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Transmission Line Reconstruction Project

Hrazdan to Shinuhayr Corridor

Resettlement Action Plan

Section 2: Lichk line

(without Dzoragyugh, Tsakkar and Lichk)

Contract:

**Procurement of Plant, Design, Supply and Installation of Noraduz – Lichk –
Vardenis –Vyak – Vorotan 1 – 220kV Transmission Lines. Contract No.:
HV_W_1/2011 dated 21.11.2012**

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ABBREVIATIONS

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

GLOSSARY

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

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

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

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

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

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

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

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

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

preparing the land to levels similar to those of the affected land;

any registration, transfer taxes and other associated fees.

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

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

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

Vulnerable Households refers to households that cannot cope with crisis or shock situations to maintain their wellbeing or livelihood (see description on page 37, para. 99)

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

1. INTRODUCTION

1.1 Project Background

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

1.2 Project Location

2. Republic of Armenia is mountainous country with an area of 29,743 km². On the north, it is bordered by Georgia, to the east by Azerbaijan, in the south by Iran and to the west by Turkey. The project area is located in the South area of Armenia and covers Kotayk, Gegharkunik, Vayots Dzor and Syunik Marzes.

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

Figure 1 Project Location



1.3 Project Description

4. The Project includes the erection of new towers/pylons including foundations, replacement of existing conductors, insulators and other key pieces of infrastructure and equipment. The existing line has been commissioned in 1956 and is at the edge of its life span and technically not up to date anymore. In the course of this replacement the diameter of the conductors being 300 mm² today will be augmented to 400 mm² in order to increase capacity and reliability of power transport.

5. The new transmission line will run mostly parallel to the old one (50 m distance). It will mainly follow the existing Right of Way (ROW). However, the present line traverses a relatively high number of villages and towns, where it is not possible to shift the ROW 50 m to the side without affecting settlements. For this reason bypass sections have been chosen to avoid settlements and involuntary relocation. Deviations from the existing ROW were designed to bypass not only settlements, but also cultural sites, difficult terrain etc.

1.4 Resettlement Action Plan Preparation Rationale

6. As the transmission line will not be replaced in the same ROW of the existing transmission line, land acquisition is required for all sections of the project that have a permanent impact on land and land use (subject to height limitations). Land acquisition is required for construction of tower foundations. Relocation of houses could have been required if houses were located in the ROW of the new line and minimum safety distances were not met. However, the detailed design succeeded to find the solutions that allowed to avoid any impact on settlements.

7. The project does not require substantial land acquisition and resettlement and will not involve physical relocation or taking more than 10% of any holding of 200 people. Therefore an abbreviated RAPs was prepared as per WB OP 4.12, Annex A, para 2.

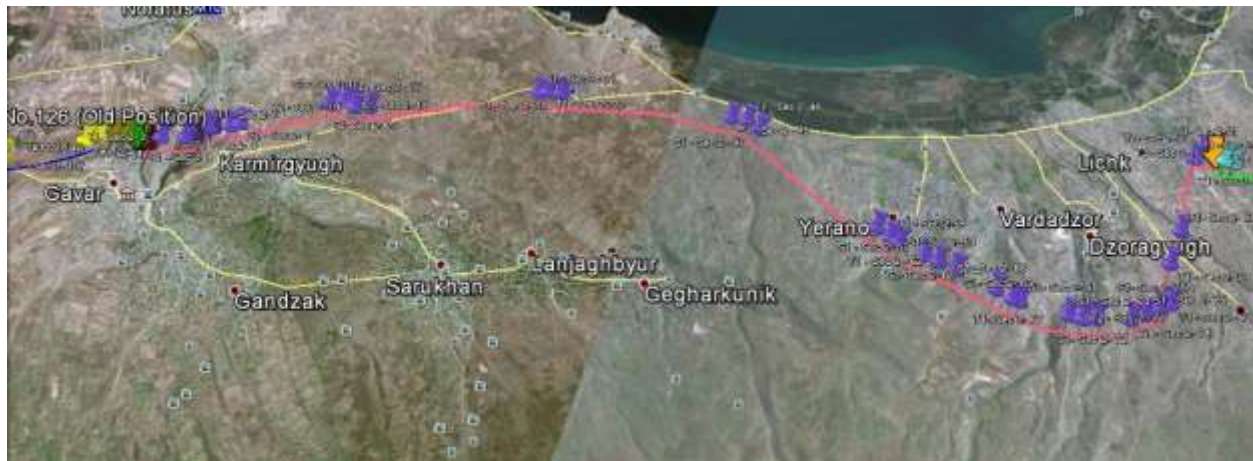
8. To facilitate the process of Resettlement Action Plan (RAP) preparation and implementation for the entire Project, the project was divided into the following five parts for which separate RAPs will be prepared.

1. Hrazdan TPP-Kamo (Noraduz)- Single Circuit 41.1 km + Double Circuit 3.5 km
2. Kamo - Lichk (Lichk)- Single Circuit 29.8 km
3. Lichk - Eghegnadzor (Vardenis)- Single Circuit 48.4 km
4. Eghegnadzor - Spandaryan HHP (Vayk)- Single Circuit 64 km +Double Circuit 4.6 km
5. Spandaryan HPP - Shinuhayr (Vorotan1)- Single Circuit 36.4 km

9. This RAP addresses resettlement issues of Line Section #2: Kamo - Lichksection¹ (29.8 km). It is based on the detailed design prepared from April to August, 2014.

¹ Initially, Section 2 included also Lichk, Dzoragyugh and Tsakkar communities. However, to speed up the process of Section 2 RAP preparation, they were shifted to the RAP on the Section 3, as there were a number of lands with residential category (lands that are intended for construction of houses) in the ROW (25m from the border conductor) of the final route which needed additional consultations with affected communities, HVEN and WB.

Figure 2 Location of Section 2



1.5 Objective and Scope of the Abbreviated Resettlement Action Plan

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

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

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

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

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

1. The profile of the PAPs;
2. The extent of losses and impacts of the Subproject;
3. Information disclosure, consultation and participation;
4. The policy and framework for compensation payments and rehabilitation;
5. Complaints and grievance redress mechanism;
6. Resettlement budget and financing plan including valuation of, and compensation for, lost assets and rehabilitation;

7. The institutional framework and implementation schedule of resettlement plan; and
8. Monitoring of RAP implementation.

1.6 Project Cut-Off Date

14. The cut-off date for the project is set as August 11, 2014, when the census and assets inventory surveys started. All people, organizations moving into the project area and/or people conducting construction works, planting trees, etc. after the cut-off date are non-eligible PAPs and thus will not receive any compensation. The announcement was posted in Local Self Governance Bodies (LSGBs) offices on the date of the public consultations in each locality. Details on the definition of the Cut-off date were provided to PAPs during formal public consultation (PC) meeting.

1.7 Document Disclosure

15. This RAP was disclosed on the HVEN website in both Armenian and English on December 15, 2014. The RAP was prepared in a participatory manner, particularly, it was disclosed and presented during Public Consultations in the affected communities and revised in accordance to the PAPs and stakeholders comments. The RAP is available in all affected communities at local self-government offices.

2. IMPACT ASSESSMENT

2.1 Background

16. One of the key principles adopted for the preparation of this RAP is that all compensation payments and livelihood restoration assistance must be based on a detailed understanding of the impacts of the Project on affected people. A set of surveys were implemented from August 12, 2014 to September 5, 2014 for this RAP. In order to accurately assess the extent of the Project's resettlement impacts the following surveys were undertaken:

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

2.2 Survey Methodology

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

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

19. As a result of the assets inventory survey, affected assets description protocols were prepared, that were signed by the PAPs². Protocol signing procedure is envisaged by law of Republic of Armenia (RA) to ensure that all registered impacts are checked and confirmed by the PAPs.

² Out of 26 protocols for privately owned properties that belong to 92 owners from 41 affected households, 18 were signed by PAPs. Out of the 18 signed protocols 2 are partially signed, as the co-owners permanently live in Russia. 8 protocols were not signed due to PAPs' absence. These PAPs are out of the country at the moment. Three of these owners failed to establish contact. All protocols will be officially sent to PAPs, so they can be familiarised with the content. All protocols for community owned properties were signed by Local Self Governing Bodies representatives.

20. Census survey of the affected households was conducted by skilled interviewers. All affected persons, including owners and users of affected lands were surveyed through questionnaires and by face to face interview or by telephone. (For questionnaire, refer to Appendix 1). Each questionnaire took 15-20 minutes to complete. The collected data was processed using the SPSS 22 statistical package. From 41 affected households 30 were surveyed. This amounts to 73 % of the sample. 11 affected households could not be reached at the time of survey as the 8 affected families permanently live in Russia³ and with 3 households⁴ that failed to establish contact.

2.3 Impact on Land

2.3.1 Land classification as per RA law

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

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

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

³If the owners are not reached during the implementation period, or do not send the power of attorney to authorised person, the asset will be expropriated through the court. Based on information provided by Local Authorities, several households migrated for seasonal works and will come back until the end of the 2014. For the others, information is provided to their relatives in Armenia and attempts are made to get their contact numbers before RAP implementation.

⁴ Representatives of all this 3 households are female co-owners of the landplots that moved to other communities after the marriage and do not use the land. Based on information provided by Local Authorities and relatives, Survey team contacted a father of 1 woman and husbands of 2 women. They refused to respond to questions regarding their household composition, incomes etc., as did not perceive female co-owners as the owners of the land plot. An attempt was made to explain their rights and importance of the survey to their husbands and a father, but it failed (this can be attributed to cultural specificities – once a woman moves to her husband's house after marriage, she is no longer perceived as a co-owner of her family's house, even if she does have formal legal rights to this house). The only clarification that team received was regarding their vulnerability status. None of them are registered in FBS, are elderly or women headed households. Anyway, during RAP implementation, these co-owners should be present at Cadastre office during land acquisition process as legitimate co-owners. Otherwise, the case will be sent to the court.

2.3.2 Land losses

23. In total, there are 87 land plots covering a surface area of 17,898 m². From which 3,911 m² is concentrated in 1 urban and 13,987m² in 5 rural communities. Overall, 41 households will have some land impact, including land owners and users. Table 1 below provided details on the land impact per affected communities.

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

1. **Private-titled land** - a total of 26 plots belong to persons having a legal title over the affected land parcels. All private lands are agricultural non irrigated land plots which are used by the owners for agricultural purposes. Most of them are used for the cultivating of cereals.
2. **Community land** – The survey found 56 community land plots. All community lands are not used by any PAP/household.
3. **State Land**- 5 state owned land plots will be affected by the project. The land plots are not used at the moment.

Table 1. Land Impact per Community

Community	Private Land		Community land		State Land		Total	
	Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)
Urban Community								
Gavar	-	-	12	2,546	5	1,366	17	3,911
Subtotal	-	-	12	2,546	5	1,366	17	3,911
Rural Communities								
Karmirgyugh	13	1,872	16	3,645	-	-	29	5,517
Yeranos	10	1,738	16	3,508	-	-	26	5,246
Lanjaghbyur	1	139	3	538	-	-	4	677
Gegharquniq	-	-	9	2,002	-	-	9	2,002
Vardadzor	2	545	-	-	-	-	2	545
Subtotal	26	4,294	44	9,693	-	-	70	13,987
Total	26	4,294	56	12,239	5	1,366	87	17,898

25. Out of 87 affected land plots, all 26 privately owned lands are agricultural. These 26 lands are arable and non-irrigated. Out of 56 community owned land⁵ plots 50 are agricultural lands, 3 land plots are residential, 1 is industrial, mining and production, but not yet used land. Two lands are protected lands and are located on the territory of a cemetery. The impact will be only on unused land designated for cemetery. HVEN, the contractor, the consultant and the Municipality representative visited the cemetery in order to identify a location where it will be possible to install a tower without damaging existing graves. New locations for towers 2 and 3 of section 2 were found and as a result of design solutions, there will be no impact on existing graves. Design solutions will be presented to the relatives of the deceased and the clergy during the 4th week of November. From 5 state owned lands all are located in the Sevan National

⁵ Usually, this type of lands can be sold or leased to community members for agricultural purposes.

Park⁶. Impact on the forest from Sevan National Park and measures for restoration are described in the Environmental Management Plan. Particularly, Armforest in coordination with HVEN will re-plant 2 new trees for each affected one and will monitor growing of the trees during 3 years. All categories of the affected land except state owned lands will be compensated. The land impacts data is summarized in the following tables.

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

Land Category		Agricultural		Residential		Industrial, Mining and Production		Forest		Protected land for special purposes		Total	
		Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)	Plot (N)	Area (M2)
Privately Owned Land	Non used	13	2,357	-	-	-	-	-	-	-	-	13	2,357
	Used for agricultural purposes	13	1,937	-	-	-	-	-	-	-	-	13	1,937
Community Owned Land	Non used	50	11,284	3	126	1	197	-	-	2	632	56	12,239
State Owned Land		-	-	-	-	-	-	5	1,366	-	-	5	1,366
Total		76	15,578	3	126	1	197	5	1,366	2	632	87	17,898

2.4 Impact on Crops

26. Although most of the affected private lands are unused, there are some crops on 13 land plots, particularly wheat, barley, as well as onobrychis. All owners of 13 land plots have already harvested the crops at the moment of the assets inventory. However, as the Eminent Domain decree is not in place and the construction and RAP implementation final schedule is not known, it was decided to give compensation for one year crop losses for all used agricultural land plots. This section will affect 1.937 m² area of crops on 13 land plots that belong to 25 Affected Households (AH). A total of 733 kg of crops will be lost annually.

Table 3. Affected Crops

Type of Crop	Annual Productivity Kg/M2	Affected Area (M2)	Total Loss (Kg)
Wheat (ցորեն)	0.3	824	247
Barley (զարի)	0.28	699	196
Onobrychis (կորնգան)	0.7	414	290
Total	-	1,937	733

⁶An official request was sent by HVEN to the Sevan National Park to provide a specialist to examine proposed RoW. During the examination also representatives of Ministry of Culture and Ministry of Agriculture participated. As a result of the investigation, the protocol was prepared and signed between HVEN and authorized person of Sevan National Park according to which the new line as well as the existing line goes through the forest. It was also noted that in that part of the line the route of the existing line will be used. Towers of the existing line will be dismantled. The design passed also environmental expertise of the RA Ministry of Nature Protection,

2.5 Census of Affected Households and Impact on Their Livelihood

2.5.1 Socio-economic profile of affected households

27. The Census reached 30⁷ families (144 members), including owners and users of the lands. The number of male PAPs is higher than female PAPs (male 80 (56 %) and female 64 (44%) of the total number of AH members). All PAPs are Armenian.

28. The age distribution of the surveyed population shows the young age group (18-35) was most represented (34%, re:Table 4). 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 59% of the population is younger than 35 years of age. Only around 10% are older than 65.

Table 4. Age distribution of Affected Household Heads and Households Members

Age	Affected Household Heads		Household Members		Total	
	No	%	No	%	No	%
0-17	-	-	36	32%	36	25%
18-35	5	17%	44	39%	49	34%
36-50	5	17%	21	18%	26	18%
51-64	11	37%	7	6%	18	13%
65+	9	30%	6	5%	15	10%
Total	30	100%	114	100%	144	100%

29. Table 5 shows that more than 87% of household heads have a minimum of a secondary level of education. A high level of literacy (61% of those with a minimum of secondary education) is recorded among family members too. Around 20% of the household heads and 11% of other family members have a university degree.

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

Education	Household Heads		Household Members		Total	
	No	%	No	%	No	%
Higher (Bachelor or Masters)	6	20%	13	11%	19	13%
Specialized vocational	3	10%	18	16%	21	15%
Secondary	17	57%	38	33%	55	38%
Basic general education	2	7%	9	8%	11	8%
Primary education	1	3%	6	5%	7	5%
No formal education or lower than Primary	1	3%	11	10%	12	8%
Non applicable (up to 6 years old)		0%	19	17%	19	13%
Total	30	100%	114	100%	144	100%

⁷ 11 affected households from a total of 41 were not reached during the survey (see paragraph 20)

30. More than one third (40 %) of the household heads as well as 39 % of the other household members are employed. However, there are only 13% of heads of households (4) and 5% of household members (4) who are unemployed and looking for a job.

31. 33% (10) of AH heads are pensioners, in comparison with 8% (6) of AH members. This is an indicator of traditional Armenian society, when the oldest family member becomes head of household usually irrespective of the gender. The employment data for the affected households is shown in the following Table 6.

Table 6. Employment/Occupation Status of Affected Household Heads and Household Members

Employment/ Occupation	Household Heads		Household members		Total AH Members	
	N	%	N	%	N	%
Employed	12	40%	31	39%	43	39%
Pensioner	10	33%	6	8%	16	15%
Student	1	3%	6	8%	7	6%
Unemployed and not looking for a job	3	10%	31	39%	34	31%
Unemployed and looking for a job	4	13%	4	5%	8	7%
Army servant		0%	1	1%	1	1%
Total	30	100%	79	100%	109	100%

Note: Only AH members above 18 are presented, excluding pupils (16) and children up to 6 (19)

32. Table 7 below shows self-reported annual income of the AHs.

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

Affected Household Annual Income (AMD)	No	%
1,080,000 - 2,000,000	8	27%
2,000,001 - 3,000,000	12	40%
3,000,001 - 4,000,000	3	10%
4,000,001 - 5,000,001	5	17%
8,000,001	1	3%
Refuse to answer	1	3%
Total	30	100%

33. The most common income source is the income from work abroad (an average of 31% in total HH income structure), followed by agriculture (20% from crop farming) and salary (19%). The details on the AHs average income structure are presented in the Table 8 below.

Table 8. Average Self-Reported Income by Income Sources

Income Source	Average Income (AMD)	%
Work abroad	826,367	31%
Crop farming (production and sell)	550,667	20%
Salary	519,931	19%
Pension	241,241	9%
Cattle raising (production and sell)	214,483	8%
Poverty family benefits	121,067	4%
Disability benefits	66,400	2%
Entrepreneurial activity	62,069	2%
Self-employment activity	20,690	1%
Other	69,550	3%
Total	2,692,464	100%

2.5.2 Affected Households with Severe Impact on Income

34. As illustrated above, from 41 Households surveyed, only 25 have agricultural income and in general agriculture is not the main source of income in the affected communities. One of the reasons is the fact that agricultural lands in the affected areas are not irrigated and the productivity of the agricultural lands is low. There are 2 land plots co-owned by 4 affected households which will have a severe impact (more than 10%) on the income generating asset (arable land plot). For only one single household the agricultural income is the main source of income (67% of the total income). Anyway, they will be able to continue agricultural activity on the remaining approximately 88-89 % of land plot. Details are presented in the table below.

Table 9. Severe Impact on Income Generated Assets

Community	Type of land	Type of Crop	Total area	Total affected area	%	Number of households	Vulnerability status
Karmirgyugh	Agricultural	Wheat (ցորեն)	2040	250.2	12%	1	-
Karmirgyugh	Agricultural	Barlay (զարի)	1850	201.7	11%	3	1 Poor AHH

2.5.3 Impact on Poor and Vulnerable Households

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

- Poverty-stricken households, which are registered in the Family Benefit System of the Ministry of Labor and Social Issues (MLSI) of RA and receive corresponding allowance according to the order, set forth under RA legislation.

- Households, headed by lonely, widowed or with lost breadwinner women, where there is no other working age person, except the one of pension age, the one passing his mandatory service in the armed forces of RA, holding 1st or 2nd degree of disability or a full-time student of up to 23 years.
- Households, headed by people of the pension age (elderly), where there is no other working age person, except the one of pension age, the one passing his mandatory service in the armed forces of RA, holding 1st or 2nd degree of disability or a full-time student of up to 23 years.

36. Following this definition, surveys identified 12 vulnerable AHs, from which 2 are woman headed, 2 are elderly headed and 9 are poor households.

Table 10. Vulnerable Affected Households per Type

Vulnerability Status	AH (N)
A. Poor households	9
B. Women headed households	2 (one AH is included in A)
C. Elderly headed households	2
Total (without double counting*)	12
<i>*One AH is both women headed and poor</i>	

37. RPF also states that if during drafting of descriptions, consulting companies of the HVEN find that the affected household is poor, yet has not been involved in the Family Benefit System, then the HVEN shall inform the MLSI of RA and body providing social services for the given region to involve given households in the Family Benefit System, according to the order, established under the Law. As soon as the household is registered in FBS and recognized eligible for the corresponding compensation under FBS, the household will be eligible for the rehabilitation allowance.

38. Poverty analysis was conducted based on the self-reported income. The result is that 73 % of the APs are poor, from which 33% extremely poor. As per Armenian Statistical Service methodology, the poor are defined as those with consumption per adult equivalent below the upper total poverty line; the very poor are defined as those with consumption per adult equivalent below the lower total poverty line, whereas the extremely poor are defined as those with consumption per adult equivalent below the food poverty line⁸. In 2012, the total – both upper and lower – and the extreme poverty lines per adult equivalent per month were estimated to be AMD 37.044, AMD 30.547 and AMD 21.732 respectively.

Table 11. Affected Households per Poverty Status

Poverty Status	AH (N)	%
<i>Above poverty line</i>		
Not poor AHs	7	23%
<i>Below poverty line</i>		
Poor AHHs (monthly income for one adult ≤ 37.044 AMD)	3	10%
Very poor AHHs (monthly income for one adult ≤ 30.044 AMD)	9	30%
Extremely poor AHHs (monthly income for one adult ≤ 21.732 AMD)	10	33%
Subtotal (below poverty line)	22	73 %
Refuse to answer	1	3%
Total	30	100%

⁸<http://armstat.am/file/doc/99471658.pdf>

Note: Data source is Census Survey conducted for this RAP

2.6 Impact Summary

39. Lichk Section will not affect buildings or structures, businesses and employment. Although there are houses that had been built in the RoW of the existing transmission line in Gavar urban community, resettlement is not required given that those houses are in a safe distance and do not exceed the reference threshold levels of the time-varying electric and magnetic radiation specified in the World Bank recommended ICNRIP guidelines.⁹ Moreover, specific public consultations were held for the owners of those houses on September 29, 2014. As participation was very poor, it was decided to visit the owners. They were informed about the upcoming works, purpose of the line replacement and advantages of the new line. The questions raised mainly related to technical issue and HVEN's representatives provided answers to all of the questions. A representative of the Municipality of Gavar City also participated in the visits (see also Appendix 9). The only effect will be on the private, community and state owned land and on some annual crops as on the private-owned land plots. Information on different categories of AHs and PAPs by impact type, as well as net figures without double counting are provided in the summary of AHs/PAPs, presented at the end of this Section. In total, Section #2 will impact land plots of 41 families, crops of 25AHs. Out of the 30 surveyed AHs, 12 AHs are vulnerable (additional 11 AHs did not participate in the survey, as indicated in para. 20 above).

Table 12. Summary of Impacts

Impact Type	Plot (N)	Area (M2)	AHs (N)
(A) Affected Land			
<i>Privately Owned Land</i>	26	4,294	41
<i>Community Owned Land</i> <i>Non Used</i>	56	12,239	-
<i>State Owned Land</i>	5	1,366	-
Subtotal (A)			
(B) Crops Affected (all included in A)	13	1,937	25, included in A
(C) Vulnerable AHs (all included in A and B)	-	-	12, included in A and B 11 AHs are also included in B
(D) Severely Affected AHs	2	452	4, included in A ,B and 1 AH are also included in C
Total (A+B+C+D)			41

⁹ International Commission on Non-ionizing Radiation Protection (ICNIRP) Guidelines for Limiting Exposure to Time-varying Electric and Magnetic Fields.

3. PUBLIC CONSULTATIONS AND INFORMATION DISCLOSURE

3.1 Background

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

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

3.2 Public Consultation and Disclosure Plan

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

3.3 Public Consultation

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

3.3.1 Formal Public Consultations during RAP Preparation

44. HVEN conducted public consultations with PAPs from Line Section #2on RAP preparation, implementation and compensation issues, including GoA approval of the Preliminary Surveys Decree and commencement of the assets inventory survey. The public consultations (PC) were organized on 12, 25 and 26 August in the office of the LSGBs which are accessible to the PAPs. All the PAPs were notified by phone calls about the place and time of PCs in a week before the PC. Consultants reminded PAPs about the PCs a day before. Respective announcements were sent to local authorities via email

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

45. PCs were held by the HVEN with the assistance of the Contractor social safeguard specialist.

46. A total of 75 people participated during PCs, from which 22 were female. The table below presents the details on the place, time and number of participants. The minutes of the meetings and the list of participants are presented in the Appendix 3.

Table 13 Number of Project Affected Persons Participated in the Public Consultations per Community

N	Community	Day	Place	N of the Participants			N of Affected Private Land Plots	N of Affected plots which owners participated in PC
				Female	Male	Total		
1	Gavar	12.08.2014	Gavar Municipality	2	6	8	3	3
2	Karmirgyugh		VM Office	4	13	17	19	16
3	Yeranos	25.08.2014	VM Office	4	6	10	12	5
4	Lanjaghbyur		VM Office	3	3	6	1	1
5	Gegharquniq		VM Office	2	6	8	2	1
6	Dzoragyugh	26.08.2014	VM Office	2	10	12	8	7
7	Tsakkar		VM Office	2	4	6	3	3
8	Vardadzor		VM Office	3	5	8	4	4
Total				22	53	75	52	40

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

Table 14 Questions and concerns raised during Public Consultations and answers/actions initiated to be taken

N	Question/ concern	Answer/Actions initiated to be taken
1	Is it possible to add a clause into the contracts regarding the compensation of unforeseen impacts during construction?	HVEN has added a clause in the agreement regarding compensation for any damages during construction works. Agreement is presented in the Appendix 4.
2	In cases where ownership for the land plots are not registered properly (in case of death of owners, for example) or owner is out of Armenia and should provide the power or attorney, who will take care of the fees?	In a result of the discussion with WB, it was decided, that to ensure the compensation amount at full replacement cost to PAPs and to speed up with RAP implementation process, the Project will pay the fees from the RAP budget
3	If as a result of the acquisition the land plot becomes unusable, Is it possible to acquire the total land plot?	Your active participation in the assets inventory process will contribute to the clear picture of the acquired land plots and will give clear understanding of the further problems. PAPs were informed that they can make a request to the Grivenace redress coordinator, who will answer to the request within 15 days.
4	Will it be safe to do agricultural works under the high voltage electricity lines?	The project is implemented in accordance with international safety standards. However, before the start of the construction works, Contractor will provide

N	Question/ concern	Answer/Actions initiated to be taken
		information about the environmental impact and nature protection problems.
5	Is it possible to revise the design in order to decrease the impact?	The issue was already submitted to the engineers. They have shifted towers locations where possible to avoid private land to the extent possible.

3.3.2 Informal Consultations

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

3.3.3 Public Consultations during RAP Implementation and Construction

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

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

3.4 Information Disclosure

51. During RAP preparation, implementation and monitoring, the following information disclosure activities were organized or are planned:

- Notifications envisaged by RA Law:** All PAPs were notified about Assets inventory survey results through official letters with assets description protocol. Draft Contracts with valuation results and compensation amounts were officially sent to PAPs. With official notifications, HVEN has also sent contact information as well as some RAP implementation-related information, particularly details for owners and/or co-owners outside of Armenia¹⁰. HVEN attached a notary attorney template in Armenian and in Russian languages to speed up the RAP implementation process. The Eminent Domain Decree was approved by GoA on November 27, 2014. The decree was published in the newspaper with more than 3000 published copies (in accordance with RA legislation) and each affected land owner received a letter with official notification.
- Distribution of the Public Information Brochures:** During Public Consultation meetings the HVEN distributed the Public Information Brochure in Armenian (copy is presented in the Appendix 2). The brochure highlighted project description, entitlement and compensation matrix, frequently asked questions, grievance redress mechanism and contacts of the HVEN as well as contractors social safeguard specialist.

¹⁰Information was shared with co-owners or family members of the AHs outside of Armenia to pass to PAPs abroad.

- **Disclosure of RPF:** A copy of the RPF as well as additional copies of the project information brochures were disclosed to LSGBs and are accessible for the PAPs.
- **Disclosure of Draft RAP:** The draft RAP was disclosed on December 13, 2014 for a period of 20 days as required by RPF, which allowed time for all the interested and affected parties to submit their comments and concerns about the RAP. The RAP was disclosed online on the HVEN website and a hard copy of the Draft RAP in Armenian was sent to the LSGBs in all the affected communities. PAPs were able to provide their comments and questions to HVEN via phone, through the LSGBs or personally during the Public consultation that were organized in the Marz Center - Gavar, All PAPs were informed about the opportunity via phone by KPTL safeguard specialist. The public consultation was organized by KPTL after the disclosure of the draft RAP on January 13, 2015 in the marz center Gavar for all the LSGB representatives, NGOs and PAPs. Local media were also invited. The "Gegharquniq" weekly newspaper correspondent and a representative of the Gavar Aarhus Center (an environmental NGO) were present at the PC meeting. Minutes of Meeting are attached (Appendix 3-1).
- **Disclosure of Final RAP:** As soon as the RAP is approved by WB, the RAP in Armenian and in English will be disclosed in the HVEN and WB websites. A copy of the approved RAP will also be available at the offices of the regional authorities and the offices of the LSGB's in the affected communities.

4. GRIEVANCE REDRESS MECHANISM AND PROCEDURES

4.1 Background

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

4.2 Grievance Redress Mechanism

4.2.1 First step

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

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

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

4.2.2 Second step

56. If the grievance persists, PAP's can submit a grievance form in soft or hard copies personally or through LSGBs¹¹ at the Grievance Redress Committee (GRC) that will be organized by the HVEN. The GRC meeting will be organized within 15 days after the receipt of the complaint in Yerevan, HVEN office. The Committee will be composed of permanent and non-permanent members.

¹¹ All LSGBs offices have computers, emails and access to internet

1. Permanent members: HVEN, the contractor and a lawyer.
- 4 Non-permanent members: appropriate marz representative, community representative and NGO representative.
57. Non-permanent members will be notified of the date and venue of the meeting 10 days before the meeting. Absence of non-permanent members cannot be the reason for the cancellation of the meeting. A lawyer can be represented by one of the permanent members. The committee should make a decision within 15 days.

4.2.3 Third step

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

4.3 Main Responsible parties

59. The construction contractor is obliged to carry out the work in accordance with the contractual requirements that include:
 - A person of staff responsible for grievance procedure who will provide technical assistance to HVEN in handling any grievances that may arise during RAP preparation and implementation;
 - Preparation of regular monitoring reports on the status of RAP preparation and implementation, including details of any complaints that arose and how they were handled;
 - If vulnerable affected people are identified following census completion, then the contractor will appoint professional advocates (social workers/legal experts) to assist those people during the entire process, and to act as independent advocates for them should any grievances arise. Legal Expert is identified, informed about scope of work and provided with relevant project related documents and will join the team as soon as the complain/grievance is received by HVEN;
 - Arbitration of grievances with HVEN and PAP.
60. HVEN will carry out works that include:
 - A person of staff responsible for grievance procedure coordination, hereby referred to as grievance coordinator (including first contact, periodical site visiting of mitigation measure to be implemented by contractor);
 - A telephone line, e-mail address and contact name on project boards;
 - Arbitration of grievances with contractor and PAP;
 - Liaison with court;
 - HVEN will monitor all the grievancies received by Local Authorities to ensure that they are properly handled and report in progress reports accordingly .
61. The Terms of Reference (TOR) of the Grievances Committee are as follows:
 - Understand clearly issues underlying PAPs with the rehabilitation of the Transmission line in Armenia
 - Arbitration and negotiation based on transparent and fair hearing of the cases of the parties in dispute between PAPs and the implementing agencies.
 - Provide unbiased but impartial decisions to all grievances presented to them

- Advise HVEN on how best to deal PAPs concerns
- To receive implementation status of PAPs complaints

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

4.4 Process of Registering and Addressing Grievances

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

4.4.1 Tracking and documentation

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

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

4.4.2 Follow up

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

4.5 GRM during Construction Stage

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

- Contact the contractor's designated grievance staff during periodical site visits in person or via designated telephone number¹² or the community leader or NGO staff
- Lodge complaint and provide information on the case
- Agree with the contractor on mitigation measure

¹²Details on contact numbers will be provided in the information brochures during Public Consultation before start of construction works.

- Agree with the contractor on time limit for grievance settlement. Grievances have to be settled within two weeks, or otherwise specified in scheduled agreement.
- Sign if the mitigation measure has been implemented as agreed
- Seek redress from HVEN if not satisfied with above mentioned procedure
- Seek redress from Grievance redress committee if not satisfies with HVEN response
- Seek redress from court if all else fails.

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

5. INSTITUTIONAL FRAMEWORK

5.1 Background

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

5.2 HVEN

5.2.1 General Description

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

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

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

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

5.2.2 Main responsibilities

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

5.2.3 Resettlement Action Plan Implementation Unit

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

5.3 HVEN Consultants

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

5.3.1 Construction Contractor

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

5.3.2 Implementation Support Consultant

77. An Implementation Support Consultant (ISC) has been appointed to supervise the construction works and ensure its compliance with the design as well as all social and environmental requirements of the Project. ISC revised RPF for the project and will provide social safeguards monitoring reports to HVEN throughout construction.

5.3.3 Independent Consultant

78. An Independent Consultant will be hired by HVEN for the preparation of the RAP Implementation Compliance Report for this RAP (see also para. 10.4, page 48).

5.4 State Governing Organizations

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

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

5.5 Marzpetarans (Regional Authorities)

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

5.6 Local Self-Governing Bodies

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

5.7 Grievance Redress Committee

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

5.8 Non-Governmental Organisations

84. Non-governmental organizations (NGOs) functioning in Armenia and particularly in the project related regions are closely involved in community life. Particularly, NGOs help to resolve community issues, promote interests of vulnerable groups, protect the environment, provide basic social services, organize awareness campaigns etc. During the RAP preparation NGOs¹³ were invited to participate during Public Consultations with PAPs in project affected communities. Goris Aarhus center and Women's Development "Resource Center" Foundation NGOs participated in the Public Consultations organized in the urban community Goris with affected people from Section 5 of the Project. NGOs will also be involved in the RAP implementation process, particularly in all public consultations to be organized in the affected communities, where they will be able to present their views and recommendations on the process, to assist PAPs during the process. NGO's have also been offered to become a part of Grievance redress committee, at their convenience.

5.9 World Bank

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

¹³The list of invited NGOs is presented in the Public Consultation and Disclosure Plan attached to the RAP. It should be noted, that NGOs were invited for all the PCs for the Project. However, NGOs attended PCs only in the urban communities, particularly, in Goris

6. LEGAL FRAMEWORK

6.1 Local Legal Framework

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

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

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

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

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

Table 15. Comparison of RA Laws and World Bank OP 4.12

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

6.3 Gap Analysis

89. The main difference of the legal framework of the RA and OP 4.12 is related to the compulsory ownership status of affected land and dwellings in Armenian law, whereas OP 4.12 grants compensation and relocation support even if legal land titles are absent. For the planned project OP 4.12 must be applied. This means that if the requirements of OP 4.12 are more stringent than the national legislation, then the more stringent requirements of OP 4.12 are to be applied. Other issues arise when it comes to

implementation and monitoring, where Armenian legal framework tends to be vague and sometimes ambiguous. There is a considerable gap between enforcement of the law and OP 4.12 safeguards.

7. ELIGIBILITY AND ENTITLEMENT FRAMEWORK

7.1 Eligibility

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

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

91. Compensation eligibility is limited by the cut-off date of 11 August, 2014, the day detailed census and inventory of losses commenced. New settlement, improvement or start of activity in the affected areas after the cut-off date will not be eligible for compensation. PAPs will however be given sufficient advance notice and requested to vacate premises. Affected people will get the opportunity to dismantle affected structures prior to project implementation; however they won't have to bear the cost of total demolition. Construction materials that PAPs chose to re-use will not be confiscated and they will not pay any fine or suffer any sanction. Remaining structures and unused material will be dismantled by the implementing agency.

7.2 Entitlement Framework

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

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

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

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

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

7.2.1 Agricultural land

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

95. **Leaseholders** will get legal ownership and compensated as full owners or will be given a new lease. If this is not possible (If in accordance with RA law the leaseholder cannot get legal ownership or he/she refuses to get legal ownership and receive a new lease and prefers to get compensation) he/she will receive compensation in cash equal to 1) < 1 year – 5%; 2) < 15 years – 14%; 3) < 25 years – 20%; 4) 25 years and more- 25% of the market or cadastral value (whichever the higher) of the affected land + a 15% allowance.. (Note: There are no non-leagalizable PAPs in this Section).

7.2.2 State and Community Lands

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

7.2.3 Other Compensations and Allowances

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

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

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

100. Vulnerable people are considered:

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

7.3 Entitlement Matrix

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

Table 16. RAP Specific Entitlement Matrix

PAP Category	<u>Impact category</u>	Compensation
Legal Owners	Agricultural land	(i) cash compensation in cash at market or cadastral value (whichever the highest) plus a 15% allowance, or ii)value of replacement plot within the same village acceptable to the PAP plus 15% allowance as required by RA legislation, or (iii) through replacement land within the same village equal in value/productivity to the plot lost acceptable to the PAPs. Non-directly affected sections of a plot which become inaccessible or unviable for cultivation or any use after the impact will be included in the affected land Compensation will be free of deductions for transaction, registration costs
All types of PAPs irrespective of the legal status	Crops:.	Cash compensation at current market rates for the gross value of 1 year's harvest by default. Crop compensation will be paid both to landowners and tenants based on their specific sharecropping agreements
All types of PAPs irrespective of the legal status	Any Asset	<u>PAPs will receive the following financial assistance:</u> Costs/fees for power of attorney (provided from abroad/local); Costs/fees associated with national passport(ID card) update in case the date expired; Costs/fees associated with the adoption of the inheritance; Cost for transaction taxes and fees connected with land acquisition will be covered by the Project as a part of the compensation.
State/community /municipality	Land	In the cases where the legal owner is the state/community (village, town or RA) lands will be alienated by a price equal to the cadastral price of the lands with category of energy, transportation, communications, utilities infrastructure. The costs connected with the category changing of state and community lands will be paid by HVEN.
Compensation of vulnerable households,	Any Asset	In addition to the entitlements described in this table, vulnerable people (PAPs below poverty line and widows or elder headed households) will be given a rehabilitation allowance for 6 months in the monthly amount of AMD50000(equal to 6 months at minimum salary defined in RA legislation) and priority in employment in project-related jobs.
<u>Severe impacts allowances</u>		AH losing 10% or more of agricultural land will get severe impacts allowance for agricultural income losses equal to the market value of a year's gross yield of the land lost and relocated AH (including relocated renters) in case of physical relocation will be given severe impacts allowance for a 6 months period in the monthly amount of AMD 50000 (equal to 6 months minimum salary defined in RA legislation).

7.4 Valuation of Affected Assets

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

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

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

105. Standing annual crops were valued at netannualmarketvalue for the one year crop.

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

8. RESETTLEMENT BUDGET

8.1 Background

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

8.2 Sources and Allocation of Funds

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

8.3 Compensation for Land Losses

8.3.1 Valuation and Compensation Calculation Approach

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

Table 17. Compensation/ Rehabilitation Allowances for Agricultural and Non-agricultural Land

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

109. The basis for the privately owned land/leased compensation and illegal usage rehabilitation allowance calculation is the market price of the land. The market value of the land was assessed by using a comparative evaluation method. The comparative method¹⁴ is based on the comparison of reliable, market information on the sale of similar plots (at least three sales examples). Based on this

¹⁴ RA Law on Real Property Assessment, Article 11

method, the adjusted average sale price of recently sold lands (within the same location and the same/similar application purpose/features) is determined. The price for each land plot is determined separately as many factors influence the differences in land price even for the adjusted land plots. (For detailed valuation methodology, please see the Appendix 6).¹⁵

8.3.2 Compensation for Titled Land Losses

110. The compensation to be paid for privately owned land losses was calculated at replacement value plus addition of 15% which is in accordance with the RA Law on Eminent Domain. Unit price for privately owned arable lands is 254AMD. The total cost for the compensation for privately owned land is **1,254,219 AMD**.

Table 18. Land Compensation for Privately Owned Land Losses

Land Ownership Status	Affected Land		Average Unit Price	Total Land Cost	Total Land Compensation (including 15%)
	No	m2	AMD/ m ²	AMD	AMD
Privately Owned Land	26	4,294	254	1,090,625	1,254,219
Total	26	4,294	-	1,090,625	1,254,219

8.3.3 Compensation to Land Leaseholders

111. There are no leaseholders in this Section.

8.3.4 Rehabilitation Allowance for Illegally Used Land

112. There are no illegal users in this Section.

8.3.5 Crops

113. Crop compensation will be paid in cash at market rate at the gross crop value of the expected annual harvest. The unit rates were determined based on the yield and prices of major crops for the 2014 periods. Total crop compensation is **97,111 AMD**.

¹⁵ While not covered by this RAP, the basis for acquisition of state/community owned land acquisition by the Project is cadastral value of the land of energy land category.

Table 19. Compensation for Crops

Type of Crop	Annual Productivity Kg/M2	Affected Area (M2)	Total Loss (Kg)	Price per kg (AMD)	Total compensation amount (AMD)
Wheat (ցորեն)	0.3	824	247	180	44,507
Barley (զարի)	0.28	699	196	180	35,220
Onobrychis (կորնգաւն)	0.7	414	290	60	17,384
Total	-	1,937	733	-	97,111

8.3.6 Allowance for Severe Impact

114. As per RPF AH losing 10% or more of agricultural land will get severe impacts allowance for agricultural income losses equal to the market value of a year's gross yield of the land lost. Project section will severely affect 4 AHs. Households will lose 451,9 sq.m. of the agricultural land with wheat (12% of total plan plot) and barley (11% of total plan plot) and will receive severely impact allowance in amount of 23,677 AMD.

Table 20. Allowance for Severe Impact on Income Generated Assets

Community	Type of land	Type of Crop	Total area	Total affected area	Annual Productivity Kg/M2	Total Loss (Kg)	Price per kg (AMD)	Total Allowance Amount (AMD)
Karmirgyugh	Agricultural	Wheat (ցորեն)	2040	250.2	0.30	75.06	180	13.511
Karmirgyugh	Agricultural	Barley (զարի)	1850	201.7	0.28	56.48	180	10.166

8.3.7 Allowances to Vulnerable Groups

115. Additional allowances are allocated for vulnerable groups, particularly for AHs headed by women, elderly as well as poor AHs. Such allowance amounts to the equivalent of 6 months minimum salary (50,000 AMD). In addition, the APs from such AHs will get employment priority for project-related jobs. The total allowance to be paid to vulnerable 12 AHs amounts to **3,600,000 AMD**. If during RAP implementation process AHs that were defined as poor during census survey register in the Family benefit System and become eligible for the allowance, then they will be compensated from the contingency.

Table 21. Allowances to Socially Vulnerable People

Type	Number	Allowance amount	Total
a. Poor AHs (are also woman-headed AHs mentioned in (b))	8		
b. Woman-headed AHs	2		
c. Elderly-headed AHs	2		

Total	12	300,000	3,600,000
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8.4 Registration Costs

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

- Fee for the state registration of rights to the real estate unit, changes in rights and delegation¹⁶;
- Fee for the provision of a common certificate of a real estate unit¹⁷;
- State duties for the registration of real estate¹⁸ and of real estate alienation contracts¹⁹;
- State duties for the change of cadastral type for community and state lands.

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

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

119. In total, the estimated budget for registration of the land acquisition will be **845,000 AMD**.

8.5 Budget Summary

120. The total implementation cost of the RAP for this section amounts to **10,366,573AMD** which is equivalent to **USD25,158**as shown in the following table.

Table 22. Budget Summary

Item	Amount	
	AMD	US \$
Land Compensation (for private land)	3,079,155	7,473
Crop Compensation	97,111	236
Severe Impact Compensation	23,677	57

¹⁶State Registration of Rights To The Property Act.

¹⁷Ibid

¹⁸State Duties Act.

¹⁹Ibid.

Vulnerability Allowance	3,600,000	8,737
Registration Cost	845,000	2,051
Access Roads Compensation*		
Cash withdrawal cost	34,000	83
Administrative cost (20%)	1,535,789	3,727
Contingency (15%)	1,151,841	2,795
Total	10,366,573	25,158
Note: US\$ rate as of 15.10.2014; 1USD = 412.06 AMD		

9. RESETTLEMENT ACTION PLAN IMPLEMENTATION PROCESS

9.1 Background

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

9.2 Resettlement Action Plan Preparation Activities

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

- Finalization of the final detailed design;
- Approval of the RA Government Decree on preliminary surveys in the affected areas;
- Public Consultation with PAPs;
- Establishment and disclosure of the official cut-off date as of 11 August, 2014;
- Conducting of detailed measurement, affected assets inventory survey;
- Conducting of census survey;
- Conducting of the affected assets valuation;
- Preparation and disclosure of assets description protocols to all PAPs as per RA procedures;
- Initiated RA Government Decree on for alienation of property for public and state purposes (the Eminent Domain). The Decree was approved on November 27, 2014;

- Preparation of the Resettlement Action Plan, including budget and schedule for implementation;
- Endorsement of this RAP by the HVEN and its submission to the WB for approval.

9.3 Resettlement Action Plan Implementation Preparatory Activities

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

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

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

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

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

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

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

9.4 Resettlement Action Plan Implementation Milestones

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

131. **Allocation of the budget for RAP implementation.** The loan is the only source for RAP implementation budget. As soon as the RAP is approved, HVEN will send a request to the GoA /State

Treasury to provide the amount for the resettlement activities. Allocations will be reviewed on quarterly basis based on the budget requirements indicated by the RAP.

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

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

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

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

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

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

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

139. **Grievances or objections** (if any) will be redressed as per the grievance redress procedure adopted in this RAP. Continuous RAP tasks as grievance redress & monitoring will go on during the

phase of civil works in order to assure timely response to PAPs requirements and to assure correct implementation of resettlement procedures.

9.5 Resettlement Action Plan Implementation Schedule

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

Table 23. Resettlement Action Plan Implementation Schedule

N	Action	Responsibility	Start	Finish
A	Preparation of Resettlement Action Plan (RAP)			
1	Assessment of RPF	ISC	01.04.2013	05.05.2014
2	Finalization of Detailed Design	CC	24.04.2013	02.08.2014
3	Preparation of the survey forms for Census and Detailed Inventory of Losses, PCDP and Timeline for RAP preparation	CC/ ISC	01.05.2014	15.06.2014
4	Acquiring of Cadastral Information and Land Parcel Maps	HVEN / CC	29.05.2014	15.07.2014
6	Consult and Transect Walk with Community Leaders and representatives of affected persons	HVEN/CC	29.08.2013	05.06.2014
7	Approval of the Government Decree for Preliminary Studies	GoA	12.06.2014	
8	Conducting of Public Consultation with PAPs	CC/ HVEN	August 12, 25, 26, 2014	
9	Conducting of the Census	CC	12.08.2014	10.10.2014
10	Verify land ownership and identify non-entitled land users to get support by independent legal experts for legalization of land titles, legalization of land where applicable, including	CC/ independent legal experts/ HVEN	01.09.2014	30.11.2014
11	Conducting of detailed measurement survey	CC through licensed measurement specialists	02.04.2014	12.09.2014
12	Conducting of the assets inventory	CC	12.08.2014	10.10.2014
13	Conducting of the Valuation of the Affected Assets	CC through licensed valuators	01.10.2014	14.10.2014
14	Signing of the assets description protocols	CC	15.09.2014	14.10.2014
15	Decree for Eminent Domain	GoA	11.11.2014	
16	RAP preparation	CC	15.10.2014	17.10.2014
17	Revision by the Supervisory Consultant	ISC	17.10.2014	20.10.2014
18	RAP approval by WB	HVEN	12.12.2014	
19	Public Consultation and Disclosure of the RAP	CC / ISC	15.12.2014	13.01.2015
20	Revision of the RAP based on the comments of the stakeholder	WB	13.01.2015	19.01.2015
21	WB Review and Approval	WB	19.01.2015	26.01.2015

N	Action	Responsibility	Start	Finish
22	Submission of RAP to Government of RA	HVEN	27.01.2015	
B	RAP implementation preparatory actions			
1	Establishment of RAP implementation unit	HVEN	01.03.2014	19.05.2014
2	Establishment of Grievance redress mechanism	HVEN	01.04.2014	13.06.2014
3	Identification of the Commercial Banks for compensation disbursement/ transfer		01.07.2014	16.08.2014
C	RAP implementation			
1	Compensation payments	HVEN	27.01.2015	01.03.2015
2	Repeat Socio-economic Census	CC	21.06.2015	26.06.2015
3	Preparation of the Compliance report	IC	01.03.2015	20.03.2015
4	COMMENCE CIVIL WORKS	CC	By 15.05.2015	
D	Continuous tasks			
1	Monitoring of RAP implementation	HVEN / ISC	-	-
2	Grievance Redress, Law suites	HVEN / CC / Courts	-	-
3	External Audit	HVEN / ISC	-	-

10. MONITORING

10.1 Background

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

10.2 Internal Monitoring

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

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

10.3 External Monitoring

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

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

10.4 Post-resettlement evaluation

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

Appendix 1

Household (HH) Census QuestionnaireN_____

1. Project Affected HHsn _____	2. Project Affected Plot ID _____
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3. ADVANCE INFORMATION

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

Prepared by

(firm)

(director)

(signature)

(firm)

(director)

(signature)

4. Project Affected HHsdescription (to circle the number of the respondent)

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

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

Appendix 2

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

ABBREVIATIONS

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

1. INTRODUCTION

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

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

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

2. PUBLIC CONSULTATION

A. Informal public consultations

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

B. Announcement of cut of date

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

C. Formal Public consultations during RAP preparation

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

LOCATION: PCs will be organized in the places accessible to the PAPs such as LSGB's office, cultural centers, schools etc. The place will be selected and agreed with LSGBs. In total 8 communities are affected by the project Section 2. All communities both privately and community owned lands are affected. For 8 communities PCs will be organized in the each particular community.

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

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

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

- All the PCs should be audio recorded and minutes of meetings should be prepared.
- A list of the participants should be developed as a part of the minutes.

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

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

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

D. PCs during RAP implementation and construction

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

3. DISCLOSURE OF RESETTLEMENT RELATED DOCUMENTS

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

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

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

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

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

PCDP APPENDIX 1 Announcement

Announcement

“High Voltage Electric Networks” CJSC informs, that within the frames of the project for reconstruction of 220kV high voltage transmission line connecting “Hrazdan” TPP to “Sinuhayr” substation, the date of commencement of affected people census and affected assets inventory is 11th August, 2014.

Meanwhile, please be informed, that the cut-off date for census and inventory is 11th August, after which affected assets improvements will not be eligible for compensation.

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

PCDP APPENDIX 2: List of NGOs functioning in the region

#	Name	Contact person	Contacts
1	Gavar Aarhus Center	Lianna Asoyan	info_gavar@aarhus.am , asliza28@rambler.ru + 374 264 6 15 11
2	BLEJIAN NGO	Lianna Asoyan	blejanli@gmail.com +374 264-2-11-57, 077 76 46 41
3	Respectable generation NGO	Janna Guloyan	jannaghuloyan@rambler.ru +374 91-75-91-78 , 093-75-91-78
4	"Gegharquniq regional branch" of "The A.D.Sakharov Armenian Human Rights Protection Center", NGO	Luisne Toplakhatyan	sakhgavar@yandex.ru +374 264 2-68-80, 094 19- 68 -80

PDCP APPENDIX 3 Project Information Brochure

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

PROJECT BACKGROUND

The Government of Armenia requested the World Bank to support with the rehabilitation of the most critical section of the high voltage transmission network of the country. The High Voltage Electric Networks (HVEN) identified this to be the section of the transmission grid from Hrazdan thermal power plant (in the north-east) to Shinuhayr substation (in the south). This section, which comprises the power lines Noraduz, Lichk, Vardenis, Vayk and Vorotan 1, connects two key generation centers and serves large electricity consumers in the Central-Eastern part of Armenia.

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

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

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

During the design process, an emphasis has been put on avoiding the impact on private lands to the extent possible. Although the new power line will follow the existing one along most of the corridor, deviations have been made to bypass settlements, buildings, private land and planned future residential sites. However, it is unavoidable in some cases to place towers in privately owned land, and in some cases access roads or activities during construction may damage crops. Therefore the project requires some community and privately owned land acquisition for small plots of land for tower foundations, and to guaranty access during

construction. In these cases the project owner will compensate for such acquisition of land and any damage caused during construction, in full accordance with RA legislation and World Bank Social Safeguard Policies. The copy of the Resettlement Policy Framework is available in Local Self Governing Bodies' office.

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

WHAT ARE THE LAND REQUIREMENTS OF THE POWER LINE?

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

Compensation will be made for the following:

Land acquisition will be required for:

- construction of tower foundations

Compensation will be required for:

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

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

COMPENSATION ELIGIBILITY AND ENTITLEMENTS

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

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

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

The cut-off date for this project is **11 August, 2014**.

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

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

FREQUENTLY ASKED QUESTIONS ABOUT THE COMPENSATION PROCESS

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

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

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

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

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

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

If the owner has any heirs, the compensation will be paid to them after registration of all legal inheritance

documents. In the absence of heirs, the property will be expropriated and the compensation will be transferred on the Court or Notary deposit account. Please, consult with local notaries, lawyers about the process of registration.

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

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

The following original documents shall be presented:

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

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

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

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

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

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

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

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

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

Vulnerable people are considered:

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

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

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

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

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

- the proper judicial process as defined by the law is initiated;
- a court decision has been obtained and properly communicated to the AHs/APs;

- the compensation/rehabilitation amounts are deposited in an court deposit account.

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

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

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

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

COMPLAINTS AND GRIEVANCE REDRESS: HOW CAN I MAKE COMPLAINTS?

If you, as an affected person, have complaints about the project or the compensation process a mechanism has been put in place where you can submit your concerns. The following grievance redress mechanism is established for the Project. It is based on three main steps, although an emphasis is put on resolving all matters timely and preferably within step one of the mechanism.

Step 1. HVEN Grievance Coordinator

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

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

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

Step 2. Grievance Redress Committee

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

Step 3. Court

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

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

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

PAP Category	Impact category	Compensation
Legal Owners	<u>Agricultural land</u>	<p>(i) cash compensation in cash at market or cadastral value (whichever the highest) plus a 15% allowance, or</p> <p>ii) value of replacement plot within the same village acceptable to the PAP plus 15% allowance as required by RA legislation, or</p> <p>(iii) through replacement land within the same village equal in value/productivity to the plot lost acceptable to the PAPs.</p> <p>Non-directly affected sections of a plot which become inaccessible or unviable for cultivation or any use after the impact will be included in the affected land</p> <p>Compensation will be free of deductions for transaction, registration costs</p>
All types of PAPs irrespective of the legal status	<u>Crops:</u>	Cash compensation at current market rates for the gross value of 1 year's harvest by default. Crop compensation will be paid both to landowners and tenants based on their specific sharecropping agreements
Non-legalizable PAPs	<u>Land</u>	Compensation with one time self-relocation allowances in cash equal to the 1) < 1 year – 5%; 2) < 15 years – 14%; 3) < 25 years – 20%; 4) 25 years and more– 25% of market or cadastral value (whichever the highest) of the affected land.
Leaseholders	<u>Land</u>	<p>Will get legal ownership and compensated as full owners or will be given a new lease</p> <p>If this is not possible (If in accordance with RA law the leaseholder cannot get legal ownership or he/she refuses to get legal ownership and receive a new lease and prefers to get compensation) he/she will receive compensation in cash at market or cadastral value (whichever the higher) of the affected land + a 15% allowance in proportion to the remaining years of lease as follows: 1) < 1 year – 5% of land value; 2) < 15 years – 14% of land value; 3) < 25 years – 20% of land value; 4) 25 years and more- 25% of land value.</p>
All types of PAPs irrespective of the legal status	<u>Any Asset</u>	<p>PAPs will receive the following financial assistances:</p> <p>Costs/fees for power of attorney (provided from abroad/local);</p> <p>Costs/fees associated with national passport (ID card) update in case the date expired;</p> <p>Costs/fees associated with the adoption of the inheritance;</p> <p>Cost for transaction taxes and fees connected with land acquisition will be covered by the Project as a part of the compensation.</p>
State/community/municipality	<u>Land</u>	In the cases where the legal owner is the state/community (village, town or RA) lands will be alienated by a price equal to the cadastral price of the lands with category of energy, transportation, communications, utilities infrastructure. The costs connected with the category changing of state and community lands will be paid by HVEN.

CONTACTS

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

HVEN Grievance Coordinator: Misha Baghramyan, tel: 010.72.03.80

Construction Company Safeguards Specialist: Lusine Zakaryan, tel. 055.12.50.44

Representative in the Local Self Governing Bodies: _____

PCDP APPENDIX 4. Agenda for Public Consultation

Agenda for the public consultation

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

PCDP APPENDIX 5 Schedule of Public Consultations

List of communities with respective dates for PCs.

N	Community	Community owned Land plots (N)	Privately Owned Land Plots (N)	Date of the Public Consultations
1	Gavar Town	10	3	12.08.2014
2	Karmirgyugh	10	19	12.08.2014
3	Yeranos	13	12	25.08.2014
4	Lanjaghbyur	2	2	25.08.2014
5	Gegharquniq	8	5	25.08.2014
6	Dzoragyugh	9	8	26.08.2014
7	Tsakkar	4	3	26.08.2014
8	Vardadzor	0	2	26.08.2014

Appendix 3

MINUTES OF PUBLIC CONSULTATION MEETING

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

Date: August 12, 2014

Venue: Gavar Municipality

Time: 14:30

Agenda:

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information
Speaker – L.Zakaryan
- Resettlement issues in the Project
Speaker – L.Zakaryan
- RAP implementation process: stages, dates
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)
Speaker – L.Zakaryan
- Compensation eligibility
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)
Speaker – L.Zakaryan
- Questions, answers

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

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

After the presentation L. Zakaryan answered the raised questions:

List of Participants

#	Name, surname	Status/Position
1	Hovhannes Petrosyan	Co-owner
2	Vitya Asoyan	Co-owner
3	Baris Hayrapetyan	Co-owner
4	Shahen Tarkhanyan	Citizen
5	Grigor Boshyan	Deputy Mayor
6	Garnik Arshakyan	HVEN representative
7	Shushan Kocharyan	Finapp representative
8	Lusine Zakaryan	KPTL social specialist

Photos:



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

Date: August 12, 2014

Venue: Karmirgyugh community mayor office

Time: 16:30

Agenda:

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information
Speaker – L.Zakaryan
- Resettlement issues in the Project
Speaker – L.Zakaryan
- RAP implementation process: stages, dates
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)
Speaker – L.Zakaryan
- Compensation eligibility
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)
Speaker – L.Zakaryan
- Questions, answers

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

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

After the presentation L. Zakaryan answered the raised questions:

Questions and answers:

Question: LandCo-owner

Why it is not signed servitude contract?

Answer: L.Zakaryan

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

Question: Land Co-owner

I plan to use that land plot for economic purposes and I am not going to sell it, because in that case I will not be able to realize my intentions/plans.

Answer: L. Zakaryan

When you receive the description protocol, you will have the right to refuse to sign it, indicating the main reason of your refusal. This program has national significance, in the framework of which the land plots for purchase will be recognized as subjects of priority public interest.

Question: Land Co-owner

Will it be safe to do agricultural works under the high voltage electricity lines after the end of the project?

Answer: L. Zakaryan

Before the start of the construction works, the specialists will provide you also with the information about the environmental impact and nature protection problems. The project is implemented in accordance with international standards.

List of Participants

#	Name, surname	Status/Position
1	Misha Danielyan	Community mayor
2	Tamara Beklaryan	Co-owner
3	Aratak Arshakyan	Co-owner
4	Nver Ohanyan	Co-owner
5	Grisha Ohanyan	Owner's representative
6	Artashes Madoyan	Community mayor office employee
7	Aram Yengoyan	Co-owner
8	Karen Umrshatyan	Co-owner
9	Jora Dzagatspanyan	Co-owner
10	Pargev Batikyan	Co-owner
11	Ashot Bagdasaryan	Co-owner
12	Razmik Shishanyan	Co-owner
13	Givan Gasparyan	Co-owner
14	Asya Hakobyan	Co-owner
15	Garnik Arshakyan	HVEN representative
16	Shushan Kocharyan	Finapp representative
17	Lusine Zakaryan	KPTL social specialist

Photos:





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

Date: August 25, 2014

Venue: Yeranos community mayor office

Time: 10:00

Agenda:

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information
Speaker – L.Zakaryan
- Resettlement issues in the Project
Speaker – L.Zakaryan
- RAP implementation process: stages, dates
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)
Speaker – L.Zakaryan
- Compensation eligibility
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)
Speaker – L.Zakaryan
- Questions, answers

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

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

After the presentation L. Zakaryan answered the raised questions:

Questions and answers:

Question: Land Co-owner

We have the heritage recognition problem, mostly because of the financial problems. Could you assist us to solve this problem and will the new cadastre certificates be provided for free?

Answer: L. Zakaryan

Within the framework of this project, all the costs related to the land purchase are paid by the purchaser, HVEN. We ask you to provide our specialists with the necessary information. This will enable them to give you proper assistance.

Answer: A.Karapetyan

HVEN will help you to solve this problems.

List of Participants

#	Name, surname	Status/Position
1	Meliq Qaramyan	Community mayor office employee
2	Garnik Mnatsakanyan	Community mayor office employee
3	Alik Gjozalyan	Co-owner
4	Mariam Nazaryan	Co-owner
5	Arman Kazaryan	Owner's representative
6	Antaram Dalaryan	Co-owner
7	Arayik Karapetyan	HVEN representative
8	Shushan Kocharyan	Finapp representative
9	Lusine Zakaryan	KPTL social specialist

Photos:



MINUTES OF PUBLIC CONSULTATION MEETING

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

Date: August 25, 2014

Venue: Lanjaxybur community mayor office

Time: 14:00

Agenda:

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information
Speaker – L.Zakaryan
- Resettlement issues in the Project
Speaker – L.Zakaryan
- RAP implementation process: stages, dates
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)
Speaker – L.Zakaryan
- Compensation eligibility
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)
Speaker – L.Zakaryan
- Questions, answers

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

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

After the presentation L. Zakaryan answered the raised questions:

Questions and answers:

List of Participants

#	Name, surname	Status/Position
1	Yurik Bagdasaryan	Community mayor
2	Lejli Melkonyan	Co-owner
3	Vahagn Hovhannisyan	Community mayor office employee
4	Ara Karapetyan	HVEN representative
5	Shushan Kocharyan	Finapp representative
6	Lusine Zakaryan	KPTL social specialist

Photos:



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

Date: August 25, 2014

Venue: Gegharqun community mayor office

Time: 15:30

Agenda:

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information
Speaker – L.Zakaryan
- Resettlement issues in the Project
Speaker – L.Zakaryan
- RAP implementation process: stages, dates
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)
Speaker – L.Zakaryan
- Compensation eligibility
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)
Speaker – L.Zakaryan
- Questions, answers

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

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

After the presentation L. Zakaryan answered the raised questions:

Questions and answers:

Question: Co-owner

I don't want to sell any part of my land plot. Why it is not signed servitude contract?

Answer: L.Zakaryan

When you receive the description protocol, you will have the right to refuse to sign it, indicating the main reason of your refusal. This program has national significance, in the framework of which the land plots for purchase will be recognized as subjects of priority public interest. Within the scope of this project acquisition of lands necessary for towers foundations is foreseen.

List of Participants

#	Name, surname	Status/Position
1	Hakob Umrshatyan	Citizen
2	Yerem Asatryan	Citizen
3	Sevak Avetisyan	Community mayor office employee
4	Merujan Voskanyan	Community mayor office employee
5	Vardan Simonyan	Co-owner
6	Arayik Karapetyan	HVEN representative
7	Shushan Kocharyan	Finapp representative
8	Lusine Zakaryan	KPTL social specialist

Photos:



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

Date: August 26, 2014

Venue: Dzoragyugh community mayor office, Gegharquniq region

Time: 10:30

Agenda:

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

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

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

After the presentation L. Zakaryan answered the raised questions:

Questions and answers:

Question : Co-owner

My land is residential and I don't want to sell any part of my plot.

Answer: L. Zakaryan

In the framework of this project for the lands to be used for towers, it was made a decision about land alienation and acquisition by HVEN.

Question: Community mayor

During the initial stage of the project we gave an objection and asked you to change it. However, now we are planning a greenhouse construction on community lands, which will provide with 200 jobs in the community. We ask you to submit our question to the relevant specialists.

Answer: L. Zakaryan

Your question will be submitted to the relevant bodies for sure.

List of participants

No.	Name, surname	Status/Position
1	Samvel Grigoryan	Deputy community mayor
2	Surik Shamasuryan	Co-owner
3	Nver Galstyan	Co-owner
4	Babken Avetisyan	Co-owner
5	Parnak Avetisyan	Co-owner
6	Mghitar Avdalyan	Co-owner
7	Gurgen Sahakyan	Representative
8	Suren Muradyan	Community mayor office employee
9	Levik Grigoryan	Community mayor
10	Ara Karapetyan	HVEN representative
11	Shushan Kocharyan	Finapp representaive
12	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd



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

Date: August 26, 2014

Venue: Tsakkar community mayor office, Gegharquniq region

Time: 13:30

Agenda:

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

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

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

After the presentation L. Zakaryan answered the raised questions.

Questions and answers:

Question: Co-owner T. Movsisyan

I have purchased this plot for building a house. If in any other place I want, they give me a plot, I will allow starting construction on this plot and will waive from it.

Question: Co-owner A. Manukyan

I have purchased two plots for building two houses. In any condition I don't agree to put a tower on my land.

Question: Deputy community mayor M. Khlghatyan

As per the submitted map, one of the towers to be installed on community land is in the area where it is foreseen to construct a school.

It was suggested:

Review the route passing through Tsakkar community with more detailed studying the possible impacts.

List of participants

No.	Name, surname	Status/Position
1	Misha Khlghatyan	Deputy community mayor
2	Artak Manukyan	Co-owner
3	Taron Movsisyan	Co-owner, by phone
4	Ara Karapetyan	HVEN representative
5	Shushan Kocharyan	Finapp representative
6	Lusine Zakaryan	Social specialist, Kalpataru Power Transmission Ltd

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

Date: August 26, 2014

Venue: Vardadzor community mayor office

Time: 15:30

Agenda:

- The Project: aims of the project, beneficiaries, implementation schedule and other relevant information
Speaker – L.Zakaryan
- Resettlement issues in the Project
Speaker – L.Zakaryan
- RAP implementation process: stages, dates
Speaker – L.Zakaryan
- Information on the main legal documents (RPF, RAP, Eminent Domain Law)
Speaker – L.Zakaryan
- Compensation eligibility
Speaker – L.Zakaryan
- Compensation entitlements (based on the Entitlement Matrix of the RPF)
Speaker – L.Zakaryan
- Questions, answers

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

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

After the presentation L. Zakaryan answered the raised questions:

Questions and answers:

List of Participants

#	Name, surname	Status/Position
1	Leva Karapetyan	Co-owner
2	Lusaber Karapetyan	Co-owner
3	Seroja Zohrabyan	Co-owner (via telephone)
4	Maxim Avetisyan	Community mayor office employee
5	Velya Shahbazyan	Community mayor office employee
6	Arayik Karapetyan	HVENrepresentative
7	Shushan Kocharyan	Finapp representative
8	Lusine Zakaryan	KPTL social specialist

Photo:



Appendix 3_1

MINUTES OF PUBLIC CONSULTATION MEETING

Project number	Customer	Date
4961-001	High Voltage Energy Networks CJSC	13.01.15
Project: Reconstruction of 220 kV Transmission Lines from Hrazdan TPP to Shinuhayr S/S Implementation Support Consulting		
Subject: Minutes of the Public Consultation Meeting		
Sender: ÓlafurÁrnason, EFLA hf/ Hifab OY, Arsen Hayriyan, EA Energy Advisory		
Receivers: Arthur Kochnakyan and Sarah Michael, World Bank DhavalSule, LusineZakharyan and ZaruhiHayrapetyan, Kalpataru JoukoVehiHifab OY		
Venue: Administration office of Gegharqunik Time: 14:00		

1. AGENDA:

- *The Project: aims of the project, beneficiaries, implementation schedule and other relevant information*
Speaker – V.Tadevosyan
- *Resettlement issues, information on main project documents (RPF, RAP) and purpose of the public consultations*
Speaker – L.Zakaryan
- *Grievance Redress Mechanism (Training for community mayors)*
Speaker – A.Hayriyan
- *Questions, answers*

2. OVERVIEW

In accordance with paragraph 7 of the RPF the RAPs for sections 1 and 2 (RAPs) were disclosed on December 15, 2014. The RAPs were disclosed on the HVEN website in both Armenian and English and hard copies were submitted to all affected communities. Since a large part of section 1 and section 2 entirely are located in the same administrative region (Marz), and also considering that the WBs approval for the RAPs for sections 1 and 2 have been received on the same day, it was decided to hold one public consultations (PC) in Gegharqunik administration office in Gavar city where all communities of sections 1 and 2 from Gegharqunik administration were invited. With the assistance of Gegharqunik administration the public consultations were held on January 13, 2015 (28 days after the disclosure). All the PAPs were notified by phone calls about the place and time of PC two weeks before the PC. Respective announcement were sent to local authorities via email and posted on the announcement desk of Gavar municipality two weeks before the PC. Local NGOs were informed via emails and NGO networks. The key questions, issues and concerns with respective answers are presented in the table below.

3. QUESTIONS AND CONCERNS RAISED DURING PUBLIC CONSULTATIONS AND ANSWERS

N	Question/ concern	Answers
1	What we should do after the receipt of the draft contract and when the process of land acquisition will start?	After receiving the draft contract, if you have no objections or suggestions regarding the content of the contract, you should wait until HVEN starts the land acquisition process. For these purposes, HVEN will hire a company that will consult and assist you in bringing the documents in proper condition, if necessary. Acquisition of land will start only after the final approval of the RAP by the World Bank.
2	I am owner of the land that should be acquired for the project and am going to leave the country. What should I do?	You need to leave a power of attorney in someone's name. Expenses for power of attorney will be included in the compensation.
3	Is it possible to change a tower location in order to reduce the impact on the land?	For these purposes, HVEN acquired the cadastral maps and all possible shiftings to reduce the impact on private lands have already been made. In the cases where the shifting of tower lead to a change of the route or where the shifting was not possible because of the difficult terrain, the shifting was denied by the design department of the Contractor.
4	In order to acquire our land, heritage recognition will be required. What will be	You will be consulted and assisted in heritage recognition process. The expenses related to heritage recognition will be

	done in this case?	included in the compensation.
5	How and by whom the market price is evaluated?	The market price is evaluated in accordance with the evaluation standards of the Republic of Armenia (RA). In accordance with RA legislation only companies that have appropriate license may engage in the evaluation activities. For that reason an independent evaluation company was hired by Contractor.
6	In which cases an AP can require the acquisition of the affected land entirely?	Within two months after the entry into force of the Decree for Eminent Domain the AP can apply to HVEN with the requirement to acquire the affected land entirely. In accordance with RA legislation if your land loses its economic or functional significance which it had before the separation of the land then HVEN will have to acquire the land entirely. If you need help in writing the application, you can apply to the community mayor or directly to the grievance coordinator.

4. LIST OF PARTICIPANTS

Public Consultations in Gavar city

<i>N</i>	<i>Name, surname</i>	<i>Status/Position</i>
1	Yervand Karapetyan	Chkalovka community mayor
2	Murad Harutyunyan	Noratus community mayor
3	Levik Sargsyan	Noratus Municipality
4	Marat Ghurshudyan	Gegharquniq Administration
5	Koryun Manukyan	Ddmashen deputy mayor
6	Petik Aghajanyan	Tsaghkunq community mayor
7	Surik Davtyan	Tsaghkunq community representative
8	Artashes Madoyan	Karmirgyugh community representative
9	Misha Danielyan	Karmirgyugh community mayor
10	Karlen Gevorgyan	Finnap, Evaluator
11	Armine Petrosyan	KPTL Social Expert
12	Derenik Hovhannisyan	Gegharquniq Administration
13	Avetis Avetisyan	Ddmashen community mayor
14	Benik Mheryan	HVEN
15	Martin Grigoryan	GegharquniqAdministration
16	Hasmik Grigoryan	"Gegharquniq" newspaper
17	Marine Mazmanyanyan	Aarhuscenter NGO
18	Aram Katvalyan	Tsovazard community mayor
19	Babken Dadikyan	Berdkunq community mayor
20	Apetnak Movsesyan	Yeranos community mayor
21	Meliq Qaramyan	Yeranos municipality representative
22	Yurik Baghdasaryan	Lanjaghbyur community mayor
23	Anton Virabyan	Hayravanq community mayor
24	VahagnTadevosyan	HVEN
25	Vardan Nikoghosyan	"VardanNikoghosyan" PE
26	Lusine Zakaryan	HVEN
27	Arsen Hayriyan	Hifab&EA Energy Advisory, Legal/Social expert

5. SUMMARY OF THE PUBLIC HEARINGS

The consultations were successful with good participation. From 19 affected communities in sections 1 and 2 (from Gegharunik administration), 10 were represented by the mayors. The main stages of the resettlement process were presented, including project related information, schedule, compensation entitlements, valuation methodologies and the process of acquisition. The GRM was introduced and application forms were submitted to all community mayors. Mass media and one NGO participated and were active. The communities that did not participate in the PC are mainly the communities where mostly community and state lands are affected.

6. PHOTOS FROM PUBLIC CONSULTATIONS



PCs in Gavar

Appendix 4

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

Yerevan city _____ two thousand fourteen year

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

1. DEFINITIONS

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

Name, surname	Date of birth, passport data

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

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

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

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

2. COMPENSATION (ALLOWANCE)

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

3. WARRANTIES OF THE AP

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

incurred by the Payer in the case of providing false warranty, false documents and false information by the AP.

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

4. FINAL PROVISIONS

4.1. The Payer agrees to pay for the damage caused to crops and trees belonging to APs during construction works.

4.2. This Agreement shall enter into force upon signature.

4.3. This Agreement consist of ___ () copies, one of which is given to each AP and the authorized person of the Payer.

5. PARTIES REQUISITES

6. SIGNATURES OF THE PARTIES

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

signature

6.2. APs:

signature

signature

Appendix 5

RAP implementation unit structure and job description

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

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

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

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

6. Grievances

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

VALUATION METHODOLOGY REAL ESTATE, CROPS SURVEY

1.1 Real Estate Survey

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

2. ASSESSMENT AND CALCULATION OF COMPENSATIONS

2.1 Process Regulating Documents

4. The methodology for compensation calculations and unit price calculations was developed in accordance with the following documents:
 - i. World Bank, OP 4.12 - Involuntary Resettlement, December 2001
 - ii. Loan agreement (Electricity supply reliability project) between Republic of Armenia and International bank of reconstruction and development, (dated 01.06.2011)
 - iii. Resettlement Policy Framework approved by International bank of reconstruction and development (RPF)

- iv. The “RA Law 20-189-N on Real Estate Assessment Activities” adopted on 04.10.2005
- v. The RA National Standard on Real Estate Assessment in the Republic of Armenia
- vi. The RA Urban Development Minister’s “Decree N 09-N (dated 14.01.2008) on Approving the Construction of Buildings, Structures in the RA Territory and the Collection of the Increased Indicators of the Construction Work Type Cost.”

2.2 Scope of Assessment

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

3. LAND VALUATION METHODOLOGY

3.1 General Approach

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

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

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

3.2 Assessment of the Land Substitution Cost

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

8. In order to reflect small differences between the characteristics / quality of the evaluated land and comparator lands, the average market sales of the comparator lands were adjusted according to several comparison parameters and corresponding coefficients.

3.3 Assessment Procedure

9. 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

10. 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 database²⁰ 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

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

Step 3

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

Sales condition and market state

13. 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

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

Actual usage

15. 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

²⁰ 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.

construction, since s/he considered the plots free of any improvement, as well as from trees and crops²¹. 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

16. 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

17. 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

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

Facade

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

Availability of infrastructure

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

Slope

21. 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

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

Improvements

23. 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

24. 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

²¹ 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

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

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

Step 5

25. 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

26. 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

27. 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. CROPS COMPENSTATION METHODOLOGY

28. 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

29. 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:

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

Step 2 Crop yield determination

30. The yield was defined based on:

- i. Professional literature,
- ii. Average yield indicators published⁶ by the National Statistical Service of the Republic of Armenia analyzed for the last 1 year (2013), as well as
- iii. Surveys with various specialized institutions such as the Armenian National Agrarian University. The market cost of 1 kg of harvest was multiplied by the yield indicator.

6

www.armstat.am

Step 3 Calculation of compensation

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

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

where:

CMC – Crop market price,

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

S – Crop sowing surface area.

5. TRANSACTION COSTS

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

Appendix 7

REAL ESTATE SALES AGREEMENT

Agreement signing place

Purchaser:

Physical person

Name *

Surname *

Registration address *

Passport / ID card / data *

(serial number, when and by whom is issued)

Republic of Armenia, on behalf of *

RA * marz * community, on behalf of *

Legal entity

Name *

Registration number *

Location *

on behalf of on the basis of the charter acting on the basis of the power of attorney

Name *

Surname *

Registration address *

Passport / ID card / data *

(serial number, when and by whom is issued)

Seller

Physical person

Name *

Surname *

Registration address *

Passport / ID card / data *

(serial number, when and by whom is issued)

Republic of Armenia on behalf of * *

RA * marz * community, on behalf of *

Legal entity

Name*

Registration number *

Location *

on behalf of on the basis of the charter acting on the basis of the power of attorney

Name *

Surname *

Registration address *

Passport / ID card / data *

(serial number, when and by whom is issued)

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

Subject of the Agreement

Real estate area

- plot hectare
- building, construction

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

Address

Usage purpose of building/construction

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

The Seller guarantees, that

- the real estate foreseen by this Agreement is not leased or handed over gratuitously, or otherwise is not used, is not under the prohibition (arrest)
- the Purchaser is informed about the usage of the real estate foreseen by this Agreement by other persons rights
- Under this Agreement the Seller hands over to the ownership of the Purchaser the real estate unit completely mentioned in N registration certificate, issued by the State Committee of the Real Estate Cadastre adjunct to the RA Government on .
- Under this Agreement the Seller previously hands over to the ownership of the Purchaser the unspecified part of the separate property (the map of which is attached to this Agreement and makes the integral part of it) of the real estate unit, mentioned in N registration certificate, issued by the State Committee of the Real Estate Cadastre adjunct to the RA Government on .
-

Real estate purpose residential
 plot

other real estate *

Price

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

The real estate price foreseen under this Agreement

- was paid completely
- should be paid during * day:

Real estate handing over to the Purchaser

- Deed of real estate should be prepared after approval of this Agreement within* period
- The real estate was handed over to the Purchaser at the moment of approving the Agreement.

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

Signatures

Purchaser

(name, surname)

(signature)

Seller

(name, surname)

(signature)

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

(name, surname)

(signature)

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

(date, signature)

Appendix 8

DESCRIPTION PROTOCOL N _____

Address: _____

Property holder: _____

(surname, name)

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

OBJECT DESCRIPTION

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

INFORMATION ON PROPERTY HOLDERS FAMILY MEMBERS

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

ADDITIONAL INFORMATION

ATTACHMENTS

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

DESCRIPTION FORMED BY

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

LANDOWNERS, PROPERTY RIGHT HOLDERS AND USERS

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

ACQUIRER

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

« ___ » _____ 20__

ADDITIONAL INFORMATION

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

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

TYPE AND QUANTITY OF THE TREES

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

QUANTITY AND TYPE OF THE CROPS

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

LANDOWNERS, PROPERTY RIGHT HOLDERS AND USERS CONTACT INFORMATION

Tel: _____
 Email: _____

DESCRIPTION FORMED BY

 (surname, name) _____
 (signature)

 (signature)

LANDOWNERS, PROPERTY RIGHT HOLDERS AND USERS

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

ACQUIRER

 (position) _____ (surname, name) _____ (signature)
 « ____ » _____ 20__

Appendix 9

Extract from the RAP preparation and implementation weekly progress report dated 01.10.2014

Milestone II: Public Consultations

Public consultations in section 1, 2 and 5 have been carried out. During the meeting in WB on September 16, 2014 it was agreed that specific public consultations should be held for the owners of the houses in the ROW and for the persons whose relatives are in the cemetery in Gavar city. The consultation for the owners of the houses in the ROW was held on September 29, 2014. Participation was very poor and for this reason it was decided to visit the owners in their houses (see below). The owners of the houses were informed about the upcoming works, purpose of the reconstruction and advantages of the new line. The raised questions mainly concerned technical issue and HVENs deputy chief engineer answered to all questions relating to the forthcoming works. The advantages of the new line are: a) high safety, b) electricity supply reliability, c) the new line will be higher above the ground than the existing, d) Electromagnetic Field calculations show that houses in the RoW are located on safe distance, etc. A representative of the Municipality of Gavar City also participated in the visits. HVEN, KPTL, Consultant and the Municipality representative visited the cemetery in order to find a location where it will be possible to settle a tower without damage to the neighboring graves. A new location for tower 2 of section 2 was found but it still should be approved by KPTL's engineer and the Consultant. After the approval of the tower new location the consultation with the relatives of the buried persons will be held. A representative of Church should also be invited.

PARTICIPANTS LIST AND PHOTOS FROM THE PUBLIC CONSULTATIONS ON SEPTEMBER 29, 2014 IN GAVAR CITY

Հրահրան 224-րդ Հիմնադր կառավարման միացնող էլեկտրահաղորդան գծի վերակառուցման ծրագրի համառոտ քննարկումների մասնակիցների ցուցակ

Համայնք Գավառ Ենթակից 29.09.2014

*	անուն, ազգանուն	կարգավիճակ	հեռախոս	ստորագրություն
	Դավիթ Բեկյան	բնակիչ	093-28-03-31	ԲԲ
	Դավիթ Բեկյան	բնակիչ	077-68-28-69	ԲԲ
	Դավիթ Բեկյան	բնակիչ	037-69-16-44	ԲԲ
	Դավիթ Բեկյան	բնակիչ	093-70-29-99	ԲԲ
	Դավիթ Բեկյան	բնակիչ	075-70-19-99	ԲԲ
	Դավիթ Բեկյան	բնակիչ		ԲԲ
	Կարգավիճակ	բնակիչ	081-01-23-91	ԲԲ
	Դավիթ Բեկյան	բնակիչ	0842-76-65	ԲԲ
	Դավիթ Բեկյան	բնակիչ	077-52-65-80	ԲԲ
	Դավիթ Բեկյան	բնակիչ	038-39-65-80	ԲԲ

Picture 1: Participants list

Photos:



Public consultations in Gavar City

Appendix 10

DETAILS ON AFFECTED HOUSHOLDS WITH RESPECTIVE LOSSES

No	Community	Number of Tower	Cadastral code	Targeted designation as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m ²), based on the layout prepared by measurement specialist	Total area (m ²) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
1.	Gavar town	2	05-001-0018-0001	Specially protected areas (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	324.3	-	-	-	-
2.	Gavar town	3	05-001-0018-0001	Specially protected areas (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	307.4	-	-	-	-
3.	Gavar town	3	05-001-2555-0001	Residential (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	16.9	-	-	-	-
4.	Gavar town	4	05-001-0131-0001	Forest land (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	State	Unused	283	-	-	-	-
5.	Gavar town	4	05-001-3156-0001	Residential (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	41.3	-	-	-	-
6.	Gavar town	5	05-001-0641-0001	Forest land (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	State	Unused	361.3	-	-	-	-
7.	Gavar town	6	05-001-0641-0001	Forest land (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	State	Unused	272.5	-	-	-	-
8.	Gavar town	7	05-001-0641-0001	Forest land (the	State	Unused	441.4	-	-	-	-

No	Community	Number of Tower	Cadastral code	Targeted designation as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m ²), based on the layout prepared by measurement specialist	Total area (m ²) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
				designation has to be changed into energetics, transport, communication, utility infrastructures objects)							
9.	Gavar town	8	05-001-0641-0001	Forest land (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	State	Unused	7.4	-	-	-	-
10.	Gavar town	8	05-001-2297-0001	Residential (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	67.8	-	-	-	-
11.	Gavar town	8	05-001-0130-0003	Industrial, mining and manufacturing (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	197.2	-	-	-	-
12.	Gavar town	9	05-001-0174-0006	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	324.3	-	-	-	-
13.	Gavar town	10	05-001-0647-0012	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	272.5	-	-	-	-
14.	Gavar town	11	05-001-0646-0011	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	272.5	-	-	-	-
15.	Gavar town	12	05-001-0652-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
16.	Gavar town	13	05-001-0652-0001	Agricultural (the designation has to be changed into energetics, transport,	Community	Unused	240.4	-	-	-	-

No	Community	Number of Tower	Cadastral code	Targeted designation as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m ²), based on the layout prepared by measurement specialist	Total area (m ²) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
				communication, utility infrastructures objects)							
17.	Gavar town	14	05-001-0650-0003	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
18.	Karmirgyugh	15	05-056-0302-0054	Agricultural	Private	Used	250.2	2040	Wheat (harvested)	1	-
19.	Karmirgyugh	15	05-056-0302-0086	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	22.3	-	-	-	-
20.	Karmirgyugh	16	05-056-0302-0086	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
21.	Karmirgyugh	17	05-056-0306-0028	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	116.2	-	-	-	-
22.	Karmirgyugh	17	05-056-0306-0273	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	325.2	-	-	-	-
23.	Karmirgyugh	18	05-056-0306-0025	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	289.2	-	-	-	-
24.	Karmirgyugh	19	05-056-0306-0025	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	441.4	-	-	-	-
25.	Karmirgyugh	20	05-056-0306-0076	Agricultural (the designation has to be changed into energetics, transport, communication, utility	Community	Unused	272.5	-	-	-	-

No	Community	Number of Tower	Cadastral code	Targeted designation as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m ²), based on the layout prepared by measurement specialist	Total area (m ²) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
				infrastructures objects)							
26.	Karmirgyugh	21	05-056-0306-0212	Agricultural	Private	Unused	53.9	2350	-	1	Poor AHH
27.	Karmirgyugh	21	05-056-0306-0025	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	186.6	-	-	-	-
28.	Karmirgyugh	22	05-056-0306-0025	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
29.	Karmirgyugh	23	05-056-0316-0123	Agricultural	Private	Used	54.6	6770	Onobrychis (harvested)	1	-
30.	Karmirgyugh	23	05-056-0316-0122	Agricultural	Private	Used	185.8	2980	Barley(harvested)	3	-
31.	Karmirgyugh	24	05-056-0316-0168	Agricultural	Private	Used	272.5	3780	Wheat (harvested)	3	-
32.	Karmirgyugh	25	05-056-0344-0005	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.4	-	-	-	-
33.	Karmirgyugh	26	05-056-0344-0012	Agricultural	Private	Used	70.8	-	Barley(harvested)	1	Poor AHH
34.	Karmirgyugh	26	05-056-0344-0013	Agricultural	Private	Used	201.7	1850	Barley(harvested)	2	Poor AHH
35.	Karmirgyugh	27	05-056-0344-0115	Agricultural	Private	Unused	148.5	2200	-	1	Women headed and Poor AHH
36.	Karmirgyugh	27	05-056-0344-0113	Agricultural	Private	Unused	92	2120	-	1	-
37.	Karmirgyugh	28	05-056-0344-0073	Agricultural	Private	Used	109.2	1800	Barley(harvested)	1	Elderly headed AHH
38.	Karmirgyugh	28	05-056-0344-0074	Agricultural	Private	Used	131.3	3830	Barley(harvested)	2	-
39.	Karmirgyugh	29	05-056-0347-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
40.	Karmirgyugh	30	05-056-0347-0037	Agricultural (the designation has to be changed into energetics, transport, communication, utility	Community	Unused	240.5	-	-	-	-

No	Community	Number of Tower	Cadastral code	Targeted designation as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m ²), based on the layout prepared by measurement specialist	Total area (m ²) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
				infrastructures objects)							
41.	Karmirgyugh	31	05-056-0349-0113	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
42.	Karmirgyugh	32	05-056-0349-0113	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	324.3	-	-	-	-
43.	Karmirgyugh	33	05-056-0348-0058	Agricultural	Private	Used	272.5	4370	Wheat (harvested)	2	-
44.	Karmirgyugh	34	05-056-0348-0115	Agricultural	Private	Used	29	5760	Wheat (harvested)	4	Elderly headed AHH
45.	Karmirgyugh	34	05-056-0348-0103	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	209.5	-	-	-	-
46.	Karmirgyugh	35	05-056-0348-0103	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	14.7	-	-	-	-
47.	Lanjaghbyur	35	05-038-0102-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	225.8	-	-	-	-
48.	Lanjaghbyur	36	05-038-0102-0248	Agricultural	Private	Unused	138.5	3920	-	1	Poor AHH
49.	Lanjaghbyur	36	05-038-0102-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	71.9	-	-	-	-
50.	Lanjaghbyur	37	05-038-0103-0280	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
51.	Gegharquniq	38	05-025-0105-0188	Agricultural (the designation has to be changed into	Community	Unused	240.5	-	-	-	-

No	Community	Number of Tower	Cadastral code	Targeted designation as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m ²), based on the layout prepared by measurement specialist	Total area (m ²) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
				energetics, transport, communication, utility infrastructures objects)							
52.	Gegharquniq	39	05-025-0111-0096	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
53.	Gegharquniq	40	05-025-0111-0096	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
54.	Gegharquniq	41	05-025-0114-0184	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
55.	Gegharquniq	42	05-025-0114-0184	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.4	-	-	-	-
56.	Gegharquniq	43	05-025-0114-0184	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	287.3	-	-	-	-
57.	Gegharquniq	44	05-025-0114-0153	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	261.8	-	-	-	-
58.	Gegharquniq	44	05-025-0114-0184	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	10.4	-	-	-	-
59.	Gegharquniq	45	05-025-0116-0180	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-

No	Community	Number of Tower	Cadastre code	Targeted designation as per ownership certificate/cadastre	Type of the right to the property	Actual usage	Alienated area (m ²), based on the layout prepared by measurement specialist	Total area (m ²) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
60.	Yeranos	46	05-033-0201-0045	Agricultural	Private	Unused	433.4	-	-	1	-
61.	Yeranos	46	05-033-0201-0048	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	7.9	-	-	-	-
62.	Yeranos	47	05-033-0201-0083	Agricultural	Private	Unused	240.4	4200	-	1	Women headed AHH
63.	Yeranos	48	05-033-0249-0013	Agricultural	Private	Unused	240.5	3780	-	1	-
64.	Yeranos	49	05-033-0251-0007	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	272.5	-	-	-	-
65.	Yeranos	50	05-033-0251-0007	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	142.7	-	-	-	-
66.	Yeranos	50	05-033-0251-0002	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	97.8	-	-	-	-
67.	Yeranos	51	05-033-0249-0038	Agricultural	Private	Unused	104.7	-	-	1	-
68.	Yeranos	51	05-033-0249-0006	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	184.5	-	-	-	-
69.	Yeranos	52	05-033-0250-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	272.5	-	-	-	-
70.	Yeranos	53	05-033-0250-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	272.5	-	-	-	-
71.	Yeranos	54	05-033-0251-0002	Agricultural (the designation has to be changed into energetics, transport,	Community	Unused	240.5	-	-	-	-

No	Community	Number of Tower	Cadastral code	Targeted designation as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m ²), based on the layout prepared by measurement specialist	Total area (m ²) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
				communication, utility infrastructures objects)							
72.	Yeranos	55	05-033-0250-0320	Agricultural	Private	Unused	272.5	-	-	1	-
73.	Yeranos	56	05-033-0260-0110	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	175.2	-	-	-	-
74.	Yeranos	56	05-033-0260-0109	Agricultural	Private	Used	65.2	3970	Onobrychis (harvested)	2	-
75.	Yeranos	57	05-033-0260-0130	Agricultural	Private	Used	210.3	4050	Onobrychis (harvested)	2	Poor AHH
76.	Yeranos	57	05-033-0260-0129	Agricultural	Private	Unused	62.2	2700	-	1	-
77.	Yeranos	58	05-033-0259-0002	Agricultural	Private	Unused	25.3	10530	-	1	-
78.	Yeranos	58	05-033-0259-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	334.6	-	-	-	-
79.	Yeranos	59	05-033-0259-0024	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.4	-	-	-	-
80.	Yeranos	60	05-033-0259-0030	Agricultural	Private	Used	83.8	-	Onobrychis (harvested)	1	Poor AHH
81.	Yeranos	60	05-033-0259-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	188.7	-	-	-	-
82.	Yeranos	61	05-033-0259-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
83.	Yeranos	62	05-033-0259-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	324.3	-	-	-	-
84.	Yeranos	63	05-033-0259-0001	Agricultural (the designation has to be changed into	Community	Unused	272.5	-	-	-	-

No	Community	Number of Tower	Cadastral code	Targeted designation as per ownership certificate/cadastral	Type of the right to the property	Actual usage	Alienated area (m ²), based on the layout prepared by measurement specialist	Total area (m ²) as per ownership certificate	Existing types of crops	Number of households	Vulnerability status
				energetics, transport, communication, utility infrastructures objects)							
85.	Yeranos	64	05-033-0259-0001	Agricultural (the designation has to be changed into energetics, transport, communication, utility infrastructures objects)	Community	Unused	240.5	-	-	-	-
86.	Vardazor	65	05-084-0104-0111	Agricultural	Private	Unused	272.5	3920	-	2	-
87.	Vardazor	66	05-084-0104-0131	Agricultural	Private	Unused	272.5	3610	-	3	Two Poor AHHs