	1								
													Wood	Medium	1								
													Wood	Small	2								
373	Community (YM)	Illegally used	120.4	orchard	Shed	15			Wire mesh	9								Assets to be relocated	The same as 343	The same as 343			
					Toilet	3																	
376	Community (YM)	Used by the lease holder	60.8	Commercial	Flower shop	55.3												Assets to be relocated	1	4		Severly AH	
					Basement	25																	
376-B-1															IE Ashot Moskovyan	Sale of flowers and wreaths, Permanent, with tax declaration							
377	Community (YM)	Illegally used	248.6	Commercial							Area	Asphalt	111.3	Fruit	Fruit-bearing	12		Assets to be relocated					
											Area	Concrete	69.9	Décor	Large	21							
														Décor	Medium	69							
														Décor	Small	1							
														Wood	Large	2							
														Wood	Small	5							
378	Private	Directly held by the owner	245	Commercial	Car service station	482.8												Assets to be relocated	1	7			Residential Relocatee
					Car repair main-hole	13.2																	
378-B-1															IE Marat Petrosyan	Sale of Motor Vehicle Spare Parts, Permanent, with tax declaration							
378-E-1																		1	1	4			
378-E-2																		1	1	4			
379	Community (YM)	Illegally used	266.6	Commercial							Area	Asphalt	266.6	Fruit	Fruit-bearing	1			The same as 378	The same as 378		Severly AH	
											Kerbstone	Concrete	35										

380	Private	Directly held by the owner	156.5	various construction																1	6			
381	Community (YM)	Illegally used	143.9	orchard	Shed	8			Wire mesh	46.7	Irrigation pipe d=20mm	Metal-plastic	32	Fruit	Fruit-bearing	13				1	6		Severly AH	
					Shed	23.2			Stone	6.67	Staircase	Concrete	5.6	Fruit	Seedling	13								
														Décor	Medium	2								
														Crop	-	15								
382	Community (YM)	Illegally used	25.6	residential	Garage	23.6														1	6			
383	Community (YM)	Illegally used	24.9	residential	Garage	21.8														1	1			
384	Community (YM)	Illegally used	23.7	residential	Garage	45.2														1	6			
385	Community (YM)	Illegally used	68.9	orchard					Wire mesh	29	Irrigation pipe d=50mm	Metal-plastic	15	Fruit	Fruit-bearing	20				1	4		Severly AH	
											Irrigation pipe d=50mm	Metal	5	Fruit	Not-yet-productive	2								
														Fruit	Seedling	4								
														Décor	Large	26								
														Crop	-	62								
386	Community (YM)	Illegally used	66.3	orchard					Wire mesh	30	Irrigation pipe d=50mm	Metal-plastic	15	Décor	Large	27				1	3		Severly AH	
											Irrigation pipe d=50mm	Metal	5	Fruit	Fruit-bearing	20								
														Wood	Medium	1								
														Crop	-	60								
387	Community (YM)	Illegally used	74	orchard					Wire mesh	37.5	Irrigation pipe d=50mm	Metal-plastic	15	Fruit	Fruit-bearing	24				1	6		Severly AH	
											Irrigation pipe d=50mm	Metal	5	Décor	Large	60								
Total			58469			9156		54		8532.8			11395			17496			8					

## **MINUTES OF MEETING**

### **Sustainable Urban Development Investment Program, Tranche 2**

#### **Public Consultation on Land Acquisition and Resettlement**

##### **(Babajanyan-Tichina Section)**

**Date/time:** 2 November, 2016 16:00-18:10

**Venue** Secondary school №174, Malatia-Sebastia administrative district

#### **The meeting was conducted by**

Sirak Gyulbudaghyan, Land Acquisition and Resettlement Specialist, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program.

Tigran Grigoryan, Project Director, Uptime LLC (DMS, Census, SES Implementation Company).

Arus Harutyunyan, Land Acquisition and Resettlement Specialist, Egis International, Consultant

#### **Participants were:**

1. Sirak Gyulbudaghyan, Land acquisition and resettlement specialist, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
2. Anna Malikoyan, Communications and public relations specialist, “Investing projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
3. Hayk Norekyan, Design Engineer of the Designing Company, DorProject Institute LLC.
4. Arus Harutyunyan, Land Acquisition and Resettlement Specialist, Egis International,
5. Tigran Grigoryan, Project Director, Uptime LLC (DMS, Census, SES Implementation Company).
6. Shushan Kocharyan, Uptime LLC (Head of DMS, Census, SES Implementation)

In total 30 APs attended the public consultation; 1 woman and 29 men (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 an announcement was posted in the administrative building of Malatia-Sebastia and was published in the “Republic of Armenia” daily newspaper on 29 October 2016 and SUDIP official website.

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

- LAR procedures (types of impacts, compensation entitlements and principles),
- Valuation methodology of affected properties
- Grievance redress mechanism,
- Questions and Answers.

**Opening of the Meeting:** The meeting was opened by Sirak Gyulbudaghyan's welcome speech. He briefly introduced progress on construction of the road sections that is being implemented under Tranche 1 and 2, as well as LAR implementation, DMS surveys and LARP preparation. He informed the APs that by the RA Government Decree dated 6 October, 2016 all legal properties of Babajanyan-Tichina section have been acknowledged as eminent domain. In accordance with the Decree the PIU has already

provided all the owners notifications on acknowledgment of their property as eminent domain, as well as respective property maps, where both the general and the acquired section will be shown. He noted that within two months after the decree will have entered into force, APs can apply to the PIU office with request to alienate the part of the property which was not subject for acquisition with references to the relative clauses of the law on Eminent Domain. The AP can apply to the court within one month after receiving a response from the PIU, which will be provided within 15 days. Sirak Gyulbudaghyan also informed that the next step would be to draft and sign description protocols of properties, one copy will be submitted to APs, after which APs will have the right to submit their complaints to the PIU within 10 days to make corrections in the protocol. This will be followed by LARP preparation and submission to the approval of ADB and the RA Government, which will be followed by the phase of providing compensation.

**The first question of the agenda was introduced** by Sirak Gyulbudaghyan; the PIU Land Acquisition and Resettlement Specialist. He explained to the APs the types of losses and principles of compensation. Also he informed them the procedures of notification and signing of description protocols and the principle of cut-off date.

**The second question of the agenda was introduced** by Tigran Grigoryan, Project Director of DMS, Census, SES Implementation Company. He has presented to APs the valuation methodology of affected properties based on the type of losses.

**The third question of the agenda was introduced** by Arus Harutyunyan, Land Acquisition and Resettlement Specialist of the Consulting Company. She introduced the grievance redress mechanism developed for the whole Tranche, particularly the functions and entitlement scope of the parties that review grievances, as well as ways and possible options of lodging grievances, time periods of reviewing them and responding, significance of selection of local focal points and their functions in the grievance redress mechanism.

## **Questions and Answers**

### **Question 1.** Rudolf Gevorgyan

Who should we apply to if we all do not want the road to pass there, but to pass a little farther (upper)? It's not convenient to us if it is destroyed? People ask to destroy a little bit farther (upper).

### **Answer 1.** Sirak Gyulbudaghyan, PIU Resettlement Specialist

For the legal properties Eminent Domain was acknowledged by the Government Decree. One option is that you can appeal the Government Decree, the other option is that you can refuse to sign your contract and apply to the court.

### **Question 2.** Partner of "Gas-Propan" LLC

I have a specific question regarding removal of my gas containers. Which of your specialists can I ask to come and discuss the issue in place? There are scales which possibly will not impede if they are partly left under the bridge.

### **Answer 2.** Sirak Gyulbudaghyan, PIU Resettlement Specialist

At this moment our engineer is not here and you can come either on Friday or on Monday to discuss the issue with Vardan.

### **Question 3.** Arman Gigoyan

How can Sheram st. residents cross the street by walking? The school is near the buildings. Is any pedestrian crossing envisaged?

**Answer 3.1.** Hayk Norekryan, Design Engineer of the Designing Company, DorProject Institute LLC.  
Crossing by walking will become longer in that section, but there is a pedestrian crossing in front of the hospital.

**Answer 3.2.** Tigran Grigoryan, Uptime LLC

Currently it's not envisaged in the design, however it's planned to construct pedestrian overpass in the middle section.

**Question 4.** Norayr Hovhannisyan

When will our issues be resolved (providing of compensation), if everything is normal and there is no complaint? Five people may complain, but the rest not. Is it possible that the project will be stopped because of these five people?

**Answer 4.** Sirak Gyulbudaghyan, PIU Resettlement Specialist

We submit the LARP for ADB's approval, afterwards it will be approved by the RA Government and the acquisition process will start. Approximately it will be in spring. If the case is submitted to the court, the property is inviolable.

**Question 5.** Norayr Hovhannisyan

How can we find out the approximate market prices in that area?

**Answer 5.** Sirak Gyulbudaghyan, PIU Resettlement Specialist

When the assessment is finalized and the plan is approved by the Government, we will notify you officially.

**Question 6.** Representative of Hrayr Tarzyan

We have a car wash station, for which there is construction permission. It was ceased related to the Government Decree, however we have already completed the building and want to get a completion act and an ownership certificate. Can PIU assist in this matter?

**Answer 6.** Sirak Gyulbudaghyan, PIU Resettlement Specialist

Apply to PIU and we will try to discuss the issue with head of department of architecture and urban development of Yerevan PIU to understand what to do. This is difficult to answer now.





Հանրային լսում

02.11.2016

Գ. Շերաթի և Տիգրան փողոցների խաչմերուկից Արմենիկում բռնկական կենտրոնի խաչմերուկ ընկած հատված

01.12.2015

N	Անուն Ազգանուն	Հասցե	Ստորագրություն
1	Երսեղյան Գևորգ	Ճարտ. Գ. Երսեղ	Գ. Երսեղ
2	Մեծաթի Գևորգ	Ճարտ. Գ. Մեծաթի	Գ. Մեծաթի
3	Չի Բաղդասար	Ճարտ. Գ. Չի Բաղդ	Գ. Չի Բաղդ
4	Դեմիրճյան Դավիթ	Ճարտ. Դ. Դեմիրճյան	Դ. Դեմիրճյան
5	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
6	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
7	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
8	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
9	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
10	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
11	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
12	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
13	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
14	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
15	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
16	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
17	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
18	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
19	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
20	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
21	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
22	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան
23	Գրիգորյան Գրիգոր	Ճարտ. Գ. Գրիգորյան	Գ. Գրիգորյան



20	Chapman's Chaparral	Chapman's 172	521	1721
25	Wright's Chaparral	Chapman's 172	521	1721
26	Wright's Chaparral	Chapman's 172	521	1721
27	Wright's Chaparral	Chapman's 172	521	1721
28	Wright's Chaparral	Chapman's 172	521	1721
29	Wright's Chaparral	Chapman's 172	521	1721
30	Wright's Chaparral	Chapman's 172	521	1721
31	Wright's Chaparral	Chapman's 172	521	1721
32	Wright's Chaparral	Chapman's 172	521	1721
33	Wright's Chaparral	Chapman's 172	521	1721



## **MINUTES OF MEETING**

### **Sustainable Urban Development Investment Program, Tranche 2**

#### **Public Consultation on Land Acquisition and Resettlement**

##### **(Babajanyan-Tichina Section)**

**Date/time:** 3 November, 2016 16:00-17:45

**Venue** Secondary school №174, Malatia-Sebastia administrative district

#### **The meeting was conducted by**

Sirak Gyulbudaghyan, Land Acquisition and Resettlement Specialist, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program.

Tigran Grigoryan, Project Director, Uptime LLC (DMS, Census, SES Implementation Company).

Arus Harutyunyan, Land Acquisition and Resettlement Specialist, Egis International, Consultant

#### **Participants were:**

1. Sirak Gyulbudaghyan, Land acquisition and resettlement specialist, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
2. Anna Malikoyan, Communications and public relations specialist, “Investing projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
3. Rubik Pashinyan, Resettlement and Social Development Specialist, LARP Implementation Team
4. Hayk Norekyan, Design Engineer of the Designing Company, DorProject Institute LLC.
5. Arus Harutyunyan, Land Acquisition and Resettlement Specialist, Egis International,
6. Tigran Grigoryan, Project Director, Uptime LLC (DMS, Census, SES Implementation Company).
7. Shushan Kocharyan, Uptime LLC (Head of DMS, Census, SES Implementation)

In total 72 APs attended the public consultation; 27 women and 45 men (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 an announcement was posted in the administrative building of Malatia-Sebastia and was published in the “Republic of Armenia” daily newspaper on 29 October 2016 and SUDIP official website.

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

- LAR procedures (types of impacts, compensation entitlements and principles),
- Valuation methodology of affected properties,
- Grievance redress mechanism,
- Questions and answers.

**Opening of the Meeting:** The meeting was opened by Sirak Gyulbudaghyan's welcome speech. He briefly introduced progress on construction of the road sections that is being implemented under Tranche 1 and 2, as well as LAR implementation, DMS surveys and LARP preparation. He informed the APs that

by the RA Government Decree dated 6 October, 2016 all legal properties of Babajanyan-Tichina section have been acknowledged as eminent domain. In accordance with the Decree the PIU has already provided all the owners notifications on acknowledgment of their property as eminent domain, as well as respective property maps, where both the general and the acquired section will be shown. He noted that within two months after the decree will have entered into force, APs can apply to the PIU office with request to alienate the part of the property which was not subject for acquisition with references to the relative clauses of the law on Eminent Domain. The AP can apply to the court within one month after receiving a response from the PIU, which will be provided within 15 days. Sirak Gyulbudaghyan also informed that the next step would be to draft and sign description protocols of properties, one copy will be submitted to APs, after which APs will have the right to submit their complaints to the PIU within 10 days to make corrections in the protocol. This will be followed by LARP preparation and submission to the approval of ADB and the RA Government, which will be followed by the phase of providing compensation.

**The first question of the agenda was introduced** by Sirak Gyulbudaghyan; the PIU Land Acquisition and Resettlement Specialist. He explained to the APs the types of losses and principles of compensation. Also he informed them the procedures of notification and signing of description protocols and the principle of cut-off date.

**The second question of the agenda was introduced** by Tigran Grigoryan, Project Director of DMS, Census, SES Implementation Company. He has presented to APs the valuation methodology of affected properties based on the type of losses.

**The third question of the agenda was introduced** by Arus Harutyunyan, Land Acquisition and Resettlement Specialist of the Consulting Company. She introduced the grievance redress mechanism developed for the whole Tranche, particularly the functions and entitlement scope of the parties that review grievances, as well as ways and possible options of lodging grievances, time periods of reviewing them and responding, significance of selection of local focal points and their functions in the grievance redress mechanism.

## **Questions and Answers**

*Question 1.* Uncle of Ara Beglaryan

Is 20% deducted from the price of registration of illegal structures or from the total compensation amount for the structure?

*Answer 1.* Sirak Gyulbudaghyan, PIU Resettlement Specialist

The costs are deducted from the total compensation amount, but not more than 20% of the replacement cost.

*Question 2.* Shushanik Mikayelyan

And when we applied, we were rejected, they didn't register stating that it was under high voltage.

*Answer 2.* Sirak Gyulbudaghyan, PIU Resettlement Specialist

Rejected because it was not subject to legalization. There cannot be a building under high voltage. It's harmful to your health. No one can legalize that.

*Question 3.* Artak Hovsepyan

When shall we get the money?

*Answer 3.* Sirak Gyulbudaghyan, PIU Resettlement Specialist

When the plan is approved by the Bank and by the Government. It takes several months. After that we will notify you officially what compensation will be provided.

*Question 4. Salvi Harutyunyan*

I'll request new measurement as my property was not measured correctly. I am told that it is illegal. How can one side of the fence be legal and the other side illegal?

*Answer 4.1. Tigran Grigoryan, Uptime LLC*

According to our survey, the coordinates indicated in the ownership certificate and cadastral data, the impacted area is illegal. The legal status of the land plot will be clarified after correction of the coordinates in the Cadastral map.

*Answer 4.2. Sirak Gyulbudaghyan, PIU Resettlement Specialist*

Please provide the documents you have: ownership certificate, master plan and we will try to figure out the situation. If the registration of property was done wrong by Cadaster we will support you to correct it.



Հանրային խում

03.11.2016

Արմենիկում բժշկական կենտրոնի խաչմերուկից Բարաջակյան փողոց ընկած հատված

N	Անուն Ազգանուն	Հասցե	Ստորագրություն
1	Բրուկ Բաբայան	Մանգրիկյան փող. 23	Բ.Բ.
2	Լևոնյան Գրիգոր	Զքառի փող. 14	Լ.Լ.
3	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
4	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
5	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
6	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
7	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
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19	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
20	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
21	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
22	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
23	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
24	Լևոնյան Կարո	Զքառի փող. 14	Լ.Լ.
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## **MINUTES OF MEETING**

### **Sustainable Urban Development Investment Program, Tranche 2**

#### **Public Consultation on Land Acquisition and Resettlement**

##### **(Babajanyan-Tichina Section)**

**Date/time:** 4 November, 2016 16:00-17:30

**Venue** Secondary school №174, Malatia-Sebastia administrative district

#### **The meeting was conducted by**

Sirak Gyulbudaghyan, Land Acquisition and Resettlement Specialist, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program.

Tigran Grigoryan, Project Director, Uptime LLC (DMS, Census, SES Implementation Company).

#### **Participants were:**

1. Sirak Gyulbudaghyan, Land acquisition and resettlement specialist, “Investing Projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
2. Anna Malikoyan, Communications and public relations specialist, “Investing projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
3. Rubik Pashinyan, Resettlement and Social Development Specialist, LARP Implementation Team
4. Vardan Karapetyan, Technical specialist, “Investing projects Implementation Unit Building up of Yerevan PIU” CNCO, Sustainable Urban Development Investment Program,
5. Hayk Norekryan, Design Engineer of the Designing Company, DorProject Institute LLC.
6. Arus Harutyunyan, Land Acquisition and Resettlement Specialist, Egis International,
7. Tigran Grigoryan, Project Director, Uptime LLC (DMS, Census, SES Implementation Company).
8. Shushan Kocharyan, Uptime LLC (Head of DMS, Census, SES Implementation)

In total 23 APs attended the public consultation; 1 woman and 22 men (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 an announcement was posted in the administrative building of Malatia-Sebastia and was published in the “Republic of Armenia” daily newspaper on 29 October 2016 and SUDIP official website.

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

- LAR procedures (types of impacts, compensation entitlements and principles),
- Valuation methodology of affected properties
- Questions and answers.

**Opening of the Meeting:** The meeting was opened by Sirak Gyulbudaghyan's welcome speech. He briefly introduced progress on construction of the road sections that is being implemented under Tranche 1 and 2, as well as LAR implementation, DMS surveys and LARP preparation. He informed the APs that by the RA Government Decree dated 6 October, 2016 all legal properties of Babajanyan-Tichina section



have been acknowledged as eminent domain. In accordance with the Decree the PIU has already provided all the owners notifications on acknowledgment of their property as eminent domain, as well as respective property maps, where both the general and the acquired section will be shown. He noted that within two months after the decree will have entered into force, APs can apply to the PIU office with request to alienate the part of the property which was not subject for acquisition with references to the relative clauses of the law on Eminent Domain. The AP can apply to the court within one month after receiving a response from the PIU, which will be provided within 15 days. Sirak Gyulbudaghyan also informed that the next step would be to draft and sign description protocols of properties, one copy will be submitted to APs, after which APs will have the right to submit their complaints to the PIU within 10 days to make corrections in the protocol. This will be followed by LARP preparation and submission to the approval of ADB and the RA Government, which will be followed by the phase of providing compensation.

**The first question of the agenda was introduced** by Sirak Gyulbudaghyan; the PIU Land Acquisition and Resettlement Specialist. He explained to the APs the types of losses and principles of compensation. Also he informed them the procedures of notification and signing of description protocols and the principle of cut-off date.

**The second question of the agenda was introduced** by Tigran Grigoryan, Project Director of DMS, Census, SES Implementation Company. He has presented to APs the valuation methodology of affected properties based on the type of losses.

### **Questions and Answers**

*Question 1. Samvel Petrosyan*

Does the valuation company belong to PIU? Does the owner have a right to assess his/her property elsewhere?

*Answer 1. Tigran Grigoryan, Uptime LLC*

Our company is hired by the Municipality's consultant and should conduct measurement and assessment. We are just an ordinary LLC which is registered in the Cadastre's list of the companies which are entitled to conduct measurement and assessment. If you disagree with the assessed value, of course, you have the right to apply to any other unlimited number of companies and compare the data with what we have done.

*Question 2. Samvel Petrosyan*

Why businesses are compensated for one year? Have you considered if people are able to establish such businesses within one year? Perhaps the compensation can be provided in the form of land? I mean buying a land from the Municipality or obtaining construction permission takes one or two years.

*Answer 2. 1. Tigran Grigoryan, Uptime LLC*

For permanent termination of businesses a year is envisaged by the Government Decree.

*Answer 2. 2 Sirak Gyulbudaghyan, PIU Resettlement Specialist*

For permanent termination of businesses a year is envisaged by the Government Decree and the LARF. The possibility of land for land compensation was discussed but it is not possible as according to RA legislation YM can alienate the land only by means of auction. YM will assist the issues related to administrative measures if the APs want to buy land by means of auction or need to obtain construction permission.

*Question 3. Karine Simonyan*

There were some which were supposed to be demolished. The state intervened in order people could privatize them to be compensated in a good way. Is it possible now?

*Answer 3. Tigran Grigoryan, Uptime LLC*

The Municipality launched the process of privatization of garages and I legalized my own garage that time. You also had that chance of legalization but it was suspended at some point and probably you didn't manage. In accordance with the plan those properties for which there is a decision of the Mayor, master plan, the Municipality assists to the registration of such property. Those which have not any documents are considered not legalizable.

*Question 4. Marat Petrosyan*

Let's assume we valued 1 sq.m of land 100 USD and I have 100 sq.m land and I state that I don't agree with 100 USD. You tell that you assessed it properly. After transferring money to me I give it to you and ask to buy a land for that money.

*Answer 4. Tigran Grigoryan, Uptime LLC*

The valuator cannot take such responsibility.

*Question 5. Marat Petrosyan*

If the valuator cannot assume such responsibility then why the state trusts him to do assessment for the people.

*Answer 5. Sirak Gyulbudaghyan, PIU Resettlement Specialist*

If you do not agree with the price, you have 3 months to clarify inaccuracies, if not, you can apply to the court. You may submit the valuation of other licensed company and the court will examine which one is correct.

*Question 6. Marat Petrosyan*

In order not to apply to another valuator and in order the valuator will not be deprived of his/her license I give you these 100 dollars requesting to buy a land for me.

*Answer 6. Tigran Grigoryan, Uptime LLC*

In this case you may sure me and we will see who is right. I do not have to buy for 100 dollars, but since I am aware of the real estate market I can point to a property which is similar/comparable to your estate.

*Question 7. Karen Vorskanyan*

For the access of the second road and generally for the dual road (for providing quick access to the district) the solution had been provided, but after that another complaint rose which was not addressed. We proposed 4 points: entry and exit from the district for disadvantaged people (APs who do not own cars and APs with disabilities), removal of the existing staircase from the given district, and thirdly, allegedly we have access there, but it is not an access, since it only enables access from the side of outskirts, and has nothing in common with the intersection above.

*Answer 7. Vardan Karapetyan, PIU technical specialist*

The design is approved by the state expertise, but since the issue was raised in connection with the second access, Mr. Nikoyan, Deputy Mayor, held a meeting and most of you attended. As a result the importance of the second access and existence of the staircase were considered in order to provide entry from the district to the sidewalk and to have a way through the district. All unanimously stated that there was a green area in the district which could be used for purposes of construction. Mr. Nikoyan's instructions regarding these three issues are fulfilled, the second access is defined, the staircase is designed and subsidiary road is provided. Further this design was transmitted to Anahit Bakhshyan, your community representative, and she presented it to the residents of the district.

*Question 8. Karen Vorskanyan*

I have seen some draft design, which was in the preparation stage and not yet approved; it had been provided to us in order to obtain public opinion, to identify the deficiencies and to make new proposals. 4-5 points of deficiencies were written-regarding irrational approach of providing the second access and inconvenience of the staircase for some residents of the district. Mrs. Bakhshyan was supposed to present it to you.

*Answer 8. Vardan Karapetyan, PIU technical specialist*

Those improvements which have been done based on the issues raised by you are still open at the moment. Assuming that it is more appropriate for the district to provide the second access 10 m far (upper) from the envisaged place, of course, it's possible, but the main road not. There are several criteria of road alignment. First, there should be less acquisition, second, it should serve as an alternative road, third, there is a small junction which is a decisive point as the traffic light should be placed at the section of the roundabout where Babajanyan and Sheram streets intersect. The distance between the roundabout and the traffic light should be enough that the vehicles stopped by the traffic light do not impede the roundabout traffic. And the connecting point also matters - why here, and not there. If it is a little bit far (upper), then the accumulated cars can impede the roundabout traffic. In addition, those coming from the roundabout when entering into the new road will be provided with the opportunity to turn right, and when these two roads approach each other, the radius to turn right diminishes, i.e. it is not technically justified. When all these approaches are combined we get the solution that we now have. The issues raised by you are always possible to resolve to the maximum to satisfy you, but without major deviations from the alignment.



04.11.2016

Բաբաջանյան փողոցի 8 և 10 շենքերին հարող տարած

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1	Մարգարիտա Մանուկյան	Բ-4 10 թ. 54	Մանուկյան
2	Գրիգորյան Մանուկ	Բ-4 10 թ. 53	Մանուկյան
3	Արմենյան Մանուկ	Բ-4 8 թ. 44-թ. 28	Մանուկյան
4	Մ. Տ. Երևանի քաղաք	Բ-4 12 թ. 8 թ. 20	Մանուկյան
5	Մանուկյան Մանուկ	Բ-4 14 թ. 34 թ. 2	Մանուկյան
6	Մանուկյան Մանուկ	Բ-4 14 թ. 28 թ. 2	Մանուկյան
7	Մանուկյան Մանուկ	Բ-4 14 թ. 28 թ. 2	Մանուկյան
8	Մանուկյան Մանուկ	Բ-4 14 թ. 28 թ. 2	Մանուկյան
9	Մանուկյան Մանուկ	Բ-4 14 թ. 28 թ. 2	Մանուկյան
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18	Մանուկյան Մանուկ	Բ-4 14 թ. 28 թ. 2	Մանուկյան
19	Մանուկյան Մանուկ	Բ-4 14 թ. 28 թ. 2	Մանուկյան
20	Մանուկյան Մանուկ	Բ-4 14 թ. 28 թ. 2	Մանուկյան













04.11.18

<p>             1. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              2. <i>Scirpus setaceus</i> (L.) P. B.              3. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              4. <i>Scirpus setaceus</i> (L.) P. B.              5. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              6. <i>Scirpus setaceus</i> (L.) P. B.              7. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              8. <i>Scirpus setaceus</i> (L.) P. B.              9. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              10. <i>Scirpus setaceus</i> (L.) P. B.           </p>	<p>             1. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              2. <i>Scirpus setaceus</i> (L.) P. B.              3. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              4. <i>Scirpus setaceus</i> (L.) P. B.              5. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              6. <i>Scirpus setaceus</i> (L.) P. B.              7. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              8. <i>Scirpus setaceus</i> (L.) P. B.              9. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              10. <i>Scirpus setaceus</i> (L.) P. B.           </p>	<p>             1. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              2. <i>Scirpus setaceus</i> (L.) P. B.              3. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              4. <i>Scirpus setaceus</i> (L.) P. B.              5. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              6. <i>Scirpus setaceus</i> (L.) P. B.              7. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              8. <i>Scirpus setaceus</i> (L.) P. B.              9. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              10. <i>Scirpus setaceus</i> (L.) P. B.           </p>	<p>             1. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              2. <i>Scirpus setaceus</i> (L.) P. B.              3. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              4. <i>Scirpus setaceus</i> (L.) P. B.              5. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              6. <i>Scirpus setaceus</i> (L.) P. B.              7. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              8. <i>Scirpus setaceus</i> (L.) P. B.              9. <i>Phragmites australis</i> (Cav.) Trin. ex Steud.              10. <i>Scirpus setaceus</i> (L.) P. B.           </p>
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## Appendix 16

Offers on the real estate market as of 20.01.2017 for the car service station in the similar area

<div data-bbox="178 316 1281 1404"><p><a href="https://www.list.am/item/5135475">https://www.list.am/item/5135475</a></p><div><b>LIST:AM</b> <input type="text" value="Որոնում"/></div><h3>Varcoven trvum boqser</h3><p>200,000 ₼ <span>Գործակալություն</span> <span>Երևան &gt; Մալաթիա Սեբաստիա</span> <span>★</span></p><div></div><p>Varcoven trvum boqser arastaxi barcrutyun@ 4 metr laynq@ 8 metr yerkarutyun@ 12 metr. Ka naye 5 metr@ 16-i vra 100000 dram amsekan varc@ inchpes naye 4-@ 6-i vra amsekan 60000 dram</p><p>Հայտարարության համարը: 5135475    Ամսաթիվ: 02.09.2015    Թարմացվել է: 24.01.2017</p></div>	<p>For Rent – Car Repair Station</p> <p>Height – 4m, width – 8 m, length – 12m. There is another one with 5mX16, monthly rent – 100,000AMD 4X6 - monthly rent – 60,000AMD</p>
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**LIST:AM**

🔍 Որոնում



200,000 ₺

Գործակալություն

📍 Մալաթիա-Սեբաստիա, Երևան, Հայաստան



Սպասարկման կետերը վարձով է տրվում բոլոր հարմարություններով:  
Ավտոդանգոատ և ծնացած բոլոր անհրաժեշտ գործիքները:  
Մանրամասների համար զանազահարել նշված հեռախոսահամարներով:  
Կոդ-112-12564

Հայտարարության համարը: 6824716    Ամսաթիվ: 24.11.2016    Թարմացվել է: 24.01.2017

Malatia-Sebastia, Yerevan, RA

Car maintenance service is rented out along with all the facilities.

Automobile elevator and all the necessary instruments are available.

For further details please call at the phone numbers provided

Code – 112-12564



LIST:AM

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Երևան > Մալաթիա Սեբաստիա



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texadrvt e lanch hidravik dangrat Iriv nor ev 25 qm @st cankutyan hnaravor e bolor@  
miasin... Gin@ paymanagrayin.

Հայտարարության համարը: 6677149 Ամսաթիվ: 19.10.2016 Թարմացվել է: 06.11.2016

Malatia-Sebastia, Yerevan, RA

The structure is meant to be a car was service.  
50 m<sup>2</sup>. Automative Engine-undercarriage- 50m<sup>2</sup>.  
brand new hydraulic elevator is installed – 25 m<sup>2</sup>  
Availability of altogether is possible.

Rent – to be negotiated



## **SUSTAINABLE URBAN DEVELOPMENT INVESTMENT PROGRAM TRANCHE 2**



## **LAND ACQUISITION AND RESETTLEMENT PLAN**

### **PROJECT INFORMATION PAMPHLET**

**November 2016**

## **TABLE OF CONTENT**

1. Project Background
2. Compensation Eligibility and Entitlements
3. Compensation Rates
4. Complaints and Grievance Redress Mechanism
5. To the Users of Legilizable Lands and Illegal Structures
6. Frequently Asked Questions
7. Contact Details

## **ABBREVIATIONS**

ADB	Asian Development Bank
SMS	Safety Mechanisms Policy
AH	Affected Household
AMD	Armenian Dram
AP	Affected Person
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
DMS	Detailed Measurement Survey
SES	Socioeconomic Survey
MOY	Municipality of Yerevan
MOY PIU	Yerevan Municipality "Investing projects Implementation Unit Building up of Yerevan"
IA	Implementing Agency
PGC	Program Governing Council

## 1. PROJECT BACKGROUND

RA Government has received a loan of 112, 970 000 US Dollars from the Asian Development Bank (ADB) to finance the Sustainable Urban Development Investment Program – Project 2. The Project launched on 04 March, 2016 and will end on the 30<sup>th</sup> of March, 2020 in accordance with the Loan Agreement.

This Project derives from the request of Yerevan Municipality to the ADB to define a strategic plan for the development of Yerevan and other towns and for the improvement of infrastructures. Project 2 will focus on improvement of Yerevan urban transport aligned with the urban Master plan (2006) of Yerevan city and also in the other secondary cities. It aims at promoting a sustainable, integrated, socially affordable and cost efficient urban transport system in Armenia.

The objectives of Sustainable Urban Development Investment Program – Project 2 are to increase safety and convenience of urban transport and reduce time and financial costs.

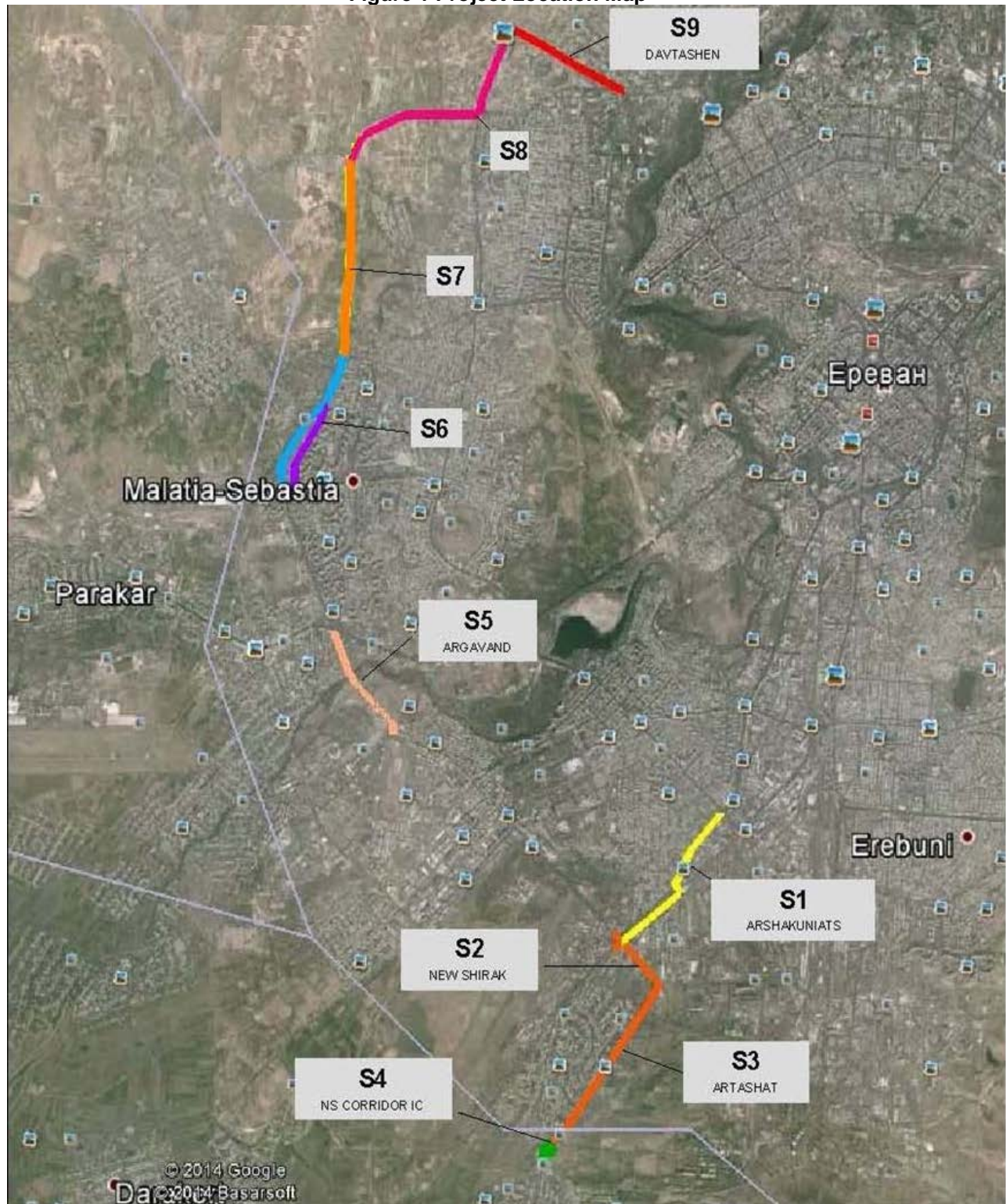
Project 2 is planned to complete the missing links of the western urban ring road. The three subprojects that will help to divert through-traffic around the city centre are as follows:

- Subproject 1. Argavand – Shirak road link
- Subproject 2. Davtashen-Ashtarak road link
- Subproject 3. Babajanyan- Ashtarak road link

Project/Tranche	Section	Name	Length
Project1/Tranche1	S1	Arshakunyats Street	1,280 m
	S2	New Shirak Street	3,200 m
	S3	Artashat Highway	
	S4	North South Corridor interchange	
Project2/Tranche2	S5	Argavand - New Shirak street	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 Project Location Map



Currently the RA Government has acknowledged eminent domain for the properties affected by Babajanyan-Tichina (No. 1027-Ն, adopted on 6 October, 2016), which will be followed by drafting of Land Acquisition and Resettlement Plan (LARP).

LARP evaluates Project's impact and details the implementation plan for compensation/rehabilitation measures. LARP preparation is based on the relevant RA rules and regulations, ADB Safeguards Policy 2009, Safety Mechanisms Policy (SMP) and Project's Land Acquisition and Resettlement Framework (LRF). LARP will include: 1) Detailed Measurement Survey (DMS), consisting of affected lands/buildings/structures and other assets' precise description/measurement; 2) a census of all affected people (AP) and households (AH); 3) Socio- Economic Survey (SES) of the AHs ; 4) Detailed Valuation Survey of affected assets 5) consultation with the APs.

## 2.COMPENSATION ELIGIBILITY AND ENTITLEMENTS

All APs residing, working, doing business and cultivating land within the project impacted areas are entitled to compensation for their affected assets, based on the finalized design of the road alignment and consequent census and detailed measurement survey of losses. They are also entitled to rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income earning capacity and production levels.

Lack of legal rights to the assets lost or adversely affected tenure status or social or economic status, will not bar APs from entitlements to such compensation and rehabilitation measures or resettlement objectives.

Compensation eligibility is limited by a cut-off date, which is the date of signing the first property description protocol of the affected properties by the APs and the Acquirer. It is the same for all APs regardless of their legal status. Any person, who settles in the affected areas or build/ expand their houses/ structures or make any other improvements on the affected area, will not be eligible for compensation after the cut-off date.

The Entitlement Matrix below classifies the types of loss and compensation eligibility, also provides allowances for severe impacts, for AHs below poverty line or headed by women or elderly people.

**Table 1. Entitlement Matrix**

Type of Loss	Description	Definition of APs	Compensation Entitlements
1. Agricultural land Loss	AH losing agricultural land regardless of impact severity	Owners	Compensation at replacement value +15% either in cash at market rates or cadastral values (whichever the highest). When there are no active land markets cash compensation will be based on the value of the yearly product of the land for a sufficient number of years to ensure the affected parties rehabilitation for the loss of their land.
		Legalizable Owner	Legalizable APs will be legalized and paid the same compensation as above.
		Leaseholder (community/state)	Leaseholder will be legalized and compensated as full owners at market rates or cadastral values (whichever the highest) or will be given a new lease. If this is not possible they will receive compensation equal to "the market or cadastral value of affected land (whichever the highest) + 15%" in the following proportions according to the length of the lease: 1) < 1 year 5%; 2) < 15 years 14%; 3) < 25 years 20%; 4) > 25 years -25%.
		Non-legalizable AHs	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/ residential land	Owner	Compensation at replacement value +15% either in cash at market rates or cadastral value (whichever the highest)
		Legalizable Owner	Same compensation as above.
		Leaseholder (community/state)	These AH will be legalized and compensated as full owners at market rates or cadastral values (whichever the highest) or will be given a new lease. If this is not possible they will receive compensation equal to "the market or cadastral value of affected land (whichever the highest) + 15%" in the following proportions according to the length of the lease: 1) < 1 year 5%; 2) < 15 years 14%; 3) < 25 years 20%; 4) > 25 years -25%.
		Non-legalizable AHs	These APs will receive a rehabilitation allowance equal to 25% of affected land market or cadastral value whichever the highest.
3. Residential buildings		All AH regardless of legal status	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. Partial impacts will entail the compensation of the affected portion of the building plus repairs (with agreement of APs).
		Relocated Renters	Relocation and severe impact allowance as entitlement 9 and 10 below
4. Non- residential buildings/assets		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. Partial impacts will entail the compensation of the affected portion of the building plus repairs (with agreement of APs).

Type of Loss	Description	Definition of APs	Compensation Entitlements
		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, which is maximum up to 20% of market value.
		Relocated Renters	Relocation and severe impact allowance as entitlement 9 and 10 below
5. Common property Loss	Community/Public Assets	Community/State	Reconstruction of lost structure in consultation with community/state authorized agency and restoration of their functions
6. Crop Losses	Standing crops affected	All AH regardless of legal status (including owners subject to obtaining legal status and residents having no residency status)	One year crop compensation in cash at market rate by default at gross crop value of expected harvest.
7. 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.
8. Business or Employment Losses	Business employment loss	All AH regardless of legal status (including owners subject to obtaining legal status and residents having no residency status).	Owner: (i). <u>(permanent impact)</u> cash indemnity of 1 year net income; (ii) <u>(temporary impact)</u> cash indemnity of net income for months of business stoppage up to 1 year. Assessment to 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.  Permanent Worker/Employees: Indemnity equal to: (i) Permanent job loss 6 months of average monthly salary; (ii) Temporary loss average monthly salary for the number of months of job loss up to 6 months.
9. Allowances for Severe Impacts	AH with >10% agricultural income loss or to be relocated	All severely affected AHs including informal settlers and relocated renters	i) 1 additional crop compensation covering 1 year yield for APs affected by severe agricultural income losses ii) a rehabilitation allowance of 6 months at minimum salary for relocated AHs.
10. Relocation allowances	Transport/transition costs	All relocated AH including relocated renters	Provision of funds to cover transport costs and livelihood expenses for 1 month.
11 Vulnerable People Allowances		AHs below poverty line or headed by Women or elderly people	Allowance equivalent to 6 months of minimum salary and employment priority in project-related jobs
12. Temporary impacts due to utility relocation	All AHs' losses based on their legal status	Owners	Compensation will be paid both for land and improvements as in case of permanent impacts
		Non-legalizable AHs	Compensation will be paid only for improvements added to the affected land by users such as trees, crops, fences etc. In these cases, no allowance will be paid to users for illegal land use; however, these lands should be covered and
13. Unforeseen LAR impacts, if any			YM will consider the unforeseen resettlement impacts during Project implementation and will compensate/ rehabilitate based on the above provisions.



### 3. COMPENSATION RATES

#### Assessment of Compensation Unit Values

Assessment of the real estate or the real estate rights shall be made in accordance with the procedure defined in the Law of the Republic of Armenia on Assessment of Real Estate in Armenia. ADB methodology for assessing unit compensation values of different items is as follows:

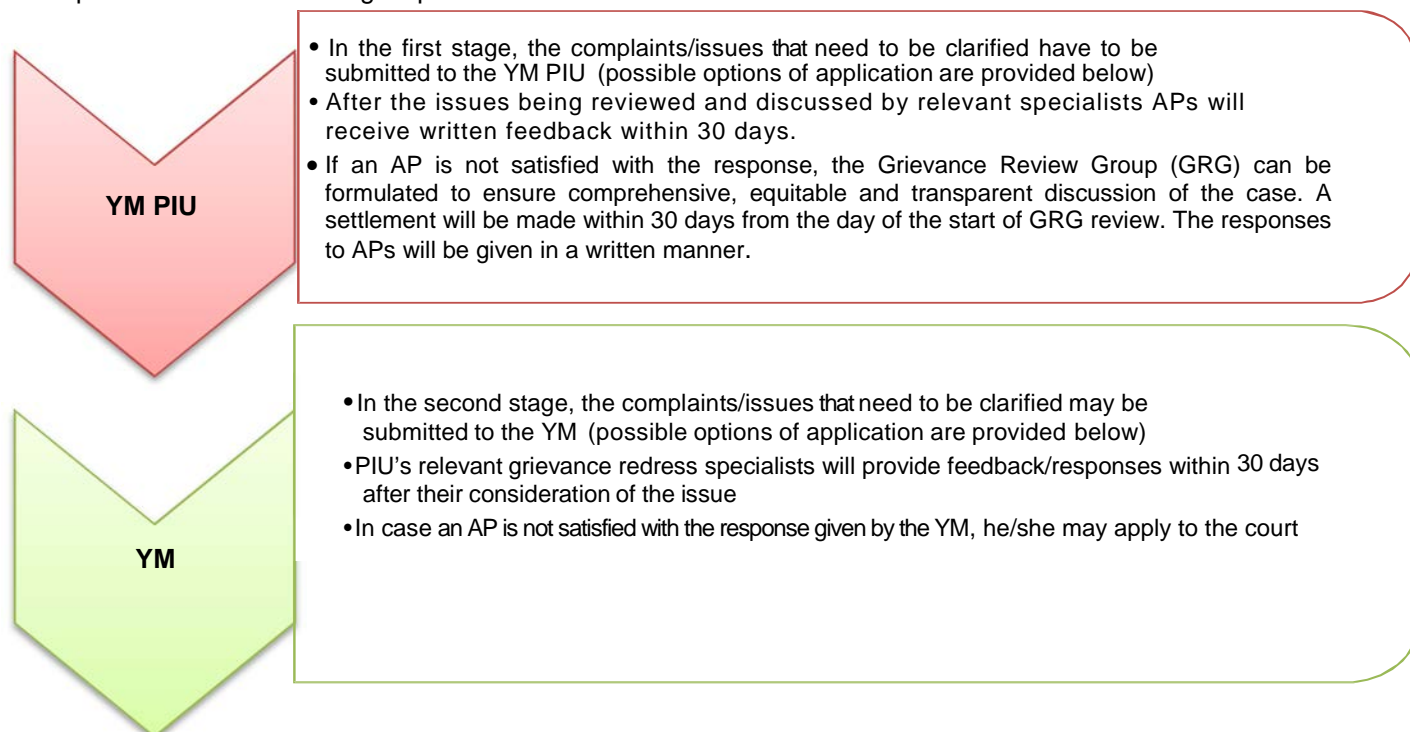
- 1) Agricultural land will be valued at market rates based on a survey of land sales in the year before the impact survey.
- 2) Houses/Buildings will be valued at replacement rate based on construction type, materials cost, construction type, labor, transport and other construction costs. No deduction will be applied 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 repairs.
- 3) Annual Crops will be 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 will be compensated at gross market value.
- 4) Trees will be valued according to different methodologies depending whether the tree lost is a wood tree or a productive tree.
  - a. Wood trees will be valued based on age category (a. seedling; b. medium growth and c. full growth) and wood quality and volume.
  - b. Fruit/productive trees will be valued based on age (a. seedling; b. adult-not fruit bearing; and c. fruit bearing). Stage (a) and (b) trees will be compensated based on the value of the investment made; stage (c) trees will be compensated at net market value of 1 year income x number of years needed to grow a new fully productive tree.

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

#### 4. COMPLAINTS AND GRIEVANCE REDRESS MECHANISM

A grievance mechanism will be available to allow an AP appealing any disagreeable decision, practice or activity related with land acquisition and resettlement process. To ensure this right a grievance redress mechanism is developed.

A grievance redress mechanism throughout the stages of LARP preparation and implementation operates with the following steps:



Nevertheless, above mentioned grievance mechanism does not limit the citizen's right to submit the case to the court of law. You may apply to the court at any time.

##### How to apply to YM PIU:

PIU office

- Address: Buzand st. 1/3, 5th floor, (tel.) + 374 56 54 87

e-mail

- [verabnaketsum@yerevan.am](mailto:verabnaketsum@yerevan.am)

Local Focal Point

- Representatives of APs

##### How to apply to Yerevan Municipality (YM):

- Address: Argishti st. 1, Buzand st. 1/3 / working hours 9.00-18.00/
- We kindly ask to attach PIU's response and claim supporting documents.

## **5. TO LEGALIZABLE LAND USERS AND ILLEGAL STRUCTURES USERS**

All occupants of untitled-plots can be legalized as long as they do not occupy areas which in accordance with Article 60 (02.05.2001) of the Land Code of the Republic of Armenia are 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) and corresponds to Armenian legislation other conditions.

The private residential houses and the auxiliary buildings of residential significance adjacent to them constructed before May 15, 2001, in the administrative area of Yerevan, as well as the factually separated land plots allotted for their construction and maintenance, for which the documents for urban construction activity and/or land allocation given in the manner prescribed by the law have not been preserved, if they are not constructed or are not in the lands provided for in Article 60 of the Land Code of the Republic of Armenia, including alienation zones of transport engineering facilities, do not conflict with urban development norms, and do not create servitude, are considered the property of the natural person(s) in possession of those assets as their own (Law of the Republic of Armenia "On the status of private residential houses in Yerevan which have not preserved their proof of title" (June 10, 2008) article 1, 2,3.). The same principle is applied for the additionally used up to 300 square meters separated state property land plots adjacent to the legal land plots, and/or the residential houses and/or auxiliary buildings of residential significance constructed on the former, which are used for the construction and maintenance of a residential house, which belonged to citizens before May 15, 2001. In case of a land plot more than 300 square meters, the additionally used land plot is alienated in the manner prescribed by the law, by its cadastral value. To be Legalized the APs will have to initiate a legalization process in accordance to pertinent administrative regulations. The IA will assist APs seeking legalization and will facilitate their cases. The legalization expenses can be paid from the compensation amount allocated by the RA/MOY, if it is acceptable for AP.

## **6. FREQUENTLY ASKED QUESTIONS**

- **Can civil works start before compensation is provided?**

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 encumbrances.

Acquisition of land through expropriation proceedings entails lengthy procedures often may be resisted. Such an approach will thus be pursued under the Program only in extreme cases when negotiations between APs and MOY fail and no alternative land is available to implement a subproject. In these cases, however, MOY 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.

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

You can receive compensation on your private bank account. That account should be mentioned in the contract for land acquisition. If you do not have bank account, then the compensation money will be transferred to the temporary account (opened in your name) of the bank with which YOM PMU will cooperate.

- **If the owner is not in Armenia, how can he/she get the compensation?**

If the owner is not in Armenia, he/she can send power of attorney to a relative or close friend to sign land acquisition contract and receive compensation. Please, consult with notaries or PIU lawyers about the format of the power of attorney. As soon as somebody is authorised, please inform YOM PMU and provide the copy of the authorisation and the contact details to the relevant specialists. If acquisition contract is not signed, then your property will be legally expropriated through a Court process and the compensation will be transferred to the Court deposit account.

- **If the owner is dead, how will the compensation be provided?**

If the owner has any heirs, the compensation will be paid to them after registration of all proper inheritance documents. If there are no any heirs, the property will be expropriated and the compensation will be transferred on the Court deposit account. Please, consult with local notaries or PMU lawyers about the process of registration.

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

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

- a. Selection of commercial Banks with the best conditions for APs. APs can also operate through their existing bank accounts.
- b. Signing of the land acquisition contracts with APs.
- c. Transfer of the compensation and allowances to the bank accounts of APs.
- d. RA taking possession of the land/structure.
- e. Vacating of the property within time period specified in the Contract.

- **What should I have with me during signing of the contract for land acquisition?**

All persons holding registered rights towards the real estate shall be present at the notary's office. If a right holder cannot be present then proper Power of Attorney shall be presented instead.

The following original documents shall be presented:

1. Passport
2. Ownership certificate
3. If there are right holders other than owners, then the respective right certificate (for example: certificate of lease, certificate of lien) should be submitted.
4. Marriage certificate.

Spouse of the owner is deemed to be co-owner, even if his/her name is not mentioned in the ownership certificate.

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

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

- the proper judicial process as defined by the law is initiated;
- the compensation/rehabilitation amounts are deposited in an court/escrow account;
- a court decision comes into force.

In accordance to the Armenian Law on Eminent Domain the procedures to be followed to initiate expropriation proceedings are as follows:

- The Acquirer must transmit the Draft Contract for Property Acquisition to the property owner, and to all other persons having rights or entitlements of any kind related to the property to be acquired.
- If the Land Acquisition Contract is not signed within 3 months of the date of transmission of the draft
- Contract, MOY may begin the process of applying to the Court for a decision confirming the right of the
- Acquirer to the transfer of ownership.
- MOY must transfer to the deposit account of the the Court, the calculated value of the compensation which is due to be paid to the AP and must notify the owner, and those having rights to the property, that the deposit has been so lodged. If the AP withdraws deposited funds, then it is treated by the Court as equivalent to acceptance and signing of the Acquisition Contract.
- If the Acquisition Contract is not signed within 7 days of depositing the compensation, MOY must submit a Property Expropriation Claim to the Court, within 1 month of the date of the deposit. In hearing the Claim, only the amount of proposed compensation can be disputed at the Court.
- The MOY has the right acquire ownership rights for the expropriated property as soon as Court decision enters into force.

- **Where can I get the Land Acquisition and Resettlement Plan?**

A copy of the Land Acquisition and Resettlement Plan is available at MOY PIU. A copy will be also posted on the MOY and ADB's websites as soon as it is approved. Details of the relevant contacts can be seen at the end of this Information Pamphlet.

## **7. CONTACT DETAILS**

If you still have any questions or need consultation, please, do not hesitate to contact MOY PIU and ADB

### **Representatives**

#### **YM PIU**

Sustainable Urban Deveopment  
Investment program, Tranche2  
1/3 Buzand st., 5th floor  
0001, Yerevan, Armenia  
Tel.: + 374 10 56 54 87

#### **Asian Development Bank**

Armenia Resident Mission  
10 V. Sargsyan st.; Piazza Grande,  
3rd floor; Offices 79, 80, 81  
0010, Yerevan, Armenia

### **Appendix 17 Analysis of social picture of 3 vulnerable AHs losing their business income**

Census and SES data received during the LARP preparation shows that 3 AHs who carry out the business activity are vulnerable. The details on socio-demographic, socio-economic conditions and type of impacts, as well as calculated compensation under the LARP are provided in table 1 below.

**Table 1. Details on social picture and compensation for AHs**

Type of business	AH	AP	Type of vulnerability	Social profile of AH	Compensation for business loss	Allowance for vulnerability	Transportation cost	Total compensation
Shoe repairer	1	1	Elderly headed AH	This is a single AH. The AP is 60 years old. He is living in relative's house in a separate room for free. He is paying only for utilities. According to the Census data the total income of AH is 103,000 AMD (70,000 AMD is business income and 33,000 AMD age pension) which is a bit less than the total expenditures (81,000 AMD). The AP is using the shoemaker's booth for free as they are old acquaintances with the owner.	660,000.00	330,000.00	35,250.00	1,025,250.00
Upholsterer	1	7	Poor AH	The AH consists of 7 APs: The head of the AH is 41 years old, his wife is 36 years old, 3 children (2 boys and 1 daughter) respectively 15, 12 and 6 years old and 69 and 70 year old parents who are pensioners. The only breadwinner is the head of the household. According to the Census data the total income of AH is 350,000 AMD (250,000 AMD is business income and 100,000 AMD age pensions), meanwhile the total expenditure of AH is 516,000 AMD. The AP is using the area of the car service station without official payment as they are old acquaintances with the owner. Both upholsterers carry out their activities in the same car repair station out of which 8 businesses are operating as well.	660,000.00	330,000.00	-	990,000.00

Type of business	AH	AP	Type of vulnerability	Social profile of AH	Compensation for business loss	Allowance for vulnerability	Transportation cost	Total compensation
Upholsterer	1	5	Poor AH	The AH consists of 5 APs: The head of the AH is 41 years old, his wife is 29 years old, 3 children (2 daughters and 1 boy) respectively 8, 5 and 3 years old. The only breadwinner is the head of the household. According to the Census data the total income of AH is 300,000 AMD (business income) which is approximately equal to the total expenditure of AH is 274,000 AMD. Both upholsterers carry out their activities in the same car repair station out of which 8 businesses are operating as well.	660,000.00	330,000.00	-	990,000.00



## **Appendix 18 Analysis of restoration measures for 2 vulnerable AHs losing their agricultural income as a main source of livelihood**

SES data received during the LARP preparation shows that agricultural activity is the main source of income for two AHs. The details on type of impacts, as well as calculated compensation under the LARP are provided in table 1 below.

In order to assess the impact of the project on the vulnerable AHs livelihood and to understand if they will be able to restore their livelihood based on provided compensation, the survey of real estate market for similar properties was undertaken. The results are shown in table 2.

The analysis of the calculated compensation as well as the market survey is as follows:

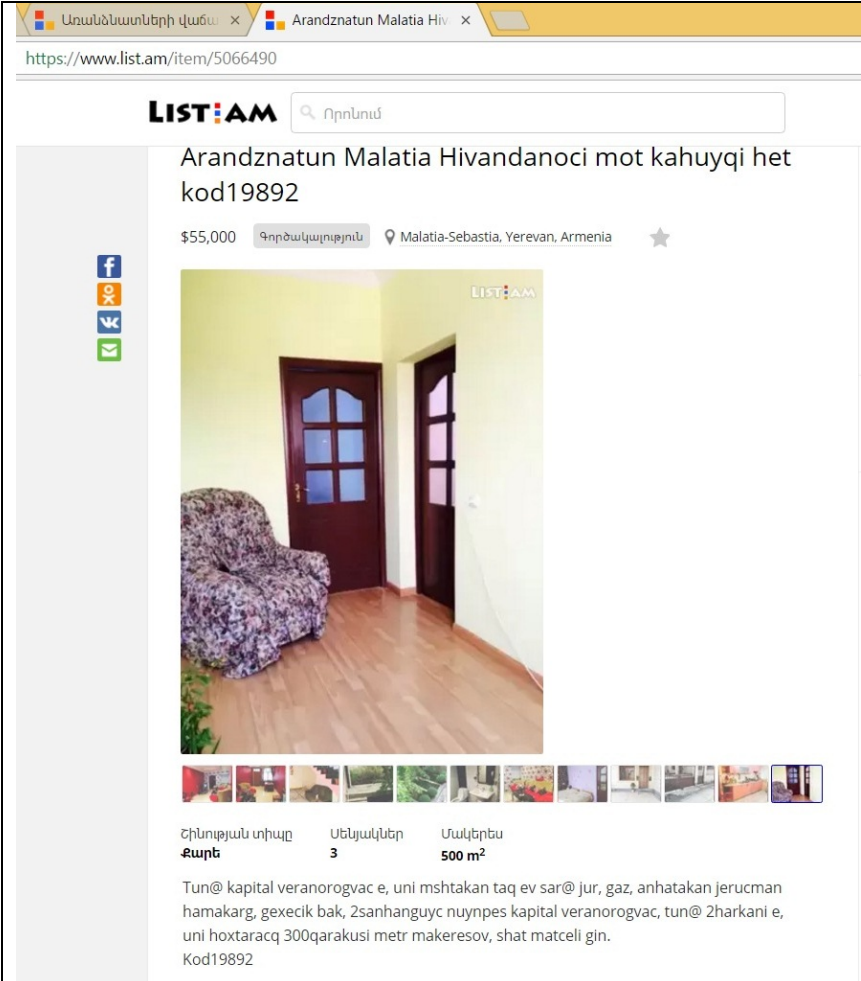
The total compensation for the two AHs amounts to 64,293.94 USD and 52,895.81 USD, including the compensation for loss of all types of assets, as well as applicable allowances. The result of the survey of the market offers on the real estate market shows that both AHs will be able to buy the similar residential houses with orchard by 38,000-60,000 USD in the similar area.

**Table 1. Details on impact and compensation for 2 AHs**

Impact type	1st AH (1 AP)			2nd AH (2 APs)		
	Characteristics	Affected area (m <sup>2</sup> )	Compensation, allowance (AMD)	Characteristics	Affected area (m <sup>2</sup> )	Compensation, allowance (AMD)
Land	Illegally used (Gov of RoA)	400.11	2,583,710.33	Illegally used (Gov of RoA)	851.56	4,968,852.60
Structure	Residential house	91.42	25,526,292.40	Residential house	18.80	4,901,254.00
				Hencoop	7.40	1,268,841.00
Fence	-	-	-	Stone	102.48	2,451,321.60
				Wire mesh	32.50	127,075.00
Improvement	Platform (Concrete)	35.00	1,225,000.00	Area (Concrete)	7.00	45,500.00
				Kerbstone (Concrete)	7.50	56,250.00
				Irrigation pipe d=50mm (Metal)	50.00	200,000.00
Trees	Fruit	71.00	875,800.00	Fruit	392.00	8,293,270.00
				Decor	13.00	14,600.00

Impact type	1st AH (1 AP)			2nd AH (2 APs)		
	Characteristics	Affected area (m²)	Compensation, allowance (AMD)	Characteristics	Affected area (m²)	Compensation, allowance (AMD)
Crops	-	5	17,700.00	-	354.00	417,730.00
Vulnerability	Women headed		330,000.00	Women and elderly headed		330,000.00
Severly AH	10% agricultural loss of income		232,850.00	10% agricultural loss of income		2,106,670.00
	AHs to be relocated		55,000.00	AHs to be relocated		55,000.00
Residential relocation	-		330,000.00	-		330,000.00
Assets to be relocated (transport cost)	-		70,500.00	-		141,000.00
<b>Total compensation (AMD)</b>	-		<b>31,246,852.73</b>	-		<b>25,707,364.20</b>
<b>Total compensation (USD)</b>	-		<b>64,293.94</b>	-		<b>52,895.81</b>

**Table 2. Offers on the real estate market as of 20.02.2017 for the residential houses with orchard in the similar area in Malatia-Sebastia district**

 <p>Arandznatun Malatia Hivandanoci mot kahuyqi het kod19892</p> <p>\$55,000 Գործակալություն Malatia-Sebastia, Yerevan, Armenia</p> <p>Հիմնության տիպը <b>Քարե</b> Սենյակներ <b>3</b> Մակերես <b>500 m<sup>2</sup></b></p> <p>Tun@ kapital veranorogvac e, uni mshtakan taq ev sar@ jur, gaz, anhatakan jerucman hamakarg, gexecik bak, 2sanhanguyc nuynpes kapital veranorogvac, tun@ 2harkani e, uni hoxtaracq 300qarakusi metr makesesov, shat matceli gin. Kod19892</p>	<p><b>Offer 1.</b></p> <p><b>Furnished house near Malatia Hospital, Code 19892</b>  <b>\$55,000 Agency Malatia-Sebastia, Yerevan, Armenia</b></p> <p>Type of Structure: stone  Rooms 3  Surface area 500m<sup>2</sup></p> <p>The house is newly renovated, has constant warm and cold water supply, gas, central heating system, nice yard, 2 renovated bathrooms.</p> <p>The house has 2 floors and a land plot of 300m<sup>2</sup>.  The price is very reasonable</p>
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Գլխավոր > Անշարժ գույք > Վաճառք > Տներ

## Բնակելի տուն Մալաթիա-Սեբաստիա, Սեբաստիայի փողոցում

\$50,000
Գործակալություն
Մալաթիա-Սեբաստիա, Երևան, Հայաստան
★

Հիմնության տիպը	Սենյակներ	Մակերես
<b>Քարե</b>	<b>4</b>	<b>100 m<sup>2</sup></b>

Վաճառվում է բնակելի տուն Սեբաստիա փողոցում, 1 հարկ, նկուղով, հին նորոգված, 500քմ հող, ճակատային մասը 12մ, ավտոտնակ, լոգարանը նկուղային հարկում, 3 սենյակների հատակը մանրահատակ, նկուղային հարկի տարածքում տախտակ, հնարավոր է նաև փոխանակում 2 կամ 3 սենյականոց բնակարանի հետ հավելվածարով, առուվաճառքի պայմանագրի կնքման պահին գնորդը գործակալությանը վճարում է փաստացի վաճառքի գնի 2 տոկոսը, փաստաթղթային ձևակերպման, մինչև սեփականության վկայականի ստացումը, բոլոր ծախսերը կատարվում է գործակալության կողմից.

Հայտարարության համարը: 4757849    Ամսաթիվ: 04.05.2015    Թարմացվել է: 25.02.2017

<b>Offer 2.</b>
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Type of Structure: stone

Residential house for sale in Sebastia street, 1 floor, with basement, old repair, 500m<sup>2</sup> land plot, façade-12m, garage, bathroom in the basement, 3 rooms have parquet, the floor of the basement is made of boards. Exchange with 2 or 3- room apartment with additional payment can also be considered. Upon signing the purchase and sale agreement the buyer shall pay the agency 2 percent of the actual sale price. All the costs for formulation of the documents up to receiving the ownership certificate shall be covered by the agency.



Առանձնատների վաճառք x 4senyakanoc Sepakan Tun Tichinayi poxoci vra x

https://www.list.am/item/5701960

**LIST:AM** Գործարարություն

**4senyakanoc Sepakan Tun Tichinayi poxoci vra**

\$60,000 Գործարարություն Երևան > Մալաթիա Սեբաստիա

Ծիկության տիպը **Քարե** Սենյակներ **4** Մակերես **632 m<sup>2</sup>**

Հասցե: Tichinayi poxoc

Tunn uni hin veranorogvacutyun, uni mshtakan taq ev sar@ jur, gaz, jerucum@ gazi vararanov, uni mec bak, ptxatu carer, avtotnak 2meqenayi hamar naxatesvac poxocin, dprocin, mankapartezin kic

Cod718

### Offer 3.

**4-room house in Tichina street**  
**\$60,000 Agency Malatia-Sebastia, Yerevan**

Type of Structure: stone

Rooms 4  
 Surface area 632m<sup>2</sup>  
 Address: Tichina street

The house has not been newly renovated, has a constant warm and cold water supply, gas, heating is by gas stove, has a big yard, fruit trees, garage for 2 cars, is close to the street, school and kindergarten.

Առանձնատների վաճառք Tichina Andranik poxoci

https://www.list.am/item/6347066

**LIST:AM** Դրոշմ

Գլխավոր > Անշարժ գույք > Վաճառք > Տներ

### Tichina Andranik poxoci xachmeruk

\$40,000 Գործառնություն Tichina Street, Yerevan, Armenia

Շինության տիպը	Սենյակներ	Մակերես
Քաղաք	3	700 m <sup>2</sup>

Vacharvume xar@ karuyc sepakan tun qaric betone cackov, 9m chakat sepakan tun@ lusavor e avtokayanatexiov, bardzr arastaxov @ndardzak senyaknerov karuyc, uninkux mek senyaki nman, miayn 534qm uni hoxataracq ptxatu aygioy, shat hacheli sepkan tune karevor chor aranc xonavutyany, tun@ i dep 1.5harke, bardzr arajin hark Havatacnun em dzez iskapen lavne shtap

Հայտարարության համարը: 6347066 Ամսաթիվ: 23.07.2016 Թարմացվել է: 24.02.2017

**Offer 4.**

**At Tichina-Andranik Interchange**

**\$40,000 Agency Tichina str., Armenia**

Type of Structure: stone

Rooms 3  
Surface area 700 m<sup>2</sup>

A stone house (of various construction) with concrete shed, façade – 9m, exposed to sunlight, with parking lot, high ceiling, large rooms, a basement, 534m<sup>2</sup> land plot/garden with fruit trees. Has a pleasant view, no humidity, 1.5 storey structure. I assure you that it is a very good house

**Urgent**


Առանձնատների վաճառք x Առանձնատուն Ամառու x

<https://www.list.am/item/5935268>

**LIST:AM** Գործակալություն

\$38,000 Գործակալություն Երևան > Մալաթիա Սեբաստիա

Facebook, Twitter, VK, Email



Զինության տիպը  
**Քարե**

Սենյակներ  
**3**

Մակերես  
**466 m<sup>2</sup>**

Հասցե: Ամառանոցային  
1հարկ, հողատարածք 400քմ, բնակելի տարածք, 66քմ, կապիտալ վերանորոգված, եվրոպատուհաններ, ննջասենյակներում լամինատ, սանհանգույցը սալիկապատ, ճաղավանդակներ, նկուղ 10 քմ, նոր լարեր և խողովակներ  
Կոդ՝ 18085

### Offer 5.

**\$38,000 Agency Malatia-Sebastia, Yerevan**

Type of Structure: stone

Rooms 3

Surface area 466m<sup>2</sup>

Address: Amaranotsayin

1-st floor, 400m<sup>2</sup> land plot, 66m<sup>2</sup> residential area, newly renovated, euro windows, laminate flooring in bedrooms, tiled bathroom, railings, basement 10m<sup>2</sup>, new wires/cables and pipes.

Code 18085