

Due Diligence Report

For Land Acquisition and Resettlement
August 2014

KAZ: CAREC Corridor 2 (Mangystau Oblast Section) Investment Program-Tranche 2

Prepared by the Committee of Roads of the Republic of Kazakhstan for the Asian Development Bank.

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The Due Diligence Report for Land Acquisition and Resettlement is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

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CURRENCY EQUIVALENTS

(As of 18 July 2014¹)

Currency Unit	–	Kazakhstan Tenge (KZT) / United States Dollar (USD, \$)
KZT 1.00	=	USD 0.0055
USD 1.00	=	KZT 183.52

ABBREVIATIONS

ADB	Asian Development Bank
CAREC	Central Asia Regional Economic Cooperation Program
DDR	Due Diligence Report
GoK	Government of Kazakhstan
RoK	Republic of Kazakhstan
MFF	Multi-Tranche Financing Facility
CoR	Committee of Roads
PMC	Project Management Consultant
KazAutoZhol	Joint Stock Company (JSC) «NC KazAutoZhol»
GosNPTsZem	Land State Scientific and Production Center for Management
CSC	Construction Supervision Consultant
LAR	Land Acquisition and Resettlement
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
LLP	Limited Liability Partnership
DP	Displaced Person
HH	Household
LE	Legal entity
Ha	hectare
KZT	Kazakh Tenge

¹ Information on exchange rate is taken from the website of the National Bank of Kazakhstan, <http://www.nationalbank.kz/>

GLOSSARY

Compensation	Payment in cash or kind to which the displaced persons or entities are entitled in order to replace the lost asset, resource or income.
Corridors of Impact	It is the area that is impacted by the road civil works or by the need to retain sites for use in road maintenance. In the context of involuntary land acquisition and resettlement, it is the area where the displaced persons will be identified who are eligible to receive compensation based on the cut-off date established under the project.
Cut-off-date	Date after which people will NOT be considered eligible for compensation i.e. they are not included in the list of APs as defined by the census.
Displaced Persons (DPs)	are individuals, households, collective owners or other legal entities who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihood) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas, regardless of their legal rights to the affected lands.
Entitlement	Means a range of measures comprising compensation in cash or in kind, income restoration, transfer assistance, income substitution, and relocation which are due to Displaced Persons (DPs), depending on the nature of their losses, to restore their economic and social base.
Grievance Procedures	is the process established under law, local regulations, or administrative decisions to enable property owners and other DPs to redress issues related to acquisition, compensation, or other aspects of resettlement.
Household	Means all persons living together as a single social unit. They are identified in a census and recognized as legitimately entitled to receive compensation, rehabilitation and assistance under the Project.
Legal Entity	Legally registered enterprise established by two or several individuals or companies vested with its separate property, rights and liability such as a limited liability partnership (LLP), and joint stock company (JSC). It also includes former Soviet collective farms that were privatized into collective enterprises, and production cooperatives. Peasant farms are also considered as legal entities for the purposes of this DDR for LARP.
Income Restoration	Means the reestablishment of income sources and livelihoods of DPs to their pre-project levels.
Indigenous Peoples	a distinct, vulnerable, social and cultural group possessing the following characteristics in varying degrees: (i) self-identification as members of a distinct indigenous cultural group and recognition

	of this identity by others; (ii) collective attachment to geographically distinct habitats or ancestral territories in the project area and to the natural resources in these habitats and territories; (iii) customary cultural, economic, social, or political institutions that are separate from those of the dominant society and culture; and (iv) a distinct language, often different from the official language of Kazakhstan.
Land Acquisition and Resettlement Plan	is the planning document that describes the activities to be done in addressing the direct social and economic impacts associated with involuntary taking of land and other assets.
Relocation	is the physical shifting of DP from his/her pre-Project place of residence and/or business.
Replacement Cost	the value determined to be fair compensation for land based on its productive potential, the replacement cost of houses and structures (current fair 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.
Involuntary Resettlement	Any resettlement, which does not involve willingness of the persons Resettlement being adversely affected, but is forced through an instrument of law.
Severely Affected Persons	Are persons who will: (i) lose 10% or more of their productive, income/ productive land.
Vulnerable Group	Is a distinct group of people who might suffer disproportionately or faced the risk of being further marginalized by the effects of resettlement and specifically include but are not limited to: (i) households living below the poverty line (with per capita income of KZT 19 966 per month ²); and (ii) large household with 4 or more children below 18 years, (iii) households headed by women, the elderly or disabled.

² Minimum living wage in Kazakhstan for 2014

I. INTRODUCTION

1. The Central Asia Regional Economic Cooperation Program (CAREC) Transport Corridor 2 Investment Program proposed by the Government of Kazakhstan (GoK) for funding by the Asian Development Bank (ADB) aims to rehabilitate/upgrade the roads Manasha – Aktau, Beineu-Akzhigit and the Zhetybai-Zhana Ozen – Fetisovo – to the border with Turkmenistan in Mangystau Oblast through a Multi-Tranche Financing Facility (MFF).

2. The MFF is divided into three tranches:

- **Tranche 1** is covering the road section from km 372.6 (Manashy river) to km 514.3 (Sai-Utes) and km 574 to km 632.3 (Shetpe).
- **Tranche 2** is expected to upgrade the remaining sections from km 632, 3 to km 802 and the section (Shetpe-Beineu-Aktau).
- **Tranche 3** will upgrade Beineu – Akzhigit section and Zhetybai – Turkmenistan border.

3. Tranche 2 comprises upgrading of a total of 169.97 kilometers road. The road will be rehabilitated and partly reconstructed in accordance with the national highway categories I and II. Technically the road length can be divided into 2 sections:

- **Section 1** (Category I) includes the entire route between Shetpe bypass start (km 632.3), to the end of Shetpe bypass (km 644), and continuing to Zhetibay bypass (km 711-719) until joining the national highway from Zhanaozen and Turkmenistan to Aktau (km 719);
- **Section 2** (Category II) includes the stretch between Zhetibay junction (km 719) westwards to Aktau urban periphery, at the junction at km 802.27.

4. The Draft Land Acquisition and Resettlement Plan (LARP) for CAREC Corridor 2 (Mangystau Oblast Section) Investment Program Tranche 2 was prepared in November 2012 by the Committee of Roads (CoR) in compliance with the Land Acquisition and Resettlement Framework (LARF) agreed between GoK and ADB, relevant Kazakhstan laws, and ADB Safeguard Policy Statement (2009).

5. There is no updated final LARP and the process of the land acquisition was started without the approved final LARP by ADB. At this stage land acquisition and resettlement related activities are almost completed but the compensation (cash, land replacement) is not given to everyone yet. That is not compliant with ADB Safeguard Policy Statement (2009). The detailed information about compensation is discussed below, see chapter VII.

6. This Due Diligence Report (DDR) for LARP relates to Tranche 2 of the CAREC Corridor 2 (Mangystau Oblast Section) Investment Program and provides analysis of implementation of the LARP for Shetpe-Beineu-Aktau km 632.3 to km 802 road section.

The objectives of DDR are to:

- a. Verify that land acquisition and resettlement activities implemented for the project comply with the approved Land Acquisition and Resettlement Framework;
- b. Verify that DPs have been able to at least restore their livelihood and living standards;
- c. Identify compliance and discrepancy between ADB Safeguard Policy Statement (SPS2009) and actions implemented and determine what corrective actions are required to achieve policy compliance.

7. This Due Diligence Report reflects the current situation of land acquisition and resettlement related activities and issues. This includes opinions of DPs, whose land/property related interests and rights have been affected as a result of the implementation of Tranche 2 roads. The key information contained in this DDR are:

- a. Land acquisition procedures
- b. Impacts of the land acquisition and resettlement
- c. Information on compensation
- d. Resettlement budget and financing
- e. Conclusions and recommendations
- f. Corrective actions

8. The draft LARP document prepared in November 2012 will be updated incorporating any corrective measures to be implemented as identified in this report.

II. OBJECTIVES OF DUE DILIGENCE AND METHODOLOGY

9. Monitoring was conducted in April-July 2014 by international and national consultants from Project Management Consultant (PMC), with assistance of JSC «NC KazAutoZhol» and Mangistay, Munaily, and Karakia rayon akimats. The consultants also reviewed documents provided by JSC «NC KazAutoZhol», Mangistay, Munaily and Karakia rayon akimats and the land use design developed by Land State Scientific and Production Center for Management (GosNPTsZem) in January 2013.

10. The following actions have been performed as a part of monitoring process:

- Review of LARP, procedures on entitlement, independent evaluation reports and compensation payments processes;
- Review of documents regarding provision of compensation including decisions from relevant state institutions;
- Implementation of monitoring of land acquisition;
- Interviews with displaced persons (DPs) to identify level of satisfaction with land acquisition and compensation process; and
- Development of recommendations for compliance with ADB SPS2009.

III. GENERAL DESCRIPTION OF THE PROJECT³

11. ADB has agreed to make a loan to the RoK with \$371.300.000 million (Loan Agreement 2967-KAZ) for implementing the CAREC Corridor 2 (Mangystau Oblast Section) Investment Program Tranche 2 (hereinafter the Project) on 18 June 2013.

The Project comprises reconstruction of 169.97 kilometers between the settlement of Shetpe and the city of Aktau and its construction supervision. The road will be reconstructed in accordance with the national highway categories. Technically, the road length can be divided into 2 sections:

- **Section 1** includes the entire route between Shetpe bypass start (km 632.3) to the end of Shetpe bypass (km 644), and continuing to Zhetibay bypass (km 711-719) up to the junction with the national highway from Zhanaozen and Turkmenistan to Aktau (km 719);
- **Section 2** includes the stretch between Zhetibay junction (km 719) westwards to Aktau urban periphery, at the junction at km 802.27.

Civil works are divided into four contract packages:

- Package 1 (km 632.3 – km 675);
- Package 2 (km 675 – km 719);
- Package 3 (km 719 – km 754);
- Package 5 (km 754 – km 802.27).

The works involve the followings:

Upgrading of section 1 (total length 85.44km) to Category II road between Shetpe bypass (km 632.3 -km 644), and Zhetibay bypass (km 711-719). The section ends at junction on km 719.

On the section is anticipated to construct the following:

- Construction of 5 cattle crossings for livestock;
- Construction of a bridge;

³ Information on Project Description (paragraphs 9-10,) provided in this Chapter is based on Land Acquisition and Resettlement Framework, Project 43439-KAZ, November 2012

- Installation of 32 water pipes;
- Construction of 1 overpass

Section 2 (total length 83,891 km) involves the stretch between Zhetibay Junction end (km 719) westwards to Aktau urban periphery at the junction at km 802.27.

This section includes the followings:

- Construction of 5 cattle crossings for livestock;
- Construction of 1 junction;
- Installation of 33 water pipes;
- Construction of a bridge on the river Ashiagar
- Construction of 1 overpass
- Railroad overpass

This section includes (km 719 - km. 786) the upgrading of an existing roads to technical category 1B (total length 68.296 km) with four lane carriageways, with dual carriageway and with widening of the roadbed (27.5 m) on the top.

The Construction of a road junction at the intersection of two levels of roads "Aktau - Zhanaozen" and "Shetpe - Kuryk" on km. 720 with four-lane carriageways passing through the top of the road "Shetpe - Kuryk."

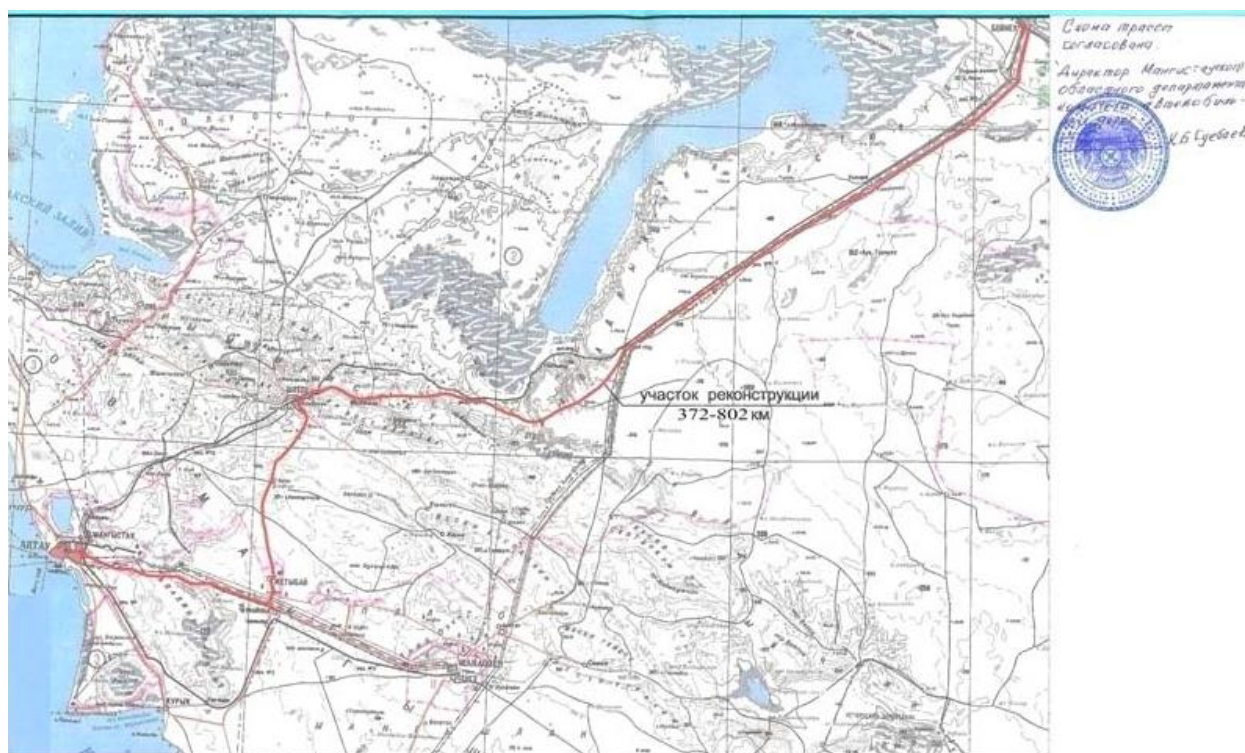
The section (total length 15.595 km) belongs to category III passing urban periphery (km 786 - km 802.27) and involves repairing of carriageway and pavement.

12. During the construction phase, land may also be needed temporarily for batching plants, field offices/workers' camps, and temporary bypasses. However, civil works contracts will require the contractor - to be responsible for the temporary acquisition and reinstatement of all and required outside of the right of way for construction camps, offices, borrow pits, materials storage sites, materials processing sites and haul roads. Contractors are assumed to prefer to rent State land, rather than private property, during implementation of construction works. In addition, temporarily used lands are required to be returned to their original state after work is concluded.

13. The Contractor, "Cengiz Inshaat" (Turkey) has been selected for the works. The Contract has been signed on 23.06.2014 and the construction works are planned to start in August 2014. The construction is estimated to be fully completed in 2016⁴.

⁴ The information is taken from Ministry of Transport and Communications of the Republic of Kazakhstan www.mtc.kz

Map of the project area



IV. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

4.1 Expected land acquisition and resettlement impacts

14. The affected persons (APs) for this Project were originally identified based on the feasibility study for Beineu-Aktau Road section conducted by Kazakhstan Scientific Research and Design Institute "Dortrans" LLP in 2010 and final design for Shetpe-Zhetibai-Aktau road section developed by the "Engineering center Astana" LLP in 2011. Corridor of impacts was defined and list of affected land plots and structures and their owners was prepared during the design (with involvement of Mangistay branch of Land State Scientific and Production Center for Land Management "GosNPTsZem"), and the licensed valuation company "Center of development of new educational and legal technologies" LLP was hired by design organization to carry out valuation of affected assets. The valuation reports were prepared and submitted to Joint Stock Company JSC "NC KazAutoZhol" (formerly named as Mangystau Oblast Department of Committee of Roads) along with the design documentation in January 2013. Based on above mentioned more precise road design (January 2013) revealed some changes in land owners/users. The effect of this on the Affected Persons' has been checked in the new socio-economic survey conducted by Project Management Consultant (PMC) for the Transhe 2 in June-July 2014.

15. Civil works under CAREC Corridor 2 (Mangystau Oblast Section) Investment Program, Tranche 2 can commence after the full implementation of the compensation program described in the final LARP including full delivery of compensation to the DPs, and preparation of a compliance report by external monitor that shall demonstrate as to what extent the LARP was able to accomplish its objectives.

16. In order to update data on affected land/property, as well as information on their owners/renters/users, compensation and hence to finalize the LARP was conducted several consultations with governmental agencies as well as was reviewed secondary data from state institutions. The DD Report reflects changes between the draft LARP prepared by the Committee for Roads, Ministry of Transport and Communications, Republic of Kazakhstan for the Asian Development Bank (ADB) in November 2012 till 31 July 2014.

17. APs' list was updated in April and then in July 2014. Information about registered land owners/renters/users was provided by Mangistay, Karakia and Munaily rayon akimats, by JSC "NC KazAutoZhol" based on the land use design prepared by Land State Scientific and Production Center for Land Management (GosNPTsZem) as of 2013 and through consultations with APs.

18. The implementation of the project requires permanent land acquisition for reconstruction and modernization of the road as well as temporary acquisition for batching plants, field offices/workers' camps, and temporary bypasses.

19. According to draft LARP (November 2012) approximately 435.7923 hectares of land were needed permanently for the Project. A total 32 affected parties were revealed (16 Households, 13 Legal Entities, 3 affected parties with no information on their status) and a total of 20 structures were to be fully affected⁵.

However, after adjustments made in April and then in July 2014 revealed that 373.40 ha of land is needed permanently for the Project. Out of these 279.1292 ha of state reserved lands and

94.2708 ha of privately owned or leased lands.

A total of 22 parties (4 households-HH, 18 legal entities-LE) have experienced various losses/impacts from the implementation of the project. A total of 3 structures: 2 households (2 houses) and 1 LE (Gas station with cafe bar "Gularsha") will be physically displaced. 4 affected parties (3 LEs, 1 HH) lost more than 10% of their land.

20. A total of 373.40 ha of land acquired for permanent use for the project. Out of these 279.292 ha is state reserved land and 94.2708 ha is privately owned or leased land. There may still be some temporary effects by the contractor during construction which will be monitored. Most land acquired for permanent use is privately owned or leased agricultural land (77.8307 ha), also there are industrial (15.0453 ha), Commercial (1.2108 ha) and residential (0.184 ha) land. Land Acquisition decrees were issued between August and October 2013.

21. Most of the affected 70.9917 ha are leased on long-term basis (for 49 years) by 12 legal entities. All affected plots are registered. Unregistered settlers, occupying the lands to be acquired for permanent use are not found.

22. About 699.637 ha⁶ of lands will be temporarily required for implementation of construction works. Civil works contracts will require the contractors to be responsible for the temporary acquisition and reinstatement of all land required outside of the right of way for construction camps, offices, borrow pits, materials storage sites, materials processing sites and haul roads. Contractors are assumed to prefer to rent State land, rather than private property, during

⁵ Land Acquisition and Resettlement Plan, November 2012.

⁶ Data provided by JSC "NC KazAutoZhol" based on Beineu-Aktau road design for the Tranche 2.

implementation of construction works. In addition, temporarily used lands are required to be returned to their original state after work is concluded.

Summary of land acquisition and resettlement impacts is presented in Table 1 below. Details on affected parties and assets are provided in Annex A.

Table 1. Summary land acquisition and resettlement impacts

No.	Description	Number/Amount
1	Total number of permanently affected land plots	22
	a. Leased lands (natural pastureland, industrial, commercial lands)	12
	b. Privately owned lands	10
2	Total land (ha) needed for the project	373.40
	a. Area of land to be taken from state reserved lands (ha)	279.1292
	b. Area of land to be taken from private and leased land (ha)	94.2708
3	Total area of land to be acquired permanently (in hectares) Including:	94.2708
	a. Leased lands (natural pastureland, industrial, commercial lands)	70.9917
	b. Privately owned lands	23.2791
4	Total area of residential land to be acquired permanently (in ha)	0.184
5	Total area of commercial land to be acquired permanently (in ha)	1.2108
6	Total area of agricultural land to be acquired permanently (in ha)	77.8307
7	Total area of industrial land to be acquired permanently (in ha)	15.0453
8	Total number of affected households and legal entities	22
9	Total number of permanently affected legal entities	18
10	Total number of permanently affected households	4
11	Total number of affected structures (permanent)	3
12	Total number of households and legal entities who need to relocate their houses/business structures-2 residential and 1 gas station/café	3
13	Total number of households who need to relocate their houses	2
14	Total number of and legal entities who need to relocate	1
15	Total number of APs	36
16	Total number of affected workers	5
17	Total number of vulnerable households	1

Table 2. Number of plots and area of permanently affected plots by land type and ownership status in Mangistay, Munaily and Karakia rayons

Land Type	Number of affected plots by ownership status		Total number of plots	Ownership status of acquired plots in ha		Total (ha)
	Private Land	Leased Land on long-term basis (for 49 years)		Private	Leased Land on long term-basis (for 49 years)	
Residential Land	2	-	2	0.184	-	0.184
Agricultural Land	2	7	9	21.217	56.614	77.8307
Commercial Land	3	-	3	1.2108	-	1.2108
Industrial Land	3	5	8	0.6671	14.3782	15.0453
Total	10	12	22	23.2791	70.9917	94.2708

Table 3. Number of permanently affected HHs & Legal Entities by type of land owned and ownership status

Land Type	Private Owners	Leased Land	Total
Residential Land	2 HH	- HH	2 HH
	- LE	- LE	- LE
Agricultural land	HH	-HH	-HH
	2 LE	7 LE	9 LE
Commercial Land	HH	- HH	- HH
	3 LE	LE	3 LE
Industrial Land	2 HH	- HH	2 HH
	1 LE	5 LE	6 LE
Number of HH/LE	4 HH	- HH	4 HH
	6 LE	12 LE	18 LE
Total			22

23. 4 affected parties (3 LEs, 1 HH) lost more than >10% of their land. Out of these, 1 LE is privately owned commercial land, 1 HH is privately owned industrial land and 2 LEs are leased industrial land. It must be noted that these land parcels are unused, no structures are built. See table 4.

Table 4. HH and LE losing more than 10% of land

N	Land use right	Location	Owner HH/LE	Initial Land (ha)	Acquired area (ha)	Land Type	Percentage from total land holding (%)
Privately Owned Land							
1	Utesinov A.I.	Munaily Rayon	HH	1	0.3252	Industrial Land	32.52
2	Telegenov N. T.	Mangistay Rayon	LE	0.015	0.0058	Commercial Land without any structure	38.67
Leased Land							
3	Aktautas" JSC (Long term lease for 49 years)	Karakia Rayon	LE	12.9	1.5194	Industrial Land	11.78
4	"Managistau Road Building Materials Enterprises" JSC (Long term lease for 49 years – till 2054)	Mangistay Rayon	LE	24.0078	3.5978	Industrial Land	14.986
Total			1 HH 3 LEs		5.4482		
Affected Structures⁷							
1	Ersyltanova A.	Mangistay Rayon	HH	0.084	0.084	Residential Land	100
2	Mukhanova Zh.	Mangistay Rayon	HH	0.1	0.1	Residential Land	100
3	Mendikulova G.	Karakia Rayon	LE	132.2	132.2	Commercial Land	100
Total			2 HHs 1LE	132.384	132.384		

⁷ Detailed information regarding affected structures see in chapter VII.

24. In total 77.8307 ha agricultural land is acquired by the project. Out of these 56.614 ha is leased on long term basis (for 49 years) by seven (7) affected peasant farms/legal entities. The 7 LEs lease agricultural land from 100 ha to 3106.5 ha. 2 LEs privately own 21.217 ha of agricultural land.

None of the land parcels are cultivated as the lands are with very limited agricultural productivity due to troubles of irrigation in the area. Almost all the agricultural lands in the oblast are used as natural pastureland for camels, lambs and cattle. Except for losing some portions of their natural pasturelands, LEs are not expected to incur any other losses. See table 5.

Table 5. LEs losing agricultural land

N	Owner	Location	Owner LE	Initial Land (ha)	Acquired area (ha)	Land Usage
Leased land on long term basis (for 49 years)						
1	Kyzylbaev K.N	Munaily rayon	LE - peasant farm	1200	1.1176	-
2	Meyrmanova U.	Munaily rayon	LE- peasant farm	3106.5	3.4743	-
3	Meyrmanov Zh.	Munaily rayon	LE- peasant farm	1000	8.5122	-
4	U.Karzhaubayeva	Munaily rayon	LE- peasant farm "Elaman"	1403	1.6852	-
5	"Baytubetov"	Munaily rayon	LE - peasant farm	1363.88	39.966	-
6	A. Kalmuratov	Munaily rayon	LE- peasant farm "Erik"	100	0.0205	-
7	Zhumakhanov N.	Mangistay rayon	LE- peasant farm "Kozha"	1500	1.8377	-
Sub-total			7 LEs	9673.38	56.6135	
Private land						
8	Tyretayev N.	Mangistay rayon	LE- Peasant farm "Simbat"	2000	0.0922	-
9	Tastemirov I.	Munaily rayon	LE- Peasant Farm "Madi"	1915.1	21.125	-
Sub-total			2 LEs	3915.1	21.2172	
Total			9LEs	13588.48	77.8307	

1 LE/peasant farm "Kozha" (Zhumakhanov N.) lease agricultural land on long-term basis (for 49 years) in Mangistay rayon, village Shetpe, voluntarily agreed (in writing) to provide a part of his leased land (1.8377 ha) for the project purposes without compensation. Letter (with signature) confirming that the LE (Zhumakhanov N.) does not require any compensation for the given land plot (1.8377 ha) is available (06.08.2014).

25. No impact on trees and perennial crops is expected as the project affected areas are located on lands with very limited agricultural productivity. None of the surveyed households reported on crop production activities.

26. In total 15.0453 ha industrial land is affected by the project. Out of affected 8 owners/leaseholders five (5) LEs lease industrial land from 10 to 4629.37 ha. 1 LE and 2 HHs privately own industrial land. See table 6.

Table 6. LEs and HHs losing industrial land

N	Owner	Location	LE	Initial Land (ha)	Acquired area (ha)	Land Usage
Leased land on long term basis (for 49 years)						
1	"Mangistau Road Building Materials Enterprises" JSC	Mangistay rayon	LE	24.0078	3.5978	Operating space, production site
2	"MMG" JSC	Karakia rayon	LE	4629.37	8.1721	User of mineral resources (oil production)
3	"Ulutas" JSC	Karakia rayon	LE	50	0.4726	Quarry
4	"Aktautas" JSC	Karakia rayon	LE	12.9	1.5194	Quarry
5	"KurykKurylysServis"	Munaily rayon	LE	10	0.6163	Power grid company
Sub-total			5 LEs	4726.2778	14.3782	
Private land						
6	Kydairbegenov Zh. "Bayterek"	Mangistay rayon	LE	5	0.2203	-
7	A.I. Utesinov	Munaily rayon	HH	1	0.3252	-
8	Shermagambetov Sh.K.	Munaily rayon	HH	1.5	0.1216	-
Sub-total			1 LE 2 HHs	7.5	0.6671	-
Total			6 LEs 2 HHs	4733.7778	15.0453	

Three (3) LEs leased industrial land on long-term basis (for 49 years) voluntarily agreed (in writing) to provide a part of their leased land for project purposes without compensation:

1. "Mangistau Road Building Materials Enterprises" JSC (3.5978 ha)-Mangistay rayon
2. "Ulutas" JSC (0.4726 ha) – Karakia rayon
3. "MMG" JSC (8.1721 ha) – Karakia rayon

These 3 LEs do not require any form of compensation (cash, land replacement) and gave their land plots for free for the state needs as they have large amount of land.

Letters (with signatures and stamps) confirming that these 3 LEs do not require any compensation and voluntarily gave part of their leased land plots are available.

27. In total 1.2108 ha privately owned commercial land is affected by the project. The commercial land is owned by three (3) LEs. Out of the 3 commercial lands two (2) are unused, no structure is built. See table 7.

Table 7. LEs losing Commercial Land

N	Owner	Location	LE	Initial Land (ha)	Acquired area (ha)	Land Usage
Private land						
1	Tlegenov N. T.	Mangistay rayon	LE	0.015	0.0058	No structure
2	Otemyratova G.	Karakia rayon	LE	0.6	0.6	No structure
3	Mendiculova G.D.	Karakia rayon	LE	0.605	0.605	Gas station with café-bar "Gularsha"
Total			3 LEs	1.22	1.2108	

All these 3 LEs privately own commercial land. Out of these 3 owners 1 LE (Tlegenov N.T.) lost more than >10% of his commercial land. There is no structure built on the land plot and it is not used for commercial purposes by the owner (Tlegenov N.T.).

By decision of Mangistay rayon akimat (№849, 06.08.2014) the owner LE (Tlegenov N.T.) will be provided with land plot equal in size (0.015 ha) to the land plot lost (0.015 ha) at location acceptable to him by 15 September 2014 . The letter confirming (with signature of the owner Tlegenov N.T.) that he has agreed with the offered compensation (land replacement) is available.

1 LE (Otemyratova G.) privately owned commercial land (0.6 ha) in Karakia rayon was already provided with a land plot of equal size (0.6 ha) to the land plot lost (0.6 ha). Similarly, no structure is built on her land plot and as in the previous case the land was not used for commercial purposes. The commercial land of 1 LE (Mendikulova G.D. - Gas station with café-bar "Gularsha") was evaluated by licensed valuation company LTD "valuation of property" in 18.10.2013 based on the market value (as of 18.10.2013). The owner Mendikulova G.D. according to the valuation was envisaged the compensation in amount of 27 360 784KZT.

The compensation for the owner (Mendikulova G.D.) will be paid till 10.08.2014 (N1224, 07.08.2014). The detailed information about Gas station with café-bar "Gularsha" valuation procedures and compensation see in chapter VII.

28. A total of 3 structures are affected by the Project implementation. These structures are owned by 2 households and 1 legal entity. The structures include 2 houses (with extensions) and one gas station with cafe-bar “Gularsha”. See table 8.

Table 8. Affected structures

Use of Structure	Type of Material	Number of Structures	Total area (m2)	Number of Displaced HH and LEs
House ⁸	cement – concrete	1	0.1	1 HH
House	concrete and coquina limestone	1	0.084	1 HH
Gas station with café bar ⁹	concrete	1	132.2	1 LE
Total		3	132.384	2 HH 1 LE

Vulnerable DPs

29. In Kazakhstan, the law on State targeted social assistance (N246 II dated 17 July 2001) considers families with an average per capita income below the poverty line (defined as 40% of the subsistence minimum), large families with 4 or more children below 18 years old, households headed by elderly or with a disable family members. Such Households are entitled to the Targeted Social Assistance (TSA) program of the government. As of July 2014, the official subsistence minimum in Kazakhstan is 20 176 KZT per capita. The poverty line therefore is 8 070, 4 KZT per capita. One household (Mukhanova Zh. - Mangistay rayon) was identified as vulnerable during the socio-economic survey. The HH is headed by widow woman at the age of 75 years old. See recommendations in chapter VIII. See table 9.

Table 9. Vulnerable households identified during the socio-economic survey

Vulnerability Criteria	Number of HH
Income below subsistence minimum	-
With disabled HH member	-
With 4 or more children below 18 years	-
Headed by elderly	1
Total	1

Business and Employment Loss

30. 1 legal entity Mendikulova G. (Gas station with café bar “Gularsha”) lost her commercial structure and consequently lost her income from business activity. Five (5) workers were affected permanently by the disruption in the commercial operations of the business entity (Gas station with café bar “Gularsha”). Average income of these workers was reported to comprise about 63 000 KZT per month. But the affected LE possesses several branches of the Gas

⁸ According to valuation reports both houses include extensions. The sizes of such extensions are included in the overall size of the respective house.

⁹ The data for the “gas station with café-bar” cannot be separated to “gas station” and “café-bar” sub-categories, as all available data (regarding size of the land plot, structure, etc.) is combined in total figures for the whole structure.

station “Gularsha” in Mangistay oblast. The affected workers were employed by the same owner for the other branch office. Thus, the workers did not lose the employment. However, it is justified in chapter VII.

4.2 Entitlements to compensation

31. Table 10 below provides the entitlements for various categories of DPs and degrees of impacts related to the project.

Table 10. Entitlement and compensation matrix

Asset	Specifications	Affected Persons	Compensation Entitlements
Permanent Loss			
Agricultural, residential and commercial land plots		Owners	Cash compensation at full replacement cost (considering fair market value, transition costs, interest accrued, transitional and restoration costs and other applicable payments) or through replacement with land plot equal in value to the land plot lost and at locations acceptable to DPs where feasible.
		Renters Long-term/ Short term	Rental allowance in accordance with the compensation Entitlements Land for land compensation with plots of equal productivity to the plots lost.
		Squatters (if any)	Leased plot on State land; Displacement allowance option, equal to three months minimum monthly salary.
Agricultural land	Severe impact >10% of income/ productive land lost	Owners, leaseholders of cropped/ cultivated land	Additional cash compensation equivalent to one-year gross harvest
Buildings and structures	Residential houses and commercial buildings	Owners of permanent structures (including squatters)	Cash compensation at the market value for affected structures and other real assets at existing prices at the moment of acquisition with no deduction for depreciation or transaction costs. Compensation will include the value of affected connections to water supply or other public utilities. House for house swap (at the owner option): if replacement is of lower value, cash compensation for the difference; 3 months housing rental allowance
		Renters	Rental allowance in accordance with the conditions of the rent agreement

			but not less than cost of rent for 3 months, or continuation of rental agreement on alternative building/structure, plus Refund of the unused portion of the rent or lease fees paid in advance.
	Temporary structures (kiosks, stalls)	Owners of temporary/ movable structures	Approved site to relocate structure.
Structure renters		Renters with valid rental contract	Three months' rent at prevailing market rate and assistance in finding alternative accommodation
Business and employment	Temporary or permanent business/ employment loss	Business owners (including those with no formal rights on the land) and their affected workers	if permanent business loss, cash compensation equal to one year income (lost profit); if temporary business loss, cash compensation for the period of income loss; if permanent employment loss, 3 months average registered wages (if not registered, based on the official minimum wage in Kazakhstan); if temporary employment loss, average registered wage during disruption (if not registered, based on the official minimum wage in Kazakhstan); (note: Affected workers will be paid through their employers as per the Labor Code)
Relocation	Transport and transitional livelihood costs	All relocated persons	Transportation allowance sufficient to cover transport expenses; and Transition allowance equivalent to monthly rental cost for similar land plots/structure multiplied by the number of months needed to rebuild and relocate to a new site.
Community assets			Rehabilitation or replacement of affected structures to pre-project function.
Vulnerable population groups		Households at or below the poverty line, with 4 children under 18 or households headed by an elderly, disabled, widow/woman.	Enrollment in government social assistance program if not yet enrolled Priority in local employment for members of vulnerable household with provision for basic on-the-job training. Assistance equivalent to minimum

			living wage for 3 months.
Temporary Loss			
Land for civil works or borrow pits	Negotiated between owner and contractor	Leaseholders (long-term and short-term land lease)	<p>Contractor pays cash compensation at local state rental rates for duration of temporary use plus income/crop/structure loss due to temporary land use, if any</p> <p>Land restored to original status at the end of rental.</p> <p>Contractor pays for making land management and legal documents.</p> <p>Environmental safeguard measures.</p>
		State lands (permanent land users)	<p>Land restored to original status at the end of rental.</p> <p>Environmental safeguard measures.</p> <p>Contractor pays for making land management and legal documents.</p>
Land of public wildlife areas		State lands	<p>Environmental safeguard measures.</p> <p>Safeguard measures for archeological and cultural monuments.</p>

V. CONSULTATIONS

32. Initial public consultations regarding the proposed Project were carried out during design preparation.¹⁰ Two public consultations were held in April 2010. The meetings were held in Aktau (21 April 2010, in the Conference Hall of the Technical University) and in Shetpe (22 April, 2010, in the Akimat Conference Room). The first event was attended by 29 participants including Government officials, and 5 national and international specialists on traffic management, engineering, environment, economics and resettlement as well as members of the civil society and one NGO. The second event was attended by 40 participants, including Government officials, national and international specialists on environment, economics and resettlement, as well as members of the civil society. Besides the mentioned consultations there were two more, one in Zhetibay and one in Shetpe in June 2011. Meetings were carried out by presenting: (i) engineering details for the road, (ii) prospected schedules, (iii) expected benefits and (iv) anticipated impacts, including proposed mitigation measures. It was also disclosed that there will be a mechanism in place where local citizens and stakeholders affected will have a chance to forward their concerns, complaints at specified offices, and advance compensation claims for lost assets or business opportunities, as applicable. In specific, the latter were invited to forward suggestions and/or concerns pertaining to the near-future planning and implementation of the project. Detailed answers were provided by the designers, planners and representatives from the organizing agencies to the questions raised. Minutes of the meetings were taken by both representatives from the “Dortrans” and the ADB Project Team members.

33. On 19 July 2011 another Public Consultation Meeting was carried out in the Conference Room of the JSC “KazAutoZhol” in Aktau. Meeting was attended by 40 participants. The Environmental Team also participated in this event. Technical features of Tranche 2 rehabilitation work plan were introduced by an Engineer from design organization, who was newly entrusted with the implementation of the Project.

34. On 23 October 2012 the public consultations were conducted in Shetpe and Zhetybai, and on 24 October 2012 in Mangystau, to provide recent information on the project with a special focus on social and resettlement issues. The announcement on the upcoming public consultation was published in the local newspaper “Mangystau” (in Kazakh language) on 20 October 2012. Overall, more than 80 participants attended three public consultation, including representatives from different state entities, owners of affected lands/properties/businesses, and civil society. The JSC “KazAutoZhol” specialists, consultant on social and resettlement issues and consultant on environmental issues also took part in the consultation.

35. DPs participated actively in the discussion. Questions and comments revolved around details of the project activities, including schedule of construction activities, eligibilities and entitlements, factors to be considered in the valuation of residential and commercial lands

¹⁰ Information on public consultations carried out in 2010-2011 was taken from the Environmental Impact Assessment report for Tranche 2 section of CAREC Corridor 2 (Mangystau Oblast Section) Investment Program, P43439-KAZ, July 2011

and property, information availability, dust and noise during construction works, etc. Representatives of JSC “KazAutoZhol” consultant on social and resettlement issues and consultant on environmental issues responded to the questions.

36. On 8 April 2014 consultations were carried out in Shetpe, Kosbylak with the 2 permanently affected HH (Mukhanova Zh. and Ersylyanova A.) whose houses are to be relocated. The questions raised on the details of the compensation, relocation, complaints if any, grievance redress mechanism.

37. In June-July 2014, socio-economic survey and individual consultations have been held. On 30 June 2014, seven (7) individual consultations took place in Mangystay rayon with 7 affected land owners and leaseholders (2 HH 5 LE). On 22 July 2014, 5 individual consultations were carried out with 5 affected land owners and leaseholders (5 LE) in Karakia rayon. On 23-24 July 2014, 10 individual consultations (2 HH 8 LE) were held in Munaily rayon and Aktau.

Table 11. Summary Consultation Matrix

Date	Location	Participants	Key Issues Discussed
21 April 2010	Conference Hall of the Technical University, Aktau town	Government officials, national / international specialists involved in Project, members of the civil society and NGO	Presentation of engineering details for the road, schedules, anticipated impacts and benefits.
22 April 2010	Akimat Conference Room, Shetpe village	Government officials, national / international specialists involved in Project, civil society	Presentation of engineering details for the road, schedules, anticipated impacts and benefits.
June 2011	Shetpe village, Zhetybai village	Representatives of the state authorities, Akimat, civil society, DPs	Presentation of engineering details for the road, schedules, anticipated benefits and impacts, including proposed mitigation measures.
19 July 2011	Conference Room of the JSO “KazAutoZhol” Aktau town	Representatives of the state authorities, Akimat, design organization, consultants, civil society, DPs	Presentation of technical features of Tranche 2 works.
23 October 2012	Akimat of Mangystau Rayon, Shetpe village	Representatives of the state authorities, Akimat, people residing in project corridor, interested public, representatives of JSC “KazAutoZhol”, consultants, DPs	Presentation of detailed information regarding the Project activities, ADB resettlement requirements, LARP development details, description of impacts, entitlements for compensation, grievance procedures, monitoring activities.
23 October 2012	Akimat of Zhetybai village	Representatives of the state authorities, Akimat, people residing in project corridor, interested public, representatives of JSC “KazAutoZhol” consultants, DPs	Presentation of detailed information regarding the Project activities, ADB resettlement requirements, LARP development details, description of impacts, entitlements for compensation, grievance procedures, monitoring activities.

24 October 2012	Akimat of Munaily Rayon, Mangystau village	Representatives of the state authorities, Akimat, people residing in project corridor, interested public, representatives of JSC "KazAutoZhol", consultants, DPs	Presentation of detailed information regarding the Project activities, ADB resettlement requirements, LARP development details, description of impacts, entitlements for compensation, grievance procedures, monitoring activities.
8 April 2014	Mangistay Rayon Kosbulak, building 2, apt.1-2	PMC consultants, 2HH	The questions revolved around the details of the compensation payments, relocation, complaints if any, grievance redress options.
30 June 2014	Mangistay rayon	PMC consultant, JSC "KazAutoZhol" representatives and 7 affected land owners and leaseholders (2 HH 5 LE)	The aim of the consultations was to inform APs about eligibilities and entitlements, to identify possible complaints, explain grievance redress mechanism and schedule of project implementation. Also land registration related issues.
22 July 2014	Karakia rayon	PMC consultants, JSC "KazAutoZhol" representatives and 5 affected land owners and leaseholders (5 LE)	The aim of the consultations was to inform APs about eligibilities and entitlements, to identify possible complaints, explain grievance redress mechanism and schedule of project implementation.
23-24 July 2014	Munaily rayon, Aktau	PMC consultants, , JSC "KazAutoZhol" representatives and 10 affected parties (2 HH 8 LE)	The aim of the consultations was to inform APs about eligibilities and entitlements, to identify possible complaints, explain grievance redress mechanism.

Consultations Feedback

In June-July 2014 during the socio-economic survey PMC international and national consultants on social and resettlement issues carried out consultations with displaced persons (DPs) to identify level of satisfaction with land acquisition and compensation process. The consultations were undertaken in an atmosphere free of coercion. All DPs participated actively in the interviews, were quite open and freely shared their opinions, concerns and attitudes towards the project. The particular attention was paid to female headed households and women. In general the consultations revealed that DPs are well informed about the project as several meetings already had been carried out in 2011-2012. DPs were aware of engineering details for the road, anticipated impacts and benefits and grievance focal points at community and rayon level. In general DPs were motivated to build the road as it will provide efficient and safe transportation for the movement of passengers and freight in the region. They emphasized that the road will improve their living conditions too. Mostly DPs expressed their positive expectations towards the project and some of them even readiness to volunteer the part of their leased lands for the project without compensation. None of them expressed complaints regarding compensation. At this stage questions and comments revolved around details of land re-registration procedures

and duration, responsible agencies for it and the schedule of construction activities, PMC consultants responded to the questions

Disclosure

38. Information brochure about the project (translated in Russian) were distributed among the APs during individual consultations to provide additional information on the implementation arrangement, entitlements to compensation and grievance redress options.
39. The complete LARP document will be translated into the Russian language and disclosed on the website of the Western Europe – Western China Project. Copies will be distributed to the JSC “KazAutoZhol”, Mangistay, Munaily and Karakia rayons. The LARP in English will likewise be submitted uploading in the ADB website.

VI. GRIEVANCE REDRESS PROCEDURE

40. A grievance mechanism is available to allow DPs to appeal any disagreeable decision, practice or activity arising from land or other assets compensation. The efforts were therefore made to first seek resolution of these grievances at the local level through the designated Grievance Focal Points, officials at local community and rayon levels as well as in JSC “NC KazAutoZhol”.

The following are the Grievance Focal Points designated for the project:

- 1) Mr. Krykbaev Nurzhan Nazimbekovich Deputy director of JSC “KazAutoZhol”
Telephone: 8 7292 605852; E_mail: mouad@mail.ru
- 2) Mr. Bekov Kidirberdi Andirovich Vice akim of Karakya Rayon
Telephone: 8-72937 – 2-13-07
- 3) Sarbalayev Abzal Berdibaevich Vice Akim of Mangystau Rayon
Telephone: 8-72931 – 2-11-87
- 4) Ondabaev Kalnias Ondabaevich Vice akim of Munaily rayon
Telephone: 8 7292 466204 Mrs.
- 5) Asel Karymbaeva Committee of Roads of Ministry of Transport and Communication
Telephone: 8 71 72 24 26 11
- 6). Focal Point of CSC (to be nominated)

41. APs or other concerned individuals may visit, call or send a letter or fax to any of the Grievance Focal Points to register their comments or complaints related to land acquisition or other aspects of the project.

VII. DUE DILIGENCE FINDINGS

7.1 Land acquisition procedures

42. The land acquisition process was done in the following order:

- At design stage in 2010, the preliminary plan of road alignment was approved and based on that the necessity of land acquisition was defined. Location and type of land plots required for project needs were identified;
- A draft LARP was developed in November 2012 and disclosed on ADB official web-site www.adb.org ¹¹ in February 2013;
- In 2012 JSC “NC KazAutoZhol” prepared the list of land plots to be acquired for the project;
- In January 2013 the list of land plots and owners/users/renters was updated based on the road design prepared by Land State Scientific and Production Center for Land Management “GosNPTsZem” and approved in June 2014.
- Mangistay, Karakia and Munaily rayon akimats committees for land acquisition, chaired by the Deputy Akims have been formed 2013. From August to October 2013 decrees on land acquisition for permanent use were issued by respective akimats. on land acquisition for permanent use. Representatives from rayon akimats’ departments on land relations surveyed the affected plots and met with the owners/lessees of these plots to inform them what area of their lands would be affected. Licensed valuers were engaged by the respective rayon akimats to estimate the values of the affected land plots based on the registered land use and land category. The evaluation of the impact of the project is presented below. See Tables 12, 13 and 14.

¹¹ <http://www.adb.org/projects/documents/carec-corridor-2-mangystau-oblast-section-investment-program-tranche-2-rp-feb-2013>

Table 12. Number of plots and area of permanently affected plots by land type and ownership in Mangistay rayon

Land Type	Number of affected plots by ownership status		Total number of plots	Ownership status of acquired plots in ha		Total (ha)
	Private Land	Leased Land		Private	Leased Land on long term-basis (for 49 years)	
Residential Land	2	-	2	0.184	-	0.184
Agricultural Land	1	1	2	0.0922	1.8377	1.9299
Commercial Land	1	-	1	0.0058	-	0.0058
Industrial Land	1	1	2	0.2203	3.5978	3.8181
Total	5	2	7	0,5023	5,4355	5,9378

Land acquisition process in Mangistay rayon

- 31.05.2013 Agreement between rayon department on land relations and a licensed valuation company LTD “Mangistay Center of auction and property valuation” was signed.
- 01.07.2013 valuation of structures (2 houses) was carried out by a licensed valuation company. The owner Mukhanova Zh. according to valuation was envisaged the compensation in amount of 7 732 400 KZT and for owner Ersyltanova A. 5 249 300 KZT.
- 15.07.2013 valuation reports for the both structures were prepared and submitted to Mangistay rayon akimat. The compensation was determined at the market value for both affected houses (as of 01.07.2013). The valuation included the evaluation of only structures but not the land plots. Further action on this was taken on 19.06.2014 as mentioned hereon.
- 02.08.2013 decree of Akim of Mangystau rayon (№297) on land acquisition for permanent use for state needs was issued.
- 16.08.2013 Mangistay rayon department on land relations issued a notification for land owners/leaseholders, which was signed by affected parties during the period from 20 till 28.08.2013.
- 28.08.2013 a local newspaper “Zhana Omir” № 39 (9993) announced a notice about starting of land acquisition process.
- 10.06.2014 Agreements on compensation between the owners (Mukhanova Zh. Ersyltanova A.) and rayon department on land relations were signed.
- 12.06.2014 Department of Justice registered the agreement on compensation between Ersultanova A. and Mangistay rayon department on land relations (13-198-022-224).
- 17.06.2014 Department of Justice registered the agreement on compensation between Mukhanova Zh. and Mangistay rayon department on land relations (13-198-002-462).
- 19.06.2014 PMC submitted a letter to Mangistay rayon department on land relations with request to provide the 2 permanently affected HHs (Mukhanova Zh. Ersyltanova A.) with alternative land plots of equal value as the valuation carried out in July 2013 excluded land

plots evaluation.

- 20.06.2014 by Mangystay rayon department on land relations was made a decision to compensate land plots equal in value for the owners (Mukhanova Zh. Ersylytanova A.), to provide transportation assistance to a new location and allow them to move salvage material.
- 20.06.2014 Head of rayon department on land relations Mr. Kozhaev E. informed Mukhanova Zh. and Ersylytanova A. about the decision. Both owners were provided with the copies of the decree. The meeting was attended by international and national consultants from PMC.
- 30.06.2013 the owner Ersylytanova A. received cash compensation in amount of 5 249 300 KZT (N4632754/14-03).
- 01.07.2014 Owner Mukhanova Zh. received cash compensation in amount of 7 732 400 KZT (N 4632754/14-02).
- Mangystay rayon akimat informed the both HHs (Ersylytanova Zh. Mukhanova A.) about their rights to vacate the houses within 3 months in the beginning of July 2014 (till the end of September 2014).
- One of the HH (Ersylytanova A.) already bought a new house in the same village Shetpe (Kosbylak) quite near to her old house and has improved her living conditions. The new house is rather bigger than the old one (11 rooms instead of 4 rooms), has connections to all public utilities (gas, electricity, water) and is comparably newly built. The owner Ersylytanova A. plans to move to the new house in August 2014 as the new house does not need any construction work and has all necessary conditions for living.

The second HH (Mukhanova Zh.) bought a land plot in the neighbor village Ashibulak and is going to build a new house. By words of the owner the new land plot is very near to her son's house so it's suitable place for her family for building a new house.

By own desire of Mukhanova Zh. she will live with her son's family till construction of the new house will be finished.

43. These 2 HHs will be provided with alternative, suitable land plots for the owners and rayon akimat will cover all expenses related to registration of the new plots by 15 September 2014.

44. Despite of the above mentioned, the valuation procedures and compensation payment do not comply with legal requirements and ADB Safeguard Policy Statement (SPS2009). Firstly, the valuation was carried out in July 2013 while cash compensation was paid after one year (June-July 2014). Secondly, the initial valuation of affected structures excluded land plot value and Mangystay rayon akimat later agreed to provide alternative land plots.

45. It must be mentioned that in July 2014 PMC consultants revised the coefficient of calculation for immovable property in Mangystay oblast to check the difference between the market value of affected structures in 2013 and an existing market price at the moment of payment in June-July 2014. The revision revealed that the average coefficient comprised 326.598 in April 2013 (the coefficient was used in the valuation of houses and is represented in the valuation reports) while the same average coefficient decreased to 239.576 in January-May 2014 (according to the law on valuation procedures in the RoK compensation amount must be determined by independent evaluators and paid within 6 months period after the valuation). Thus, in case of re-valuation of two affected houses in 2014 (after the expiration date of the valuation) the owners (Mukhanova A. Ersylytanova Zh.) would have received less compensation than were evaluated in 2013¹². Considering the above mentioned facts that both HHs already received compensation and in case of re-valuation of their houses the amount would be less than they have got, no additional corrective actions are planned in this regard.

- JSC "Mangystay Road-Building Materials Enterprises" voluntarily provides a part of the leased land plot (for 49 years) for project purposes without any compensation. The size of the land plot provided for project needs is 3.5978 ha. The letter (with signature) confirming

¹² <http://www.stat.gov.kz/>

that the LE voluntarily provides the part of his leased land is available.

- 1 LE/peasant farm “Kozha” (Zhumakhanov N.) leased agricultural land on long-term basis (for 49 years) in Mangistay rayon, village Shetpe, voluntarily agreed (in writing) to provide a part of his leased land (1.8377 ha) for the project purposes without compensation. Letter (with signature) confirming that the LE (Zhumakhanov N.) does not require any compensation for the given land plot (1.8377 ha) is available (06.08.2014).

- 1 LE (Tlegenov N.T. - Mangistay rayon) will be provided with land plot equal in size (0.015 ha) to the land plot lost (0.015 ha) at location acceptable to him till 15 September 2014. Letter confirming (with signature of the owner Tlegenov N.T., 06.08.2014) that he has agreed with the offered compensation (land replacement) is available.

The following 2 LEs in Mangistay rayon will be provided land replacement till 15 September 2014:

1. Kydairbegenov Zh. “Bayterek” - 0.2203 ha

2. Tyretaev N. “Simbat” - 0.0922 ha

Table 13. Number of plots and area of permanently affected plots by land type and ownership in Munaily rayon

Land Type	Number of affected plots by ownership status		Total number of plots	Ownership status of acquired plots in ha		Total (ha)
	Private Land	Leased Land		Private	Leased Land on long term-basis (for 49 years)	
Residential Land	-	-	-	-	-	
Agricultural Land	1	6	7	21.125	54.7758	75.9008
Commercial Land	-	-	-	-	-	-
Industrial Land	2	1	3	1.0631	-	1.0631
Total	3	7	10	22.1881	54.7758	76.9639

Land acquisition process in Munaily rayon

- The road section in the area passes through villages Kiziltob, Batir and Munaily rayon. Thus the decrees on land acquisition for permanent use for state needs were separately issued by akims of each mentioned village and akim of Munaily rayon.
- 05.09.2013 Decree of Akim of village Batir on land acquisition for permanent use for state needs (№79) was issued.
- 06.09.2013 Decree of Akim of village Kiziltob on land acquisition for permanent use for state needs (№110) was issued.
- 18.10.2013 Decree of Akim of Munaily rayon (N289-9) on land acquisition for permanent use for state needs was issued.
- In 22 January 2014 act (№ 138) on permanent land use has been received by CoR MoTC (formerly named as Committee of Roads of Ministry of Transport and Communications) for the road section in Munaily raion. This act was issued by Land State Scientific and Production Center for Management (GosNPTsZem) and Munaily rayon department on land relations as a result of respective Decrees issued by Akimats, Decisions made by Akims of respective villages, as well as Agreements signed between renters of the state lands and Akimat of Mangystau oblast.
- Minutes of meetings of representatives of department on land relations and land owners/leaseholders are available. The minutes of meetings are signed by owners/leaseholders that they were informed about the project and about the portions of their privately owned/leased land plots that are to be acquired for state needs.

46. In total 10 APs (2 HHs 8 LEs) are affected by the project in Munaily rayon. By decision of Mynaily rayon akimat (01-13/3903, 07.08.2014) following APs will be provided with alternative land plots of equal size, akimat will cover expenses related to land registration till 01.11.2014:

1. Utesinov A.I. - 0.3252 ha
2. Shermagambetov Sh.K. - 0.1216 ha
3. Tastemirov I."Madi" - 21.125 ha
4. Meyrmanova U. - 3.4743 ha
5. Kalmuratov A. "Erik" - 0.0205 ha
6. Meyrmanov Zh. - 8.5122 ha
7. Kyzylbayev K.N. - 1.1176
8. "KurykKurylysServis" LLP - 0.6163 ha
9. "Baytubetov" peasant farm - 39.966 ha
10. Karzhaubayeva U. - 1.6852 ha

Table 14. Number of plots and area of permanently affected plots by land type and ownership in Karakia Rayon

Land Type	Number of affected plots by ownership status		Total number of plots	Ownership status of acquired plots in ha		Total (ha)
	Private Land	Leased Land		Private	Leased Land on long term-basis (for 49 years)	
Residential Land	-	-	-	-	-	-
Agricultural Land	-	-	-	-	-	-
Commercial Land	2	-	2	1.2050	-	1.2050
Industrial Land	-	3	3	-	10.1641	10.1641
Total	2	3	5	1.2050	10.1641	11.3691

Land acquisition process in Karakia Rayon

- In 19.08.2013 Karakia Rayon akimat issued a decree (N170) on land acquisition for permanent use for state needs.
- Karakia rayon department on land relations sent a notification to land owners/leaseholders about land acquisition.
- In the same month (August 2013) after the issuance of decree on land acquisition for permanent use for state needs the owner Mendikulova G. stopped her business activity (operating of Gas station with café bar) in the particular place.
- In autumn 2013 to provide a valuation of permanently affected commercial structure (Gas station with café-bar “Gularsha”) Karakia rayon akimat announced a tender for selection of independent valuation company.
- In 18.10.2013 a licensed valuation company LTD “valuation of property” was hired by Karakia rayon akimat (agreement № AK 2735-ЮЛ) to carry out the affected structure valuation.
- In 18.10.2013 the company LTD “valuation of property” carried out the valuation of Gas station with café bar “Gularsha”.
- The valuation included the following:
 The Land plot (0.605 ha) – 1 563 804 KZT.
 Gas station with café-bar “Gularsha” (one-stored building, built in 2008) –16 344 687 KZT.
 Fuel dispensing column – (ТПК HAPA 4000 C 122 A- 2 pieces) – 946 878 KZT.
 Tank – (ПГС B-60 куб.м. – 4 pieces) – 8 505 415 KZT.
 In total 27 360 784 KZT based on market price (as of 18.10.2013).
- In 13.11.2013 Rayon department on land relations sent a notice of valuation to the owner Mendikulova G. (Gas station with café bar “Gularsha”).

- 21.04.2014 Karakia rayon akimat made a correction (№ 108) in the issued decree (№ 170) about the prolongation of compensation payment to the owner Mendikulova G. According to the decree compensation was to be prolonged till 30.08.2014.
 - In 24.04.2014 Karakia rayon akimat notified the owner Mendikulova G. that the compensation was determined in amount of 17 908 491 KZT.
The compensation included the valuation of only land plot (0.6 ha) – 1 563 804 KZT and immovable property (Gas station with café bar) – 16 344 687 KZT but excluded movable property value (tanks, fuel dispensing columns) as according to national legislation compensation for movable property is not paid by the state.
 - 05.05.2014 The owner Mendikulova G. refused on offered compensation (17 908 491 KZT) and based on the Law of State Property of RoK, article 4 and Civil Code, articles 4, 5 has requested compensation in amount of 27 360 784 KZT (as it was represented in the valuation report). The owner Mendikulova G. stated her request as follows:
 - Cost for purchasing of alternative land plot of equal size (0.605 ha) – 4 053 500 KZT
 - Cost for developing design of new gas station with café-bar– 14 380 000 KZT
 - Cost for demolishing of movable property – 1 000 000
 - Lost profit – for the period of August 2013 – April 2014 – 2 980 897,91 KZTThus, the compensation in amount of 27 360 784 KZT was acceptable for the owner and includes land plot, movable and immovable property, as well as Lost profit.
 - 05.06.2014 agreement on compensation between the owner Mendikulova G. and Karakia rayon akimat was signed.
47. Although the agreement was signed in 5 June 2014 the compensation is not paid yet. It has been revealed that prolonged state procedures are the main reasons for delaying in compensation payment. At this stage the money assigned for compensation of the owner Mendikulova G. is in the treasury and she will be paid till 10 August 2014.
- Only 1 LE (Otemyratova G.) privately owned commercial land (0.6 ha) was compensated with a land plot equal in size to the plot lost (0.6 ha).
 - JSC “MMG” voluntarily provides a part of the leased land plot (for 49 years) for project purposes without compensation. The size of the land plot provided for project needs is 8.1721 ha. The letter (with signature and stamp) confirming it is available.
 - JSC “Ulutas” voluntarily provides a part of the leased land plot (for 49 years) for project purposes without compensation. The size of the land plot provided for project needs is 0.4726 ha. The letter (with signature and stamp) confirming it is available.
 - In general owners/users of land plots (LEs and HHs) were notified/consulted regarding acquisition of parts of their plots but most of them were not offered compensation yet (in form of offering replacement land plot for lease or land swap). Out of 22 permanently affected parties 2 HHs received cash compensation in June-July 2014, 1 LE (gas station with café bar) will receive the compensation till 10.08.2014. Out of 12 leaseholders four (4) LEs leased land on long-term basis (for 49 years) voluntarily agreed (in writing) to provide a part of their leased land for project purposes without any compensation:
 1. "Mangistau Road- Building Materials Enterprises" JSC (3.5978 ha)-Mangistay rayon
 2. Zhumakhanov N. "Kozha" –Mangistay rayon
 3. "MMG" JSC (8.1721 ha) – Karakia rayon
 4. "Ulutas" JSC (0.4726 ha) –Karakia rayon
- 1 LE (Otemyratova G. in Karakia rayon) privately owned commercial land (0.6 ha) was compensated with a land plot equal in size to the plot lost (0.6 ha).

1 LE (Tlegenov N.T.) lost more than >10% of his commercial land. There is no structure built on the land plot and it is not used for commercial purposes by the owner (Tlegenov N.T.).

By decision of Mangistay rayon akimat (№849, 06.08.2014) the owner LE (Tlegenov N.T.) will be provided with land plot equal in size (0.015 ha) to the land plot lost (0.015 ha) at location acceptable to him by 15 September 2014. The letter confirming (with signature of the owner Tlegenov N.T.) that he has agreed with the offered compensation (land replacement) is available.

- APs were consulted about their rights on entitlements during socio-economic survey conducted in June-July 2014.

7.2 Actual LAR impacts

48. Based on review of primary and secondary data, it appeared that the scale of actual LAR impacts, including number of DPs affected and amount of land required for the project is significantly smaller than that envisaged in the draft LARP (November 2012). Details on actual LAR impacts and affected land plots according to the reference provided by JSC “NC KazAutoZhol” and land use design done by Land State Scientific and Production Center for Management (GosNPTsZem) in 2013.

Section of road: Shetpe – Zhetibai (Mangistay rayon)

In total 168.9 ha was acquired, out of which 0.184 ha is privately owned residential lands; 5.7539 are the privately owned or leased lands and 162.9621 ha are the state reserve lands. Number of land owners/renters – 7, out of which 2 HHs are to be relocated. Two are residential lands compensated for their structures and provided replacement land. 1 LE volunteered unused industrial land in writing. 1 LE volunteered part of agricultural land in writing. 1 LE will be provided with alternative land. APs (1 privately owned industrial land, 1 peasant farm “Simbat” privately owned agriculture land on long-term basis (for 49 years) will be provided land with alternative land plots till 15 September 2014. Lease and owned lands illustrated in Table 12.

Section of road: Zhetibai – Aktau (Munaily rayon)

Number of land owners/renters – 10. In total 163.7 ha was acquired, out of which 86.7361ha state reserved lands and 76.9639 ha privately owned or leased lands. Lease and owned lands illustrated in Table 13. None of the 10 Aps were provided compensation, land swap or pre-termination compensation in accordance with resolution 890.

1. Utesinov A.I. - 0.3252 ha
2. Shermagambetov Sh.K. - 0.1216 ha
3. Tastemirov I.”Madi” - 21.125 ha
4. Meyrmanova U. - 3.4743 ha
5. Kalmuratov A. “Erik” - 0.0205 ha
6. Meyrmanov Zh. - 8.5122 ha
7. Kyzylbayev K.N. - 1.1176
8. “KurykKurylysServis” LLP - 0.6163 ha
9. “Baytubetov” peasant farm - 39.966 ha
10. Karzhaubayeva U. - 1.6852 ha

Section of road: Shetpe – village Zhetibai (Karakaya Rayon)

In total 26.9 ha was acquired, and village Zhetibai – Aktau in total 13.9 ha was acquired in Karakaya rayon. Number of land owners/renters – 5, out of which 1 LE (Gas station with café-bar “Gularsha”) is to be relocated and paid compensation till 10 August 2014. 1 LE was provided with a land swap and 2 LEs (volunteered their land and have confirmed this in writing) 1 LE (Aktautas) agreed to volunteer the part of leased land but the letter confirming it is not available, so still “Aktautas” is considered in the list of APs who need to be compensated (land replacement) until he confirms the refusal of compensation for providing part of the land in writing. A total 40.8 ha was acquired out of which 29.4309 state reserved lands and 11.3691 privately owned or leased lands. Lease and owned lands illustrated in Table 14.

7.3 Available LAR Documents

49. Act on permanent land use has been received by CoR MoTC (CoR MoTC formerly named as Committee of Roads of Ministry of Transport and Communications) for the road section in Munaily rayon. This act was issued by Land State Scientific and Production Center for Management (GosNPTsZem) and Munaily rayon department on land relations as a result of respective Decrees issued by Akimats, Decisions made by Akims of respective villages, as well as Agreements signed between renters of the state lands and Akimat of Mangystau oblast. Details on available LAR documents are provided below for each section of the road.

VIII. CONCLUSION AND RECOMMENDATIONS

50. The Draft LARP has been developed for Tranche 2 of the CAREC Corridor 2 (Mangystau Oblast Section) Investment Program. No updated final LARP has been developed, however the updated information on affected parties has been obtained from land use design developed by Land State Scientific and Production Center for Management (GosNPTsZem) in January 2013. According to the land use design and reference provided by JSC “NC KazAutoZhol” it appeared that the scale of actual LAR impacts, including number of DPs affected and amount of land required for the project is smaller than that envisaged in the draft LARP.

3 owners (2 HH 1 LE) need to be relocated for the Tranche 2. The 2 HHs received compensations in June-July 2014 even though the valuation of assets owned by 2 HHs was carried out a year earlier in 01.07.2013. According to valuation reports compensation amount was evaluated based on current market price as of 01.07. 2013. Initial valuation of assets for 2 HHs (residential houses) did not comprise the land plot value. But later (20.06.2014) the both owners (2 HHs) were offered with alternative land plots of equal size, in the same village, suitable place for them. At this stage the plots for 2 HHs (Mukhanova Zh. Ersyltanova A.) are being in process of registration, expenses for registration covers Mangistay rayon akimat and will be fully completed to till 15 September 2014. 1 LE (mendikulova G. gas station with café bar “Gularsha”) will be compensated till 10 August 2014. 4LEs volunteered their leased lands on long term-basis (for 49 years) for state needs in writing. 1 private land owner (LE) was offered the compensation in accordance with the entitlement matrix. 1 LE was compensated with land of equal size to the plot lost (0.6 ha). 1 LE will be compensated with land plot of equal size (letter confirming the owner agreement on offered land is available). Thus 13 owners/leaseholders still need to be fully compensated (land replacement).

8.1 Corrective actions

51. The corrective actions listed in the following Table are agreed. The budget and corrective actions are reflected in the updated final LARP of August 2014.:

S.No	Corrective Action	Data	Responsible agency
1	Cash compensation for gas station with café-bar “Gularsha” in amount of 27 360 784 KZT	10.08.2014	Karakia rayon akimat
2	Private land owners to be compensated with alternative land plots in of equal value to the plot lost or cash compensation 4 LEs /2 HHs	15 .09. 2014 25.09.2014 01.11.2014	Mangistay rayon akimat Karakia rayon akimat Munaily rayon akimat
3	Leased land owners to be compensated with alternative land plots of equal value to the plot lost 8 LEs	15 .09. 2014 25.09.2014 01.11.2014	Mangistay rayon akimat Karakia rayon akimat Munaily rayon akimat
5	Renegotiation of existing agreements on leased land for 12 leaseholders and sign new agreements	15 .09. 2014 25.09.2014 01.11.2014	Mangistay rayon akimat Karakia rayon akimat Munaily rayon akimat
6	Relocation allowance for 2 HHs (Mukhanova Zh. Ersyltanova A.).	30.09.2014	Mangistay rayon akimat
7	Assistance to vulnerable HH (Mukhanova Zh.) in amount of minimum living wage for 3 months and assist in enrolment in the Targeted Social Assistance (TSA) program of the government.	IV quarter 2014	Mangistay rayon akimat
8	External Monitoring Consultant	IV quarter 2014	CoR
9	Monitor temporary land use and ensure that in case the additional land plots are required for temporary use for construction activities, the Contractor obtains relevant agreements allowing use of such lands. After completion of civil works these lands shall be restored to their original conditions by Contractor and rent fees shall be fully paid to the owners		JSC “KazAutoZhol” with support from CSC, the Contractor
10	Monitor grievance redress process, ensure continuous liaison with Grievance Focal Points from Akimats as well as CoR,		JSC “KazAutoZhol”, CSC
11	Information on ongoing and planned works of the project will be disseminated in affected communities		JSC “KazAutoZhol”, CSC

IX. RESETTLEMENT BUDGET AND FINANCING

52. The GoK / CoR is responsible for all land acquisition costs associated with the implementation of the LARP. A budget of 60 082 850 KZT is allocated for all LARP implementation activities from oblast and republic budget for CAREC Corridor 2 (Mangystau Oblast Section) Investment Program Tranche 2. This includes the cost for compensation of losses, registration and re-registration of land plots, assistance to vulnerable HH, relocation allowance, external monitoring. The budget breakdown is shown in Table 15.

Table 15. Land acquisition and resettlement budget

N	Particulars/Items	Number of HHs & LEs	Quantity	Estimated Budget (KZT)
1	Compensation for privately owned land a. agricultural land b. commercial land c. industrial land d. residential land Total	2 LE 1 LE 2 HHs, 1 LE 2 HH 4 LE¹³ 4 HH	21.2172 ha 0.0058 ha 0.6671 ha 0.184 ha 22.0741 ha	Land replacement
2	Compensation for leased Land a. agricultural land b. commercial land c. industrial land Total	6 LE - 2 LE 8 LE¹⁴	54.7758 ha - 2.1357 ha 56.9115 ha	Land replacement
3	Compensation for Gas station with café-bar "Gularsha" including land plot, structure and lost profit (for 9 months)	1LE	0.605 ha	27.360.784
4	Re-registration of plots Total	4 HHs 17 LEs 21	93.6658 ha	2.200 000
5	Relocation allowance of housing	2 HHs	0.184 ha	530.000

¹³ 1 LE (Otemyratova G.) was provided with alternative land of equal size and is not included in the section 1, but as the provided land plot needs to be registered she is included in the section 4 of the budget.

¹⁴ 4 LEs who voluntarily give the part of their land plots to state needs (in writing) are not included in the section 2. The above mentioned 4 LEs are included in the section 4 of the budget as their modified land plots need to be registered.

N	Particulars/Items	Number of HHs & LEs	Quantity	Estimated Budget (KZT)
6	Assistance to vulnerable DPs	1 HH	3 months	59.898
7	External Monitoring	company	1.5 month	25.000.000
Total				54 620 682
Contingencies (10%)				5 462 068
Total + Contingencies				60 082 750

ANNEX A. List of Displaced Households/Legal Entities and Affected Land Plots / Property

Mangistay Rayon														
№	Owner	Adress/Location	Cadastral number	Initial land (ha)	Land to be acquired (ha)	% expropriation (ha)	Ownership /Tenure Status	Owner HH/LE	Land type	Land Usage	Land to be acquired permanently/temporarily	date of valuation	sum of compensation	mark "+" if it is market price
1	Yersultanova Altyn	App.1, building 2, Kosbulak microdistr., Shetpe village	13-198-002-224	0,084	0,084	100%	Private	HH	Residential Land	Residential land	Permanent	01.07.2013	5 249 300 KZT 34 600 USD	+
2	Zhaniyash Mukhanova	App.2, building 2, Kosbulak microdistr., Shetpe village	13-198-002-462	0,1	0,1	100%	Private	HH	Residential land	Residential land	Permanent	01.07.2013	7 732 400 KZT 50 900 USD	+
3	Kydairbegenov Zh. "Bayterek"	28-10-151, Aktau	13-198-002-158	5	0,2203	4,41%	Private	LE	Industrial Land	Industrial Land	Permanent	N/A	No compensation yet	N/A
4	Tyretayev Nurlan LLP "Simbat", 87015667080	Jhetybay	13-198-023-011	2000	0,0922	0,005%	Private	LE	Peasant Farm	Agricultural land "Simbat" Not Used	Permanent	N/A	No compensation yet	N/A
5	Tlegenov Nurlan Tlegenovich	unnumb., Ashybulak mikrdistrict, Shetpe v	13-198-002-738	0,015	0,0058	38,67%	Private	LE	Commercial Land	No structure	Permanent	N/A	Land swap	N/A
6	Zhumakhanov Nauryz "Kozha"	Zhanaorpa mikrd, Shetpe v., 87013235444	13-198-019-033	1500	1,8377	0,12%	Leased land (for 49 years)	LE	Peasant Farm "Kozha"	Agricultural land	Permanent	N/A	Voluntarily gave the part of the land	N/A
7	"Mangistau Road-Building Materials Enterprises" JSC , Bisenov Muhtar	Mangistau station, 87015127901	13-198-002-800	24,0078	3,5978	14,986%	Leased land (till 2054)	LE	Industrial Land	Operating space, production site	Permanent	N/A	Voluntarily gave the part of land to state needs	N/A

Munaily Rayon														
№	Owner	Adress/Location	Cadastral number	Intial Land (ha)	Land to be acquired (ha)	% expropriation (ha)	Ownership/ Tenure Status	Owner HH/LE	Land type	Land Use	Land to be acquired permanently/temporarily	date of valuation	sum of compensation	mark "+" if it is market price
1	A.I. Utesinov	29-23-85 app., Aktau, 87075957292	13-203-084-3396	1	0,3252	32,52%	Private	HH	Industrial Land	-	Permanent	N/A	No Compensation	N/A
2	Sh.K. Shermagambetov	11-20-30 app., Aktau	13-203-099-033	1,5	0,1216	8,11%	Private	HH	Industrial Land	-	Permanent	N/A	No Compensation	N/A
3	Unzila Meyrmanova	12-44-56 app., Aktau, 87017775857	13-203-007-198	3106,5	3,4743	0,11%	Leased Land (for 49 years)	Peasant Farm	Agricultural Land	-	Permanent	N/A	No Compensation	N/A
4	Azamat Kalmuratov - "Erik" peasant farm	11-23-82 app., Aktau, 87014635658	13-203-007-340	100	0,0205	0,02%	Leased Land (for 49 years)	Peasant Farm	Agricultural Land	-	Permanent	N/A	No Compensation	N/A
5	Zh. Meyrmanov	12-44-56 app., Aktau	13-203-011-076	1000	8,5122	0,85%	Leased Land for 49 years)	Peasant Farm	Agricultural Land	-	Permanent	N/A	No Compensation	N/A
6	K.N. Kyzylbayev	23 building, Kurzhymanuly str., Zhetybai v., Karakia raion	13-203-011-075	1200	1,1176	0,09%	Leased Land (for 49 years)	Peasant Farm	Agricultural Land	-	Permanent	N/A	No Compensation	N/A
7	U.Karzhaubayeva - "Elaman" peasant farm	57 building, Sagynysh str., Kyzyltobe rural district, Munayly raion	13-203-011-043	1403	1,6852	0,12%	Leased Land (for 49 years)	Peasant Farm	Agricultural Land	-	Permanent	N/A	No Compensation	N/A

8	“KurykKurylysServis” LLP	Aktau, near the buildings of “Mangistau Distribution Power Grid Company” JSC	-	10	0,6163	6,16%	Leased Land (for 49years)	LE	Industrial Land	-	Permanene nt	N/A	No Compe nsation	N/A
9	I.Tastemirov - «Madi» Peasant Farm	230-2 building, Zhanakurylys microdist., Zhetybay v., Karakia raion, 87018200258	13-203-011-008	1915, 1	21,1250	1,10%	Private	Peasant Farm	Agricultu ral Land	-	Permanene nt	N/A	No Compe nsation	N/A
10	Serik Baytubetov peasant farm "Torla"	151-1 building, Zhanakurylys microdist., Zhetybay v., Karakia raion, 87783048528	13-203-011-135	1363, 88	39,9660	2,93%	Leased Land (for 49years)	Peasant Farm	Agricultu ral Land	-	Permanene nt	N/A	No Compe nsation	N/A

Karakya Rayon

№	Owner	Adress/Location	Cadastral number	Initial land (ha)	Land to be acquire d (ha)	% expropria tion (ha)	Ownersh ip/Tenure Status	Owner HH/LE	Land type	Land Usage	Land to be acquired permanentl y/temporar ily	date of valuat ion	sum of compensati on	mark "+" if it is mark et price
1	Mendiculova Gulzira Dukenbayevna	Building 85, Tolkin housing estate, 29 micridistrict, Aktau, 87015331510	13-197-008-376	0,605	0,605	100%	Private	LE	Comme rcial Land	Gas station with café-bar "Gularsha" cafe-bar	Permanent	18.10 .2013	27 360 784 KZT 177 818 USD	+
2	“MMG” JSC, Nuranov Bek Mirzabekovich	2 Mic. Aktau, Orda, 713. 212-427	13-197-004 - 585	4629, 4	8,1721	0,18%	Leased Land (for 49 years)	LE	Industri al Land	User of mineral resources oil production	Voluntaril y returned the part of land	N/A	Voluntaril y returned the part of land	N/A

3	“Ulutas” JSC, Tuyakov Zhanabay Elemesovich	87015202293	13-197- 006-957	50	0,4726	0,95%	Leased Land (for 49 years)	LE	Industri al Land	Quarry	Voluntaril y retuned the part of land	N/A	Voluntarel y returned the part of the land	N/A
4	“Aktautas” JSC	Serik Sabyrbaev 87015267770	13-197- 004-573	12,9	1,5194	11,78%	Leased Land (for 49 years)	LE	Industri al Land	Quarry	Voluntaril y return land	N/A	No Comepnsat ion	N/A
5	Otemyratova Guljzan	App.62, Building 1, microdistrict 28, 33- 08-70	13-197- 007-035	0,6	0,6	100%	Private	LE	Comme rcial Land	For building gas station	Land swap	16.04 .2013	Land swap	N/A