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ISO9001CERTIFIEDCOMPANY

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# **Transmission Line Reconstruction Project**

## **Hrazdan to Shinuhayr Corridor**

### **Abbreviated Resettlement Action Plan**

#### **ROW Land Plots**

#### **Sections 3:Eghenadzor line**

#### **Section 4: Vaykline**

**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**

**Prepared by:**

**Kalpataru Power Transmission Limited**

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## ABBREVIATIONS

AH	Affected households
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
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
TBI	To be identified
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/alienation
- 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 which cannot cope with crisis or shock situations to maintain their wellbeing or livelihood.

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 women-headed.

ROW: the land surface and airspace along the route of the transmission line that is located on both sides of the line on the distance of 25m from border conductors.

# 1. INTRODUCTION

## 1.1 Project Background

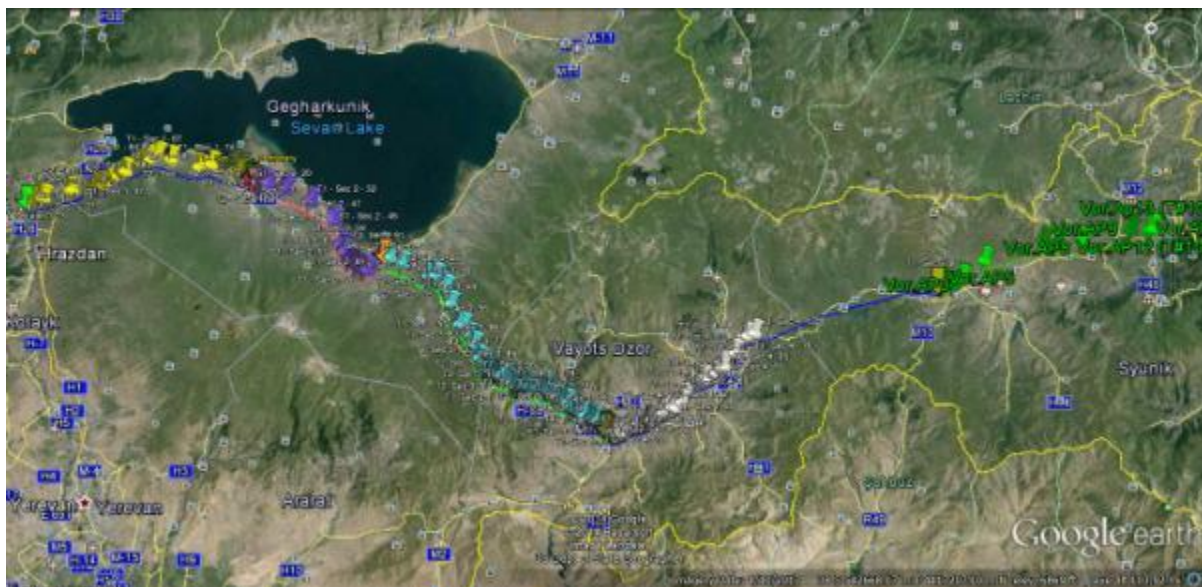
1. The Transmission Line Reconstruction Project Hrazdan to Shinuhayr Corridor (the Project) financed by World Bank (WB) is being implemented by High Voltage Electric Networks (HVEN) under the sub loan from Government of Armenia (GoA). The Project aims at a complete replacement of the around 230 km long 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 km<sup>2</sup>. On the north, it is bordered by Georgia, to the east by Azerbaijan, in the south by Iran and to the west by Turkey. The project area is located in the South area of Armenia and covers Kotayk, Gegharkunik, Vayots Dzor and Syunik Marzes.

3. The power transmission rehabilitation component comprises the five separate sections Noraduz (45 km), Lichk (25 km), Vardenis (45 km), Vayk (70 km) and Vorotan 1 (40 km) from the central regions (Kotayk Marz), via the city of Vayk, to Southern Armenia (Syunik Marz, City of Goris). Total length of the line is 232,5 km. Substations and power plants are located in Hrazdan (Hrazdan Thermal Power Plant), Gavar, Lichk, Yeghegnadzor, Shaghat village (Spandaryan Hydro Power Plant) and 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 the cross-section surface area of the conductors being 300 mm<sup>2</sup> today will be augmented to 400 mm<sup>2</sup> in order to increase capacity and reliability of power transport.

5. The new transmission line will run mostly parallel to the old one (50 m distance). It will mainly follow the existing route. However, the present line traverses a relatively high number of villages and towns, where it is not possible to shift the route 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 routewere designed to bypass not only settlements, but also cultural sites, difficult terrain etc.

## 1.4 Resettlement Action Plan Preparation Rationale

6. 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 were prepared as per WB OP 4.12, Annex A, para 2.

7. 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 Project design succeeded to find the solutions that allowed to avoid any physical resettlement of Project Affected People.

8. At the same time, in accordance with relevant RA law, after the construction of high-voltage transmission line owners of the residential land plots will not be able to receive the permission to construct new residential houses as they will be in a high-voltage transmission line route safety zone. In this cases land plot owners are also considered as affected by the Project and are eligible for compensation. It was decided, that for this particular cases, when APs are owners of the residential land plots located under the high-voltage transmission line separate RAP have to be prepared.

9. 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 were prepared.

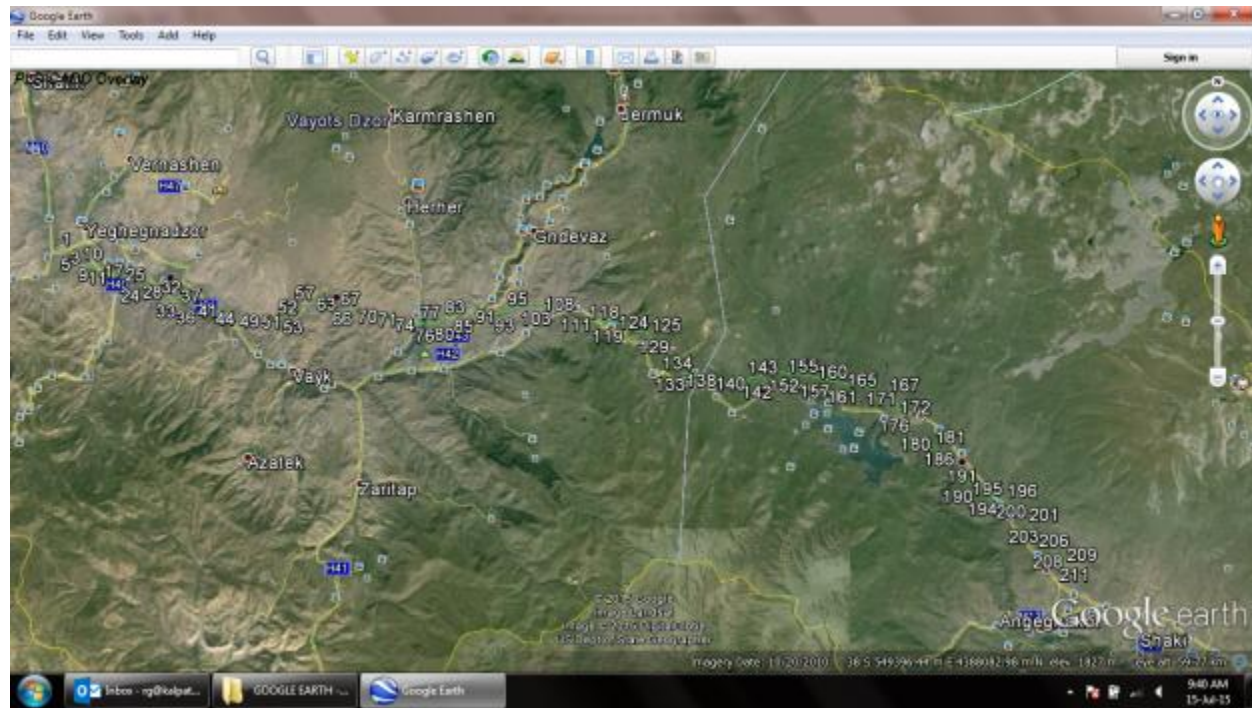
1. Hrazdan TPP-Kamo (Noraduz)- Single Circuit 41.1 km + Double Circuit 3.5 km
2. Kamo - Lichk (Lichk)- Single Circuit 29.8 km
3. Lichk - Eghegnadzor (Vardenis)- Single Circuit 49.1km
4. Eghegnadzor - Spandaryan HHP (Vayk)- Single Circuit 64 km +Double Circuit 4.6 km
5. Spandaryan HPP - Shinuhayr (Vorotan1)- Single Circuit 36.4 km

10. This RAP addresses resettlement issues when APs are owners of the residential land plots located under the high-voltage transmission line of Line Section #3: Lichk-Eghegnadzor 49.125 km. and of Line Section #4: Single Circuit 64 km +Double Circuit 4.6 km. This RAP will be updated after the correction of the cadastral maps. A detailed explanation of the reasons for cadastral map corrections and of the subsequent actions leading to the updated RAP are given in Para.9 of the WB-approved RAP for Section 4 (submitted on August 28, 2015).

Figure 2. Location of Section 3



Figure 3. Location of Section 4



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

11. Out of all 5 sections of the entire transmission line, residential land plots located under the high-voltage transmission line exist only in Sections 3 and 4. The Sections 3 and 4 RAPs were submitted and approved by the WB without this particular cases, in accordance with an agreement to develop a separate RAP for the so called ROW land plots (residential land plots located under the high-voltage transmission line). Therefore, this RAP includes only the affected ROW land plots in Sections 3 and 4.

12. 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.

13. 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 an Eminent Domain Decree (N 403-N, April 16, 2015 and N 513-N May, 14, 2015), which recognized the Project as a Project of exclusive public interest, including residential land plots located under the high-voltage transmission line.

14. As soon as the 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, trees;
3. Completion of the consultations with PAPs, including dissemination of the notification letters where options with compensation approaches were presented (see Appendix 1-1) with a sample of the letter);
4. Preparation of a detailed compensation budget for all types of losses.

15. 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

16. The cut-off date for the project is set as October 13, 2014 for the land plots in the Section 3 and March 10, 2015 for the land plots in Section 4, 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) meetings. If there has been significant inflation affecting asset valuation since the cut-off date, this will be taken into account before the payment of compensation.

## **1.7 Document Disclosure**

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

## 2. IMPACT ASSESSMENT

### 2.1 Background

18. 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 to August 25 2014 and from March 2015 to July, 2015 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 Surveys** - 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

19. KALPATARU engaged a licensed mapping and measurement company and licensed valuation company, as subcontractors, to measure and evaluate every asset to be affected. The scope of the DMS and assets inventory included the identification, classification, measurement, and valuation of the following assets, or attributes: residential land, including improvements on those plots; legal status of the PAP land occupancy; area and type of crops if any; number and type of trees if any.

20. 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.

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

22. In total, there are **147** ROW land plots (**123** privately owned, and **24** without state registration) that belong to **169** affected households, which represent **736** affected persons. In total, **136** description protocols have been prepared for all ROW land plots (**79** in Section 3 and **57** in Section 4) documenting the current status of the ROW land plot and the project's impact. All protocols were officially provided to PAPs (sent by letter). PAPs have the right to present their comments on the information in the protocols in 10 days after receiving the letter (even, if PAPs signed it before). If no comments are received by HVEN, protocol is considered as final. PAPs can only request revision to the protocol

through court procedures. However, if PAPs that were unable to comment on the protocol on time raise justified complaints or request corrections later on, HVEN will make an effort to correct the protocol accordingly.

23. Census survey of the affected households was conducted by skilled interviewers. All affected persons were surveyed through questionnaires either by face-to-face or by telephone interviews. (For the census 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 **169** affected households, **143** were surveyed (**84.6%**). The remaining **26** affected households could not be reached at the time of the survey as the affected families permanently live abroad<sup>1</sup>.

## 2.3 Impact on Land

### 2.3.1 Land classification as per RA law

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

25. The affected land plots are grouped into the following three types, based on their ownership status: privately owned lands<sup>2</sup>, community owned land<sup>3</sup> and state owned lands. This RAP addressed impacts only on privately owned lands.

### 2.3.2 Land losses

26. In total, there are **147** affected land plots covering a surface area of **124,650** m<sup>2</sup> spread over **1** urban and **10** rural communities in Gegharqunik, Vayots Dzor and Syunik marzes. Overall, **169** households will have some land impact, including land owners and non-registered land users. Tables 1 and 2 below provide details on the land impact in the affected communities.

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

1. **Private land.** A total of **123** ROW land plots belong to persons having a legal title over the affected land parcels. All are used for agricultural purposes, mostly for cereal and vegetable cultivation.

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1. Owners were informed through relatives and neighbours where possible. Moreover, examples of power of attorney in Armenian and in Russian were sent to the co-owners in Armenia and local government to assist PAPs. If the owners still are not reached during the implementation period, or do not send the power of attorney to an authorised person, the asset will be expropriated through the court.

2. **Privately owned lands** - are lands that belong to private person or company and this right is registered in the State Cadaster.

3. **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.

2. **Land without registration.** 24 affected ROW land plots do not have state registration. The land title status of these lands is unclear and subject to clarification with the State Cadastre. As these land plots are far from residential part of the communities, and there is no fence or any other separating demarcation, it is difficult to identify the land owners. If cadastral verification will indicate that these lands belong to private individuals, full compensation will be paid.

**Table 1. Land Impact by Community**

Community	Private Land		Non Registered land		Total	
	Plot (N)	Affected Area (M2)	Plot (N)	Affected Area (M2)	Plot (N)	Affected Area (M2)
<b>(A) Urban Communities</b>						
Yeghegnadzor	1	2,441	0	0	1	2,441
<b>Subtotal Urban</b>	<b>1</b>	<b>2,441</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>2,441</b>
<b>(B) Rural Communities</b>						
Dzoragyugh	40	33,836	5	4,431	45	38,267
Tsakqar	17	11,907	0	0	17	11,907
Lichq	5	6,854	2	6,851	7	13,705
V.Getashen	7	6,689	3	2,410	10	9,099
Aghnjadzor	2	2,711	0	0	2	2,711
Arin	2	49	0	0	2	49
Gorayk	1	194	0	0	1	194
Tsghuk	16	8,637	2	1,265	18	9,902
Spandaryan	20	21,044	4	2,172	24	23,216
Angeghakot	12	7,960	8	5,199	20	13,159
<b>Subtotal Rural</b>	<b>122</b>	<b>99,881</b>	<b>24</b>	<b>22,328</b>	<b>146</b>	<b>122,209</b>
<b>Total</b>	<b>123</b>	<b>102,322</b>	<b>24</b>	<b>22,328</b>	<b>147</b>	<b>124,650</b>

28. All privately-owned ROW lands are used for agriculture, irrespective of the land category (all are residential land plots). Out of 24 ROW lands without state registration, 22 are used for agricultural purposes, 2 are unused. The land impact data is summarized in Tables 1 and 2.

**Table 2. Land Impact per Land Category and Land Ownership/Occupation Status**

Land Category		Residential (Cadastral type)		Total Affected	
		Plot (N)	Area (M2)	Plot (N)	Area (M2)
<b>Privately Owned</b>	Used for Agriculture	<b>123</b>	<b>102,322</b>	<b>123</b>	<b>102,322</b>
<b>Without state registration</b>	Used for Agriculture	<b>22</b>	<b>20,896</b>	<b>22</b>	<b>20,896</b>
	Not used	<b>2</b>	<b>1,432</b>	<b>2</b>	<b>1,432</b>
<b>Total</b>		<b>147</b>	<b>124,650</b>	<b>147</b>	<b>124,650</b>



## 2.4 Impact on Crops

29. There are **29** land plots that contain some crops, particularly wheat, potato and barley. A total of **10,033** kg of crop harvest will be lost annually<sup>4</sup> (re: Table 3).

**Table 3. Affected Crops**

Type of Crops	Annual Productivity Kg/M2	N of Land Plots	Affected Area (M2)	Total Loss (Kg)
Wheat (ցորեն)	0.30	17	14,401	4,320
Potato (կարտոֆիլ)	1.90	6	2,571	4,885
Barley (զարի)	0.28	6	2,957	828
<b>Total</b>	-	<b>29</b>	<b>19,929</b>	<b>10,033</b>

## 2.5 Impact on Trees

30. There are no trees on the affected ROW land plots.

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

### 2.6.1 Socio-economic Profile of Affected Households

31. The Census reached **143** out of **169** affected households (84.6%). The number of male PAPs is slightly higher than the female PAPs: male **375** (51%) and female **361** (49%) of the total number of **736** AH members. All PAPs are Armenians.

32. The age distribution of the surveyed population (re: Table 4) shows that **79.1%** of the affected population is 50 years of age or younger. Only **8.9%** are older than 65 years.

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

		heads	%	Total other HH members	%	Total	%
1	0 - 17	0	0.0	203	34.6	203	27.9
2	18 - 35	6	4.3	215	36.7	221	30.4
3	36 - 50	47	32.6	105	17.9	150	20.8
4	51 - 64	47	32.6	48	8.2	94	12.9
5	65 +	43	30.5	22	3.8	63	8.9
	<b>Total</b>	<b>143</b>	<b>100.0</b>	<b>593</b>	<b>100.0</b>	<b>736</b>	<b>100.0</b>

<sup>4</sup>PAPs will face crop loss, if they selected the option of land acquisition instead of revision of cadastral type of land.

33. The socio-economic survey identified informal, subjectively defined heads of AHs. Traditionally they are elderly people in the households. Table 5 shows that **90.2%** of household heads have a minimum of a secondary level of education. A high level of literacy (**61.0%**) with a minimum of secondary education is recorded among family members too. **9.2%** of the household heads and **8.7%** of other family members have a university degree.

**Table 5. Education Level of Affected Households Heads and Households Members**

		Head	%	Total other members	%	Total	%
1	No formal education or lower than Primary	0	0.0	49	8.4	49	6.7
2	Primary education	6	4.2	55	9.4	61	8.4
3	Basic general education	8	5.6	56	9.6	64	8.8
4	Secondary	81	56.3	245	42.0	326	44.8
5	Specialized vocational	35	24.6	60	10.3	95	13.1
6	Higher (Bachelor or Masters)	13	9.2	51	8.7	64	8.8
7	Not applicable (up to 6 years old)	0	0.0	77	13.2	77	10.6
	Total	143	100.0	593	100.0	736	100.0

34. More than one third (**34.8%**) of the household heads are employed, as opposed to **15.0%** employment among the other household members. **25.5%** of household heads and **11.3%** of other household members are unemployed and looking for a job.

35. **34.0%** of affected household heads are pensioners, in comparison with **4.2%** among other household members. This is an indicator of the traditional Armenian society, when the oldest family member is the head of household usually irrespective of his/her occupational status. The employment data of the affected households is shown in the following Table 6.

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

	Status	Head	%	Total other members	%	Total	%
1	Employed	50	34.8	89	15.0	139	18.8
2	Pensioner	49	34.0	25	4.2	74	9.9
3	Student (including schoolchildren)	1	0.7	164	27.7	165	22.5
4	Unemployed and not looking for a job	6	4.3	151	25.5	157	21.4
5	Unemployed and looking for a job	36	25.5	67	11.3	103	14.0
6	Military service	0	0.0	9	1.5	9	1.2
7	Not applicable (children below 6 and other special cases)	1	0.7	88	14.8	89	12.1
	Total	143	100.0	593	100.0	736	100.0

36. Tables 7.1 and 7.2 below show the self-reported annual income (by income groups) of the affected households and the self-reported income distribution by income source.

**Table 7.1. Self-reported Annual Income of the Affected Households**

		<b>N of HHs Surveyed</b>	<b>% in Total Responded</b>
1	350,000 - 700,000	10	7.2
2	700,001 - 1,000,000	14	10.1
3	1,000,001 - 1,350,000	20	14.4
4	1,350,001 - 1,700,000	15	10.8
5	1,700,001 - 2,000,000	21	15.1
6	2,000,001 - 3,000,000	37	26.6
7	3,000,001 +	22	15.8
	<b>Total responded</b>	<b>139</b>	<b>100.0</b>
	<b>Refused *</b>	<b>4</b>	
	<b>Total</b>	<b>143</b>	

*\* Four AHs refused to share any information about their income and/or income sources*

**Table 7.2. Annual Self-reported Income Distribution by Income Source**

	<b>Income Source</b>	<b>N of AHs surveyed</b>	<b>% in total responded</b>	<b>Annual Income from the source (AMD)</b>	<b>% in total income</b>
1	Work abroad	48	34.5	84,006,000	28.6
2	Salary	44	31.7	65,076,000	22.1
3	Agriculture (prod.&sell)	100	71.9	41,897,500	14.2
4	Pension	54	38.8	35,926,000	12.2
5	Animal husbandry (prod.&sell)	79	56.8	33,452,500	11.4
6	Poverty family allowance	35	25.2	13,484,000	4.6
7	Disability allowance	23	16.5	8,088,000	2.7
8	Self-employment activity	13	9.4	6,720,000	2.3
9	Entrepreneurial activity	4	2.9	4,480,000	1.5
10	Other income (help from relatives)	2	1.4	1,080,000	0.4
11	Scholarship	0	0.0	0	0.0
12	Other allowance	0	0.0	0	0.0
	<b>Total responded</b>	<b>139</b>		<b>294,210,000</b>	<b>100.0</b>
	<b>Refused*</b>	<b>4</b>			
	<b>Total</b>	<b>143</b>			

*\* Four AHs refused to share any information about their income and/or income sources*

37. Although 100 surveyed households (71.9%) have reported an agricultural income source, agricultural activities are not the main source of income for the affected households.

38. For the ROW households of the entire transmission line (Sections 3 and 4), the largest source of income is work abroad (**28.6%**), followed by salary (**22.1%**). Agricultural income, i.e. crop and fruit growing (**14.2%**) occupies only the 3<sup>rd</sup> position in the income structure by income sources. Animal husbandry comes the 5<sup>th</sup> (**11.4%**), after pensions (**12.2%**). Self-employment and entrepreneurship are among the least important sources of income, providing for less than poverty and disability allowances.

## 2.6.2 Impact on Poor and Vulnerable Households

39. 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.
  - RPF also states that if during drafting of descriptions, consulting companies of the HVEN find that the affected household is poor, yet has not been involved in the Family Benefit System, then the HVEN shall inform the MLSI of RA and body providing social services for the given region to involve given households in the Family Benefit System, according to the order, established under the Law. These households shall receive rehabilitation allowance only after the registration in the Family Benefit System.
- Households, headed by widows or women who lost breadwinners, where there is no other working age persons, except persons of pension age, persons undertaking their mandatory service in the armed forces of RA, persons holding 1<sup>st</sup> or 2<sup>nd</sup> degree of disability or full-time students of up to 23 years.
- Households, headed by people of the pension age (elderly), where there is no other working age person, except persons of pension age, persons undertaking their mandatory service in the armed forces of RA, persons holding 1<sup>st</sup> or 2<sup>nd</sup> degree of disability or full-time students of up to 23 years.

40. Following this definition, the surveys identified **49** vulnerable AHs (re: Table 8).

**Table 8. Vulnerable Affected Households by Type**

<b>Vulnerability Status</b>	<b>AH (N)</b>
A. Poor households	32
B. Women-headed	11
C. Elderly-headed	5
D. Dual vulnerability *	1
<b>Total</b>	<b>49</b>
<i>* One AH is both poor and woman-headed</i>	

41. To follow the requirement, poverty analysis was conducted based on the self-reported income<sup>5</sup> (details are provided in the Table 9). In this Section, **53** AHs (**38.1%** of AHs surveyed) were below

<sup>5</sup> The Armenian Statistical Service methodology was applied. As per methodology the poor are defined as those with consumption

the official poverty line (based on self-reported income). From that 53 AHs, 18 were identified as vulnerable AHs eligible for vulnerability allowance. The list of remaining 35 AHs will be submitted to HVEN, and the RA Ministry of Labour and Social affairs will make additional field visits to assess whether any of these 35 AHs are eligible for poverty allowances under the Family Benefit System. If yes, then AHs will be provided with additional consultation and support in registering their household in the system. 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. HVEN will ensure, that the process is finished before the beginning of RAP implementation.

**Table 9. Affected Households by Poverty Status Based on Self-reported Income**

Poverty Status	AH (N)	%
<i>Above poverty line</i>		
Not poor AHs (monthly income per adult > 37,044 AMD)	86	61.9
<i>Below poverty line</i>		
Poor AHs (monthly income per adult 30,547 - 37,044 AMD)	21	15.1
Very poor AHs (monthly income per adult 21,732 - 30,547 AMD)	12	8.6
Extremely poor AHs (monthly income per adult ≤ 21,732 AMD)	20	14.4
Subtotal (below poverty line)	53	38.1
<b>Total responded</b>	<b>139</b>	<b>100 %</b>
Refused	4	
<b>Total</b>	<b>143</b>	
<i>Note: Data source is Census Survey conducted for this RAP</i>		

### 2.6.3 Affected Households with Severe Impact on Income

42. In this Section, 24 land plots will see 10% (or more) reduction of the land area on which crops were observed. 6 out of these 24 severe impact-suffering lands belong to vulnerable households. Details are given in Table 10.

**Table 10. Severe Impact on Income Generating Assets**

	Community	Cadastre Code	Existing types of crops	Area of existing crops on total land	Area of existing crops on affected land	Agric. income loss (land) 10% or more	N of HH	Vuln. status
				sq.m	sq.m	%	N	
1	Tsakqar	05-045-0080-0002	wheat	1,200	695	57.92	1	
2	Tsakqar	05-045-0080-0003	wheat	1,200	1,200	100	1	
3	Tsakqar	05-045-0080-0010	wheat	1,200	1,200	100	1	
4	Tsakqar	05-045-0080-0011	barley	1,200	841	70.08	1	

per adult equivalent below the upper total poverty line; the very poor are defined as those with consumption per adult equivalent below the lower total poverty line, whereas the extremely poor are defined as those with consumption per adult equivalent below the food poverty line. 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. <http://armstat.am/file/doc/99471658.pdf>

5	Tsakqar	05-045-0081-0005	barley	1,200	150	12.5	1	
6	Tsakqar	05-045-0081-0006	wheat	1,200	1,137	94.75	1	p
7	Tsakqar	05-045-0082-0010	wheat	1,200	1,200	100	1	
8	Tsakqar	05-045-0082-0011	wheat	1,200	1,200	100	1	
9	Tsakqar	05-045-0082-0012	wheat	1,200	1,200	100	1	
10	Dzoragyugh	05-060-0053-0027	wheat	608	419	68.91	1	
11	Dzoragyugh	05-060-0440-0017	wheat	1,250	918	73.44	2	1p
12	Dzoragyugh	05-060-0448-0002	wheat	1,210	156	12.89	1	p
13	Dzoragyugh	05-060-0448-0003	wheat	1,400	905	64.64	1	p
14	Dzoragyugh	05-060-0448-0004	wheat	1,190	1,190	100	1	
15	Dzoragyugh	05-060-0448-0005	wheat	1,360	1,360	100	1	p
16	Dzoragyugh	05-060-0448-0007	wheat	1,190	935	78.57	1	
17	Dzoragyugh	05-060-0449-0004	wheat	1,340	614	45.82	1	
18	Tsghuk	09-049-0001-0022	potato	460	460	100	4	
19	Spandaryan	09-084-0003-0013	potato	2,150	643	29.91	1	
20	Spandaryan	09-084-0003-0016	barley	3,170	951	30	5	p
21	Angeghakot	09-013-0001-0015	barley	130	130	100	1	
22	Angeghakot	09-013-0001-0016	barley	1,180	844	71.53	1	
23	Angeghakot	09-013-0002-0007	potato	950	421	44.32	1	
24	Angeghakot	09-013-0100-0006	potato	560	560	100	3	
	<b>TOTAL</b>			<b>28,948</b>	<b>19,329</b>	<b>-</b>	<b>34</b>	<b>6</b>

## 2.7 Impact Summary

43. Impact on the ROW land plots in Sections 3 and 4 does not affect buildings, structures, businesses and employment, and does not require physical relocation. Only crops will be affected. The major impact will be on residential lands, privately owned and without state registration. Information on different categories of affected households and affected persons by impact type, as well as net figures without double counting are provided in Table 11. In total, **169** households will be affected. Out of **169** affected households, **34** will suffer severe impact on their agricultural income generating assets; **49** are vulnerable.

**Table 11. Summary of Impacts**

Impact Type		Plots (N)	Area (M2)	Number of AHs
(A) Affected Land				
<i>Privately Owned Land (all used)</i>		<b>123</b>	<b>102,322</b>	<b>169</b>
<i>Without State Registration</i>	<i>Used for agriculture</i>	<b>22</b>	<b>20,896</b>	
	<i>Not used</i>	<b>2</b>	<b>1,432</b>	

<b>Impact Type</b>	<b>Plots (N)</b>	<b>Area (M2)</b>	<b>Number of AHs</b>
<b>Subtotal (A)</b>	<b>147</b>	<b>124,650</b>	<b>169</b>
(B) Crops affected	<b>29</b>	<b>19,929</b>	<b>39 (included in A)</b>
(C) Severely Affected Households			<b>34 included in B</b>
(D) Vulnerable AHs			<b>49 included in A; from which 6 also included in C</b>
<b>Total (A+B+C+D)</b>			<b>169</b>

## 3. PUBLIC CONSULTATIONS AND INFORMATION DISCLOSURE

### 3.1 Background

44. 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.

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

### 3.2 Public Consultation and Disclosure Plan

46. 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

47. 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

48. HVEN conducted public consultations with PAPs from Line Section #3 and Line Section #4 on RAP preparation, implementation and compensation issues, including GoA approval of the Preliminary Surveys Decree and commencement of the assets inventory survey. PAPs whose land plots are located under the high voltage lines participated in the same Public Consultations with all the affected people from the relevant sections. The public consultations (PC) were organized from October 13, 2014 to April 29, 2015 in the offices of the LSGBs which are accessible to the PAPs. All the PAPs were notified by phone calls about the place and time of PC in a week before the PC. Consultants reminded PAPs about



the PCs a day before. Respective announcement were sent to local authorities via email and posted on the announcement desk of the each community a week before the PC. Local NGOs were informed via emails and NGO networks.

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

50. A total of 150 people participated during PCs, from which 31 were female in the Section 3 and 31 were female from section 4. The minutes of the meetings and the list of participants are presented in the Appendix 3.

51. At each meeting, the main stages of the resettlement process were presented, including project related information, schedule, compensation entitlements, valuation methodologies and process of the acquisition. In addition, detailed contact information of HVEN and Consultant was disseminated. A Project Information Brochure provided to the participants is in the attached Public Consultation Disclosure Plan (PCDP) in Appendix 2. 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.

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

N	Question/ concern	Answer/Actions initiated to be taken
1	The cadastral maps of our community are completely wrong.	We will submit this problem and pass your concerns on to the relevant authorities. As soon as the problem is identified, you will be informed, as only based on your official request cadastral maps can be revised and corrected. Cadastral maps are checked in two stages: Stage 1: maps are checked during census and inventory of affected assets. Stage 2: maps are double checked before acquisition. The procedure is excluding acquisition of wrong land.
2	What is the minimum distance from the electric wire for building residential houses?	The Security Belt covers a distance of 25m from border conductors on either side all along the line. Beyond this belt, the residential buildings are allowed. As to the land cultivation, it is completely safe to do within the boundaries of the safety corridor.
3	We understand that the Eminent Domain decree is a national priority. But our major concerns are about the land plots "under ROW". We have made plans for the future of our families, to build houses for our children.	You will have 2 options to choose from: 1. To take the compensation for the depreciation of the entire land plot equal to the drop of the plot's market value because of the type change from residential to agricultural; 2. To take the compensation equal to the market value of the affected part plus 15% allowance. You will have a clearer notion what option to choose after the exact measurements are complete. Outside the corridor, it will be safe to build houses if you want to.

### 3.3.2 Informal Consultations

52. 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

53. 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.
54. Public Consultation meetings were organized by Construction Contractor in all the communities for the general population to inform community members about construction schedules, approaches, safety mechanisms and GRM.

## 3.4 Information Disclosure

55. During RAP preparation, implementation and monitoring, the following information disclosure activities were and will be conducted:

- **Notifications envisaged by RA Law:** Some information disclosure requirements of the law refer to the planning and the others to the implementation processes. All PAPs were notified about assets inventory survey results through official letters with assets description protocols that were sent out to all the PAPs<sup>6</sup>. Draft Contracts with valuation results and compensation amounts were officially sent to PAPs. With official notification of the draft contracts, HVEN sent contact information as well as RAP implementation-related information, particularly details for owners and/or co-owners outside of Armenia<sup>7</sup>. 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, it was published in the newspaper with minimum 3,000 published copies 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.
- **Disclosure of RPF:** A copy of the RPF as well as additional copies of the project information brochures were disclosed to LSGBs and is accessible for the PAPs.
- **Disclosure of Draft RAP:** The draft RAP will be disclosed after WB approval for a period of 20 days as required by RPF, which allowed time for all interested and affected parties to submit their comments and concerns about the RAP. The RAP will be disclosed online on the HVEN website and a hard copy of draft RAP in Armenian will be sent to the LSGBs in all the affected communities. PAPs will be able to provide their comments and questions to HVEN via phone, through the LSGBs or personally during the Public consultations that were organized in the marz centers Yeghegnadzor and Gavar. All PAPs will be informed about the opportunity via phone by KPTL safeguard specialist. The public consultations will be organized by KPTL after the disclosure of the draft RAP for all the LSGB representatives, NGOs and PAPs in the two marz centers.

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<sup>6</sup> During RAP preparation all PAPs had an opportunity to familiarize themselves with and sign protocols (details are provided in the Impact chapter). As per RA procedure, HVEN should also sign the protocol and officially send to PAP. PAPs will have 10 days to dispute the content of the protocol.

<sup>7</sup> Information was shared with co-owners or family members of the AHs outside of Armenia to pass to PAPs abroad.

- **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

56. 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

57. 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 during RAP final consultation meeting as the first preparatory activity for RAP implementation.

58. 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. Each grievance should be answered in maximum 30 days. A card with contacts of GRM focal points on different levels, including local government and HVEN will be given to the PAPs every time anyone related to the project (HVEN, Kalpataru's engineers, survey company, etc) visits the community, affected properties, or talks to PAPs. HVEN Grievance Coordinator can be contacted by the following phone number 010.72.03.80.

#### 4.2.2 Second step

59. If the grievance persists, PAP's can submit a grievance form in soft or hard copies personally or through LSGBs<sup>8</sup> at the Grievance Redress Committee (GRC) that will be organized by the HVEN. The GRC meeting will be organized within 15 days after the receipt of the complaint in Yerevan, HVEN office. The Committee will be composed of permanent and non-permanent members.

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<sup>8</sup> All LSGBs offices have computers, emails and access to internet

1. Permanent members: HVEN, the contractor and a lawyer.
2. Non-permanent members: appropriate marz representative, community representative and NGO representative.

60. 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

61. 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 and Available Channels for Submitting Complain

62. PAPs can submit their questions, grievancies and complains through several channels, particularly,

- Local Government
- HVEN- via phone, email, personal visit
- Grievance redress commitee

63. 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 complaint/grievance is received by HVEN
- Arbitration of grievances with HVEN and PAP.

64. 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 recieved by Local Authorities to ensure that they are properly handled and report in progress reports accordingly.

65. 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

66. 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

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

### 4.4.1 Tracking and documentation

68. 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, including a tracking number.
- 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

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

## 4.5 GRM during Construction Stage

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

- Contact the contractor's designated grievance staff during periodical site visits in person or via designated telephone number<sup>9</sup> or the community leader or NGO staff

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<sup>9</sup>Details on contact numbers will be provided in the information brochures during Public Consultation before start of construction works.

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

71. 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

72. 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

73. 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.

74. 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.

75. **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.

76. **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

77. 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

78. For implementation of the RAPs for the Project 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

79. 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

80. 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

81. 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

82. 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

83. 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.

84. 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)

85. 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

86. 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

87. 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

88. Non-governmental organizations (NGOs) functioning in Armenia and particularly in the project related regions are closely involved in community life. Particularly, NGOs help to resolve community issues, promote interests of vulnerable groups, protect the environment, provide basic social services, organize awareness campaigns etc. During the RAP preparation NGOs<sup>10</sup> 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 The World Bank

89. 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.

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<sup>10</sup>The list of invited NGOs is presented in the Public Consultation and Disclosure Plan attached to the RAP.

## 6. LEGAL FRAMEWORK

### 6.1 Local Legal Framework

90. 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).

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

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

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

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

**Table 14. Comparison of RA Laws and World Bank OP 4.12**

Comparison Category	Armenian Laws and Regulations	World Bank OP 4.12	Application
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<b>Comparison Category</b>	<b>Armenian Laws and Regulations</b>	<b>World Bank OP 4.12</b>	<b>Application</b>
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 than OP 4.12
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

93. 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

94. 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.

95. Compensation eligibility is limited by the cut-off date of 11 August, 2014 for the Section 3 PAPs and March 10, 2015 for the section 4 PAPs: the day on which the detailed census and inventory of losses commenced. New settlement, improvement or start of activity in the affected areas after the cut-off date will not be eligible for compensation. PAPs will however be given sufficient advance notice and requested to vacate premises.

96. Taking into account, that this is specific RAP for the residential land plots under the ROW, only legal and legalisable owners of the residential land plots are eligible for compensation.

### 7.2 Entitlement Framework

97. 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. PAPs, that owned the residential lands under high voltage transmission line are eligible for compensation as they will not have opportunity to use the lands for the residential purpose.

#### 7.2.1 Residential land

98. **Legal owners (private):** those who have formal legal rights to lands (including customary and traditional rights recognized under the laws of the country) with category “residential land” will be provided with 2 options of the compensation: either (i) in cash at market or cadastral value of affected part of the land (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) category of the land plot (entirely) will be changed from residential to agricultural and the amount of land devaluation will be compensated to AP. Compensation will be free of deductions for transaction and registration costs.

#### 7.2.2 Other Compensations and Allowances

99. **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.

100. **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.

101. **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 and priority in employment in project-related jobs.

102. Vulnerable people are considered:

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

**7.3 Entitlement Matrix**

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

**Table 15. RAP Specific Entitlement Matrix**

PAP Category	Impact category	Compensation
Legal Owners	Residential land	<p>Either (i) in cash at market or cadastral value of affected part of the land (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) category of the land plot (entirely) will be changed from residential to agricultural and the amount of land devaluation will be compensated to AP. Compensation will be free of deductions for transaction and registration costs.</p> <p>All the PAPs will be consulted on the available alternatives for their selection. In the compensation/acquisition contracts both options will be mentioned for their selection. PAPs will be provided with sufficient time (up to 3 months) to make a decision.</p>
All types of PAPs irrespective of the legal status	Crops	Cash compensation at current market rates for the gross value of 1 year’s harvest by default. Crop compensation will be paid both to landowners and tenants based on their specific sharecropping agreements



PAP Category	Impact category	Compensation
Allowances for reimbursement of the fees for RAP implementation related documents	Any Asset	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.
Severe impacts allowances		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 AMD50,000.
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 AMD50,000.

## 7.4 Valuation of Affected Assets

104. 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 the Valuation company for the assesment of unit rates for this RAP is presented in the Appendix 6.

105. Compensation for the affected residential land plots located under the high voltage lines was calculated in 2 ways: (i) compensation in case of acquisition of the whole land plot and (ii) in case of revision of the land plot category: from residential to agricultural.

- a. The replacement value for the 1<sup>st</sup> case (market price for the land plus any registration fees or taxation) 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 case in this particular RAP. With regard to the community and state owned land, cadastral price was calculated for each affected land plot.
- b. For the second case land devaluation was calculated as the difference between replacement cost of the residential and agricultural land plot.

106. If the owner chooses the change of category option, then the category of the entire land plot will be changed and the PAP will receive compensation based on the affected land area. If the owner choses the land acquisition option, only the affected part of the land plot will be acquired, and PAPs will be able to use the remaining part for construction or other purposes. However, if the remaining land plot will not be sufficient for further residential, the entire land plot will be acquired (based on the owner's application).

107.

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

109. 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. In case that PAPs do not agree with the report, they can submit questions or complaints to the State Cadaster. In case of disputes, the matter can be solved in the court of law.

## 8. RESETTLEMENT BUDGET

### 8.1 Background

110. 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

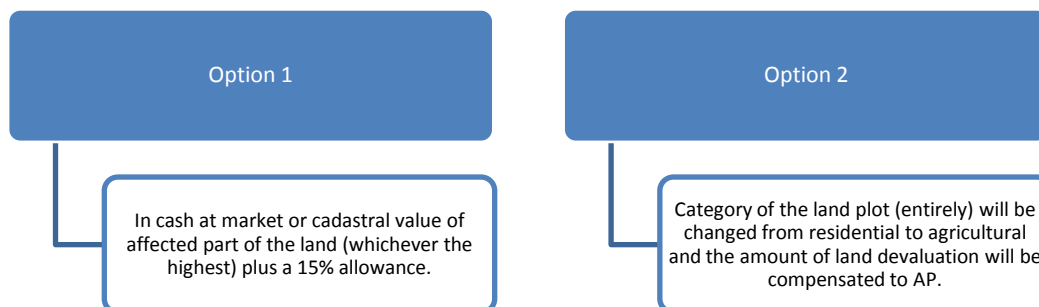
111. RAP implementation costs, including compensation and allowances as well as contingency, registration and administration costs will be financed from the loan to be provided by WB. HVEN will receive it from the sub-loan from the GoA. HVEN will undertake measures to request funds from the Ministry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

### 8.3 Compensation for Land Losses

#### 8.3.1 Valuation and Compensation Calculation Approach

112. According to RPF, residential land owners, whose lands are located under the high voltage lines have to be compensated, as in accordance with relevant RA law they will not receive permission to construct residential structures on the land plot. These PAPs will be provided with an opportunity to choose from 2 options presented in Figure 4. All the PAPs have been consulted about the options and will be provided with the contract that will include both options for their selection.

**Figure 4. Two Compensation Options Available to PAPs**



113. Compensation budget in this chapter is provided for the 2 options, that can be selected by PAP during RAP implementation.

114. According to PRF the basis for the privately owned land compensation calculation is the market price of the land. The market value of the land was assessed by using a comparative evaluation method.

The comparative method <sup>11</sup> is based on the comparison of reliable, market information on the sale of similar plots (at least three sales examples). Based on this method, the adjusted average sale price of recently sold lands (within the same location and the same/similar application purpose/features) is determined. The price for each land plot is determined separately as many factors influence the differences in land price even for the adjusted land plots. (For detailed valuation methodology, see Appendix 6).

### 8.3.2 Compensation for Titled Land Losses

115. The total cost of land compensation according to Option 1 (Alienation of Affected Area) is AMD**250,363,172** and according to Option 2 (Compensation of Land Value Difference Due to Land Category Change from Residential to Agricultural) AMD**339,904,369** (re: Table 17). The detailed information per community is presented in Appendix 10.

**Table 17. Land Compensation for Privately Owned Land Losses (Options 1 and 2, by Sections), AMD**

	Option 1: Alienation of Affected Area Compensation			Option 2: Compensation of Land Value Difference Due to Land Category Change from Residential to Agricultural		
	Private lands	Lands w/o registration	Total	Private lands	Lands w/o registration	Total
<b>Section 3</b>	149,552,983	31,801,349	181,354,332	205,233,810	37,131,923	242,365,733
<b>Section 4</b>	57,147,991	11,860,849	69,008,840	83,301,360	14,237,276	97,538,636
<b>TOTAL for ROW lands</b>	<b>206,700,974</b>	<b>43,662,198</b>	<b>250,363,172</b>	<b>288,535,170</b>	<b>51,369,199</b>	<b>339,904,369</b>

### 8.3.3 Compensation for Crops

116. Compensation for crops will be paid in cash at market rate, i.e., at the price per 1 sq.m of affected crops. The unit rates were determined based on the yield and prices of major crops during the 2014 period. Total compensation for crops is 1,804,786 AMD (re: Table 18). This compensation is applicable only if PAP selects option 1. In case of option 2 PAP can continue to use the land plot for agricultural purposes.

**Table 18. Compensation for Crops**

Type of Crops	Affected Area (M2)	Price per sq.m of crop (AMD)	Total Compensation Amount (AMD)
Wheat	14,401	54	777,654
Potato	2,571	342	879,282
Barley	2,957	50	147,850
<b>Total</b>	<b>19,929</b>	<b>-</b>	<b>1,804,786</b>

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

### 8.3.4 Allowance for Severe Impact

117. This compensation is applicable only if PAP chooses the option 1. In case of the option 2, PAPs can continue using the land plot for agricultural purposes.

118. As per RPF, AHs 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. ROW land plots' acquisition will severely affect 24 land plots where some wheat, potato and barley were observed that will be lost. In total, the severe impact compensation for affected crops will be 1,632,294 AMD. The detailed calculation of the severe impact compensation is given in Appendix 11. These losses, however, are only relevant for the Implementation Option 1: Land Alienation of Affected sq.meters of ROW Land Plots.

### 8.3.5 Allowances to Vulnerable Groups

119. Additional allowances are allocated for vulnerable groups, particularly for AHs headed by women, elderly as well as poor AHs. Such AHs will be given a rehabilitation allowance for 6 months in the monthly amount of AMD50,000. In addition, the APs from such AHs will get employment priority for project-related jobs. The total allowance to be paid to vulnerable 49 AHs amounts to 14,700,000 AMD (re: Table 19). 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, they will be compensated from the contingency.

**Table 19. Allowances to Socially Vulnerable People**

Vulnerability type	Number *	Allowance amount	Total
A. Poor households	32	300,000	9,600,000
B. Women-headed	11	300,000	3,300,000
C. Elderly-headed	5	300,000	1,500,000
D. Dual vulnerability *	1	300,000	300,000
<b>Total</b>	<b>49</b>	<b>300,000</b>	<b>14,700,000</b>

\* One vulnerable AH is both poor and women-headed

## 8.4 Registration Costs

120. Under the RPF there will be no deductions from the compensation paid to PAPs and all mandatory fees and taxes will be fully paid by HVEN. 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. The following fees and taxes are payable under the Armenian laws:

- Fee for the state registration of rights to the real estate unit, changes in rights and delegation<sup>12</sup>;
- Fee for the provision of a common certificate of a real estate unit<sup>13</sup>;
- State duties for the registration of real estate<sup>14</sup> and of real estate alienation contracts<sup>15</sup>;
- State duties for the change of cadastral type for community and state lands

121. 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.

122. 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.

123. In total, the budget for registration/legal costs will be: For land acquisition is **6,174,000** AMD in case of 1<sup>st</sup> option; for changing the land category from residential to agricultural **3,822,000** AMD in case of 2<sup>nd</sup> option.

## 8.5 Budget Summary

124. The total implementation budget cost is presented in two options (re: Table 20). The total budget for Option 1: Land Alienation of Affected sq.meters is **AMD371,897,666** or **US\$770,772**. The total budget for Option 2: Compensation of Land Value Difference due to Land Category Change is bigger and amounts to **AMD485,311,746** or **US1,005,827**.

**Table 20. Budget Summary for Two Implementaton Options**

n/n	Line Item	AMD		US\$ *	
		Option 1	Option 2	Option 1	Option 2
1	Land	250,363,172	339,904,369	518,887	704,465
2	Compensation for crops (Option 1 only)	1,804,786	0	3,740	0
3	Severe impact compensation (Option 1 only)	1,632,294	0	3,383	0
4	Vulnerability allowance	14,700,000	14,700,000	30,466	30,466
5	Registration (legal) costs	6,174,000	3,822,000	12,796	7,921
6	Cash withdrawal cost (0.3% of compensation deposits: rows 1-4)	805,501	1,063,813	1,669	2,205
7	Administrative cost (20% of all the above: rows 1-6)	55,095,951	71,898,036	114,188	149,011
8	Contingency (15% of all the above: rows 1-6)	41,321,963	53,923,527	85,641	111,759
	<b>Total</b>	<b>371,897,666</b>	<b>485,311,746</b>	<b>770,772</b>	<b>1,005,827</b>
	<b>* US\$ rate as of 30.12.2015; 1USD = 482.5 AMD</b>				

<sup>12</sup>State Registration of Rights To The Property Act.

<sup>13</sup>Ibid

<sup>14</sup>State Duties Act.

<sup>15</sup>Ibid.

## 9. RESETTLEMENT ACTION PLAN IMPLEMENTATION PROCESS

### 9.1 Background

125. 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

126. 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;
- 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;
- Preparation of the RA Government Decrees on for alienation of property for public and state purposes (the Eminent Domain);
- 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

127. 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.

128. **Establishment of Grievance Redress Mechanism:** GRM was defined and communicated to PAPs during Public Consultations. Preparation information brochures with details on GRM to be disclosed during public consultations and GRM card with contacts to be distributed in the community by project representatives during each visit of the community.
129. **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.
130. **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).
131. **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 area if possible to open PAPs accounts and to transfer compensation amounts and allowances.
132. **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 allowances. The copies are provided in the Appendix 7.
133. **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

134. 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.
135. **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.
136. **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 with 2 options for compensation. PAPs can incorporate their bank account numbers, provide other comments on the draft contract and make the decision regarding provided options within 90 days.



137. **Proper registration of the land rights.** Starting from RAP preparation period PAPs without proper land rights registration will be assisted by HVEN to get registration in State Cadastre. Land plots without State registration will be examined by State Cadastre and registered.

138. **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.

139. **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.

140. **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.

141. **Vacation of Site:** The PAPs will have 30 days to relocate from the date of delivery of full compensation/allowances.

142. **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.

143. **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.

144. **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

145. 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
<b>A</b>	<b><u>Preparation of Resettlement Action Plan (RAP)</u></b>			
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, PCDDP 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
5	Consult and Transect Walk with Community Leaders and representatives of affected persons	HVEN/CC	29.08.2013	05.06.2014
6	Approval of the Government Decree for Preliminary Studies	GoA	12.06.2014	
7	Conducting of Public Consultation with PAPs	CC/ HVEN	13.10.2014	28.04.2015
8	Conducting of the Census	CC	13.10.2014	06.05.2015
9	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	15.10.2014	06.05.2015
10	Conducting of detailed measurement survey	CC through licensed measurement specialists	01.10.2014	22.04.2015
11	Conducting of the assets inventory	CC	25/11.2014	07.06.2015
12	Conducting of the Valuation of the Affected Assets	CC through licensed valuers	30.11.2014	20.06.2015
13	Signing off the assets description protocols	CC	17.01.2015	22.06.2015
14	Decree for Eminent Domain	GoA	14.05.2015	
15	RAP preparation	CC	01.11.2015	31.12.2015
16	Revision by the Supervisory Consultant	ISC	08.01.2016	15.01.2016
17	RAP approval by WB	WB	16.01.2016	06.02.2016
18	Public Consultation and Disclosure of the RAP	CC / ISC	12.02.2016	26.02.2016
19	Revision of the RAP based on the comments of the stakeholder	WB	29.02.2016	03.03.2016
20	WB Review and Approval	WB	03.03.2016	20.03.2016
21	Submission of RAP to Government of RA	HVEN	22.03.2016	
<b>B</b>	<b><u>RAP implementation preparatory actions</u></b>			
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	HVEN	01.07.2014	16.08.2014
<b>C</b>	<b><u>RAP implementation</u></b>			
1	Compensation payments	HVEN	22.03.2016	12.04.2016
2	Repeat Socio-economic Census	CC	28.02.2016	06.03.2016
3	Preparation of the Compliance report	IC	08.02.2016	12.03.2016

## 10. MONITORING

### 10.1 Background

146. 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

147. 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

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

## 10.4 Post-resettlement evaluation

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

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

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

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

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## ABBREVIATIONS

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

## 1.INTRODUCTION

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

A public information and consultation campaign must be carried out by the HVEN during all the stages of RAP implementation process. This is done with the assistance of a resettlement and social specialist team from the construction contractor of the project, the company 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 in a week before the surveys will start. The announcement will be posted in the Local Self Governance Bodies (LSGBs) office (Appendix 1).

### C. Formal Public consultations during RAP preparation

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

**LOCATION:** In all affected communities, 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.

**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](http://www.hven.am))

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

## PCDP APPENDIX 1 Cut-off Date 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 October 13, 2014.

Meanwhile, please be informed, that the cut-off date for census and inventory is October 13, 2014, 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 1-1. Letter to ROW Land Owner

\_\_\_\_\_ landowner/ co-owner of  
the land with \_\_\_\_\_ cadastral code of  
\_\_\_\_\_ community of Gegharquniq/Vayotz Dzor/Syuniq Marzes

Dear \_\_\_\_\_, within the frameworks of “Electricity Supply Reliability Project” being financed by the International Bank for Reconstruction and Development (IBRD), “High Voltage Electric Networks ” CJSC represents rehabilitation works of 220 kV high voltage transmission line connecting “Hrazdan” TPP with “Shinuhayr” substation (hereinafter referred to as the Project). As per the Project, the route of the high voltage line being under rehabilitation, passes within the territory of four RA Marzes – Kotayq, Gegharquniq, Vayotz Dzor and Syuniq.

Meanwhile please be informed, that the land plot with \_\_\_\_\_ cadastral code belonging to you according to property right is located under the right of way (ROW) of 220 kV high voltage transmission line and in this connection N403-Ն Decree (hereinafter referred to as the Decree) on Eminent Domain was adopted by the Government of RA on 16.04.2015.

Considering the above-mentioned, “High Voltage Electric Networks ” CJSC submits to you the description protocol of the property subject to alienation, which was prepared as a result of investigation made under the Project, as well as the draft of alienation Contract and the Agreement (in case of availability) and offers you to:

1. sell that part of the land belonging to you, which is declared as Eminent Domain with the terms and conditions mentioned in the enclosed Contract and Agreement (if available), or
2. change the category of the land belonging to you into “agricultural “category by receiving \_\_\_\_\_ AMD compensation.

*In case of questions, please contact to the following phone number: 010 720380 (Baghramyan Misha).*

Enclosed:

1. Land description protocol,
2. Land alienation draftContract,
3. Agreement (ifavailable).

Regards,

GENERALDIRECTOR

A. ANANYAN

PCDP APPENDIX 2: List of NGOs functioning in the regions, Sections 3 and 4

#	Marz	Name	Contact person	Contacts
1	Gegharkunik	Orhus Center Environmental Information NGO, Gavar branch	Lianna Asoyan	<a href="mailto:info_gavar@aarhus.am">info_gavar@aarhus.am</a> , <a href="mailto:blejanli@gmail.com">blejanli@gmail.com</a> , <a href="mailto:maradarkish@gmail.com">maradarkish@gmail.com</a> +374 264/ 6-15-11, +374077 76 46 41, +374094/64 24 64
2	Vayots Dzor	Armenian Green Union, NGO Vayots Dzor branch	Shirak Mikaelyan	<a href="mailto:shirakvayq@gmail.com">shirakvayq@gmail.com</a> +374 282 2-11-70 , +374 093 28-93-26
3	Vayots Dzor	Center for Regional Development NGO	Aleksan Avagyan	<a href="mailto:arpa@list.ru">arpa@list.ru</a> +374 281 2 06 01, 2 06 03, +374 281 2 21 13 (fax)
4	Vayots Dzor	Women Regional Association, Yeghegnadzor, NGO	Sahanush Gabrielyan	<a href="mailto:sahanushgabrielyan@yandex.ru">sahanushgabrielyan@yandex.ru</a> +374 281 2.20.10, +374093 081 660
5	Vayots Dzor	Against Legal Voluntarism, Vayq branch	Norayr Hovakimyan	<a href="mailto:vqkvayk@mail.ru">vqkvayk@mail.ru</a> +374 282 2 29 09, +374 093 74 50 84
6	Syunik	Goris Aarhus Center	Never Poghosyan MeladaHaruty unyan	374 94/ 81 50 52,/374 096/09 08 95, <a href="mailto:info_goris@aarhus.am">info_goris@aarhus.am</a> , <a href="mailto:nver.goris@mail.ru">nver.goris@mail.ru</a> , <a href="mailto:nver.goris@gmail.com">nver.goris@gmail.com</a> , <a href="mailto:mharoutunyan@mail.ru">mharoutunyan@mail.ru</a>

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 Hrazdan town in the Kotayk region; Lchashen, Lchap, Hayravank, Yeranos, Lichkvillages and Gavar town in the Gegharkunik region; Sulema Mountains, Arpa river, Aghnjadzor, Karaglukh, Salli, Shatin villages and Yeghegnadzor, Vayk towns in the Vayots Dzor region; Angeghakot, Shaqi, Aghitu, Uyts, Vaghatin, Noravan and Shinuhayr villages in the Syunik region.

During the design, it has been a priority to avoid 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.

The Project will have permanent and temporary impact on the land plots.

In cases of permanent impact, land acquisition will be necessary for construction of tower foundations. The acquired land plots, as well as the entailed damages, will be compensated in accordance with the principles described below:

Temporary impacts will be considered in the following cases:

- 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.

All the damages resulting from temporary impacts will be compensated.

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.

### **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 directly:

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

The HVEN grievance coordinator will respond 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.

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

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

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

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

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

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

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

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

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

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

The following original documents shall be presented:

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

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

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

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

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

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

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

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

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

Vulnerable people are considered:

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

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

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

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

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

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

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

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

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

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

Details for the compensation entitlements are presented in the Matrix below. The complete version of the Matrix, including possible impact types that the Project design has sought to avoid, is presented in the Resettlement Policy Framework (RPF). The RPF document is originally in English. Its translated copy is available at the offices of local self-government bodies (urban and rural municipalities).

Matrix of Compensation Entitlements

PAP Category	Impact category	Compensation
Legal Owners	<u>Agricultural land</u>	The land owners will receive: (i) cash compensation at market or cadastral value (whichever the highest) plus a 15% allowance. Where there is no active land market, the cash amount for compensation is calculated based on the value of similar lands with equal productivity within the same community acceptable to the PAP, plus 15% allowance or: (ii) through replacement land equal in value/productivity to the plot lost acceptable to the PAPs.



PAP Category	Impact category	Compensation
		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 list of affectedland plots. When >10% of a PAP privately-owned is affected, PAP (owners, leaseholders and sharecroppers) will get an additional allowance for severe impacts equal to the market value of a year's gross yield of the land lost. Transaction taxes and fees will be paid.
Legal owners	<u>Non agricultural land (Residential/commercial land)</u>	<p>Land owners will get: (i) compensation in cash at market value plus a 15% allowance. (ii) If there is no market rate, compensation will be the provision of a replacement plot acceptable to the PAP or cash compensation based on the cost of replacement land plus 15% allowance.</p> <p>Non-directly affected sections of a plot which becomes inaccessible or unviable for cultivation or any other use after the impact will be included in the affected land. The land owners will receive: (i) cash compensation equal to the market value of the land plot plus 15% allowance; (ii) where there is no active market, then a land plot to relocate to within the boundaries of the same community and with the same value/productivity acceptable to the PAP; or (iii) cash compensation equal to the value of the relocate land plus 15% allowance. The land plots that become impassable or unfit for agriculture or any other use as a result of indirect impact of the Project will be included in the list of the lands affected by the Project.</p> <p>The transaction and registration costs will also be compensated.</p>
Legal owners	The residential land plots under ROW (partly or wholly)	<p>The PAPs will be given the following options to choose from:</p> <ol style="list-style-type: none"> <li>1. Compensation for the depreciation of the entire land plot equal to the drop of the plot's market value because of the type change from residential to agricultural</li> <li>2. Alienation/purchase of the part of the land plot under the safety corridor. The PAP will receive compensation equal to the market value of the alienated part plus 15% allowance</li> <li>3. Swapping the part of the land under the safety corridor for a similar land plot of the same size, value and in the same community that will be acceptable for the PAP</li> </ol>
Legal owners	Trees	Cash compensation at market rate based on type, age and productivity of trees.
All PAPs, irrespective of their 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
Legalizable PAPs	Agricultural land	Will be legalized and paid as titled owners
Non-legalizable PAPs	Land	Compensation with one time self-relocation allowances in cash equal to the market or cadastral value of the affected land (whichever the highest) in proportion to the past years of land use: 1) < 1 year – 5% of land value; 2) < 15 years – 14% of land value; 3) < 25 years – 20% of land value; 4) 25 years and more– 25% of land value.

<b>PAP Category</b>	<b>Impact category</b>	<b>Compensation</b>
Legal leaseholders	Land	Will be legalized and compensated as full owners or will be given a new lease  If this is not possible they will receive compensation in cash at market or cadastral value (whichever the higher) of the affected land + a 15% allowance in proportion to the remaining years of lease as follows: 1) < 1 year – 5% of land value; 2) < 15 years – 14% of land value; 3) < 25 years – 20% of land value; 4) 25 years and more- 25% of land value.
Compensation of households, below the poverty line	All assets	In addition to the compensation types described in this table, vulnerable PAPs (households below the poverty line, headed by widows and pensioners) will be given a rehabilitation allowance equal to 6 times the minimum monthly salary (AMD 50,000) defined by the RA legislation.
PAP losing 10% or more of their agricultural income	Severe impacts allowances	The PAPs who lost 10% or more of their agricultural land, will receive severe damage compensation for the loss of their agricultural income. The compensation will equal the market value of the yearly harvest from the lost land. The resettled households (including resettled tenants) will be given severe impact compensation equal to 6 minimum salaries (AMD 50,000) as defined by the RA legislation).
All PAPs, irrespective to legal status	All assets	<u>The PAPs will receive the following financial assistance:</u> (a) costs/fees for power of attorney (provided from abroad/local); (b) costs/fees associated with national passport (ID card) update in case the date expired; (c) costs/fees associated with the acceptance of an inheritance; (d) Cost for transaction taxes and fees connected with land acquisition will be covered by the Project as part of the compensation.

## **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: Armine Petrosyan, tel. 077.85.38.36

Representative in the Local Self Governing Bodies

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## PCDP APPENDIX 3\_1: Disclosure Public Consultations (will be added)

## PCDP APPENDIX 4. Agenda for Public Consultation

### **Agenda for 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 (Sections 3 and 4)

**List of communities with respective dates for PCs**

<b>N</b>	<b>Community</b>	<b>Date of Public Consultations</b>
1	Aghnjadzor	October 13.2014
2	Dzoragyugh	November 18.2014
3	Tsakqar	November 18..2014
4	Lichq Village	December 19.2014
5	Verin Getashen	December 19.2014
6	Yeghegnadzor	April 14, 2015
7	Agarakadzor	April 14, 2015
8	Arin	April 14, 2015
9	Gorayk	April 29, 2015
10	Tsghuk	April 29, 2015
11	Spandaryan	April 28, 2015
12	Angeghakot	April 28, 2015

## **MINUTES OF PUBLIC CONSULTATION MEETING**

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

**Date: October 13, 2014**

**Place: Aghnjadzor mayor's office, Vayots Dzor marz**

**Time: 11:30**

**Agenda:**

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: L. Zakaryan
- Resettlement issues within the scope of the project  
Speaker: L. Zakaryan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: L. Zakaryan
- Information on the main legal documents  
Speaker: L. Zakaryan
- Eligibility for compensation  
Speaker: L. Zakaryan
- Compensation principles  
Speaker: L. Zakaryan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd Armenian branch in the Aghnjadzor community mayor's office. Present at the PC were PAPs, the mayor's office employees.

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 questions raised by the participants during the meeting.

### **Questions & Answers**

**Question:** Community mayor

The cadastral maps of our community are completely wrong. When the line section passing through our community was introduced I submitted my objections and the construction specialists assured that my objections would be considered. Today, however, the list of invited land owners indicates that my objections have not been taken into account and the promised changes have not been made. This is a very serious problem and solutions are needed.

**Answer:** L. Zakaryan

Undoubtedly, we will submit this problem and your concerns to the relevant authorities

**Question:** Community mayor

The land owners that were invited to this meeting and the land owners in whose plots land marks were put are different set of people.

**Answer:** L. Zakaryan

This is a very serious problem and we will immediately make it known.

**Question: Co-owner**

If the tower is built on my land plot, which in fact is an orchard (apple trees), then no matter what the size of the tower, my orchard will be entirely damaged, because you will also need access roads. My orchard is the only financial source for my family and we will be left without any income source in case the orchard is destroyed.

**Answer: L. Zakaryan**

Your indignation and concerns are understandable. Please do not be angry. This project is of national importance. As already mentioned, these land plots are eminent public domain. This project has compensation schemes for all the cases.

**Question: Co-owner**

I live off apiculture, and I know the magnetic field affects the bee hives.

**Answer: L. Zakaryan**

As the mayor mentioned, the project was altered and the current landmarks were also changed. We will let you know still more details when all the necessary corrections are made in the cadastral maps.

**List of Participants**

<b>h/h</b>	<b>Name</b>	<b>Status/Title</b>
1	Harten Hakobyan	co-owner
2	Suren Khudoyan	co-owner
3	Norayr Sargsyan	co-owner
4	Hakob Sardaryan	co-owner
5	Khachik Simonyan	owner's representative
6	Armen Balayan	co-owner
7	Khachik Stepanyan	co-owner
8	Simar Khudoyan	co-owner
9	Armenak Arustamyan	co-owner
10	Sirvard Hovhannisyan	co-owner
11	Armine Grigoryan	mayor's office staff member
12	Aharon Gabrielyan	mayor
13	Araik Karapetyan	HVEN representative
14	Shushan Kocharyan	Finap representative
15	Lusine Zakaryan	KPTL Social Specialist

**Photos will be added**

## MINUTES OF PUBLIC CONSULTATION MEETING

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

**Date: November 18, 2014**

**Place: Dzoragyugh municipality meeting hall, Gegharquniq marz**

**Time: 14:30**

### Agenda:

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: L. Zakaryan
- Resettlement issues within the scope of the project  
Speaker: L. Zakaryan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: L. Zakaryan
- Information on the main legal documents  
Speaker: L. Zakaryan
- Eligibility for compensation  
Speaker: L. Zakaryan
- Compensation principles  
Speaker: L. Zakaryan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd Armenian branch in the Dzoragyugh community mayor's office. Present at the PC were PAPs, the mayor's office employees.

L. Zakaryan presented the main requirements of the Security Belt and the compensations principles for the land plots of residential category under the safety corridor.

L. Zakaryan also answered the questions raised by the participants during the meeting.

### Questions & Answers

#### Question. Owner

If I want to build a house, it is not at all the same thing to build it on the new land plot. It will be much more expensive and much more difficult.

#### Answer. L. Zakaryan

The right decision will be much clearer to you when the description protocols are ready.

### List of Participants

h/h	Name	Status/Title
1	Robert Sahakyan	owner
2	Khachik Davtyan	representative of the owner
3	Sevak Kirakosyan	co-owner
4	Hmayak Zakaryan	co-owner
5	Vardan Sadoyan	co-owner

6	Edvard Safaryan	representative of the owner
7	Usabek Soghoyan	representative of the owner
8	Hakob Muradyan	representative of the owner
9	Rustam Martoyan	co-owner
10	Suren Muradyan	representative of the owner
11	Arthur Movsisyan	representative of the owner
12	Sargis Sargsyan	co-owner
13	Edvard Grigoryan	co-owner
14	Sevak Grigoryan	co-owner
15	Shahen Manukyan	co-owner
16	Shiraz Petrosyan	co-owner
17	Karganov Hakobyan	representative of the owner
18	Manvel Nazaryan	representative of the owner
19	Samvel Grigoryan	representative of the owner
20	Molot Melkonyan	co-owner
21	Janibek Avoyan	co-owner
22	Narek Petrosyan	co-owner
23	Rustam Martoyan	representative of the owner
24	Manvel Galstyan	representative of the owner
25	Serj Baghdasaryan	representative of the owner
26	Roman Poghosyan	co-owner
27	Lyova Grigoryan	mayor
28	Lusine Zakaryan	KPTL Social Specialist
29	Shushan Kocharyan	Finap representative
30	Araqel Hovhannisyan	representative of the owner
31	Vakhtang Galstyan	representative of the owner
32	Gagik Movsisyan	co-owner
33	Edgar Manukyan	co-owner
34	Armine Petrosyan	KPTL Social Specialist

**Photos will be added**

## **MINUTES OF PUBLIC CONSULTATION MEETING**

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

**Date: November 18, 2014**

**Place: Tsakqar mayor's office, Gegharquniq marz**

**Time: 11:30**

### **Agenda:**

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: L. Zakaryan
- Resettlement issues within the scope of the project  
Speaker: L. Zakaryan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: L. Zakaryan
- Information on the main legal documents  
Speaker: L. Zakaryan
- Eligibility for compensation  
Speaker: L. Zakaryan
- Compensation principles  
Speaker: L. Zakaryan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd Armenian branch in the Tsakqar community mayor's office. Present at the PC were PAPs, the mayor's office employees.

L. Zakaryan presented the main requirements of the Security Belt and the compensations principles for the land plots of residential category under the safety corridor.

L. Zakaryan also answered the questions raised by the participants during the meeting.

### **Questions & Answers**

**Question:** Community mayor

Will there be compensation for the change in the cadastral category of the community-owned land plots (from residential to agricultural)? And if yes, what is the compensation procedure?

**Answer:** L. Zakaryan

I will pass your question on to the competent authorities and will inform you later.

**Question:**

Was not it possible to renovate the old line instead of building a new one?

**Answer:** L. Zakaryan

No. The towers and the entire line were built in the 1950s and has become obsolete by now. Besides, the parameters of the line will change: the towers are going to be higher and the section surface area will increase from 300m<sup>2</sup> to 400m<sup>2</sup>. On the whole, the new line will be more secure, reliable and built according to the international standards.

**Question:**

What is the minimum distance from the electric wire for building residential houses?



**Answer:** L. Zakaryan

The safety corridor covers a distance of 25m on either side of the electric wire all along the line. Beyond this corridor, the residential buildings are allowed to build. As to the land cultivation, it is completely safe to do even within the boundaries of the Security Belt.

**Question:**

You suggest that I swap my land plot for a new one. But I have put in a lot of work on my land, cleared it of all the rocks. My land is now a cultivated fertile land. The new one is going to be wild, uncultivated, rocky, without electricity, and I will be forced to start all over again from the beginning. Why should I agree to that?

**Answer:** L. Zakaryan

Your present land plot will be valuated, and a description protocol will be compiled. You may not agree with it. You will also be given an information about your land plot's market value. You will have a few options: to sell your land plot, to swap it, or to take the compensation for its depreciation. After you know your land plot's description and the market value, you will be able to make decisions about your current land plot that are more suitable for you.

**Question:**

Along with my legally registered land plot, I used to cultivate also a piece of community-owned land immediately adjacent to my own land plot. Will I get compensation for the community land plot that I have cultivated until now?

**Answer:** Community mayor

You will only be given compensation for the land plot that is legally registered to you.

**List of Participants**

h/h	Name	Status/Title
1	Vard Galstyan	owner
2	Hamest Poghosyan	co-owner
3	Edvard Margaryan	co-owner
4	Artak Manukyan	co-owner
5	Edvard Poghosyan	representative of the owner
6	Taron Movsisyan	representative of the owner
7	Misha Khlghatyan	co-owner
8	Merujan Ghukasyan	co-owner
9	Vazgen Manukyan	co-owner
10	Gohar Ghukasyan	co-owner
11	Susanna Galstyan	co-owner
12	Gvidon Avetisyan	co-owner
13	Avetik Poghosyan	representative of the owner
14	Shushan Kochariyan	representative of Finap
15	Lusine Zakaryan	KPTL Social Specialist
16	Armine Petrosyan	KPTL Social Specialist

**Photos will be added**

## MINUTES OF PUBLIC CONSULTATION MEETING

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

**Date: December 19, 2014**

**Place: Lichq electric network substation premises, Gegharquniq marz**

**Time: 14:00**

### Agenda:

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: A. Petrosyan
- Resettlement issues within the scope of the project  
Speaker: A. Petrosyan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: A. Petrosyan
- Information on the main legal documents  
Speaker: A. Petrosyan
- Eligibility for compensation  
Speaker: A. Petrosyan
- Compensation principles  
Speaker: A. Petrosyan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd Armenian branch in Lichq community electric network substation premises for a general introduction of the project to PAPs. Present at the PC were PAPs, the mayor's office employees, HVEN and EA Energy Advisory representatives.

A. Petrosyan presented compensation principles, the main legal documents, and informed that the PAPs should actively cooperate with the project and participate in the process of measurement of their land plots, inventory and valuation of their property.

A. Petrosyan also answered the questions raised by the participants during the meeting.

### Questions & Answers

**Question:** Owner

If the line and the towers cause me any inconvenience I will not agree and sign any protocol. I do not believe that the compensation will be based on the market value of my land plot.

**Answer:** A. Petrosyan

The compensation will be even more: the market value of your plot plus 15%.

### List of Participants

h/h	Name	Status/Title
1	Gnel Grigoryan	Mayor
2	David Revazyan	HVEN East Branch driver
3	Pargev Hokhikyan	Municipality employee
4	Henzel Abrahamyan	Owner

5	Vahagn Tadevosyan	HVEN representative
6	Mikael Tevosyan	EA Energy Advisory consultant
7	Armine Petrosyan	KPTL Social Specialist
8	Zhora Khaloyan	Owner
9	Edgar Khaloyan	Owner
10	Zaven Haryan	Owner
11	Romik Khatchatryan	Owner
12	Mesrop Khatchatryan	Owner
13	Albert Mardoyan	Village resident
14	Shushan Kocharyan	Finap representative

**Photos will be added**

## MINUTES OF PUBLIC CONSULTATION MEETING

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

**Date: December 19, 2014**

**Place: Verin Getashen mayor's office, Gegharquniq marz**

**Time: 16:00**

### **Agenda:**

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: A. Petrosyan
- Resettlement issues within the scope of the project  
Speaker: A. Petrosyan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: A. Petrosyan
- Information on the main legal documents  
Speaker: A. Petrosyan
- Eligibility for compensation  
Speaker: A. Petrosyan
- Compensation principles  
Speaker: A. Petrosyan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd Armenian branch in Verin Getashen community mayor's office for a general introduction of the project to PAPs. Present at the PC were PAPs, the mayor's office employees, HVEN and EA Energy Advisory representatives.

A. Petrosyan presented compensation principles, the main legal documents, and informed that the PAPs should actively cooperate with the project and participate in the process of measurement of their land plots, inventory and valuation of their property.

A. Petrosyan and HVEN representative/specialist also answered the questions raised by the participants during the meeting.

### **Questions & Answers**

**Question:** Owner

We understand that the Eminent Domain decree is a national priority. But our major concerns are about the land plots "under ROW". We have made plans for the future of our families, to build houses for our children.

**Answer:** A. Petrosyan

We understand your concerns. As mentioned, you will have 3 options to choose from. You will have clearer notion what option to choose after the exact measurements are complete.

V. Hayrapetyan, HVEN representative: The restriction is 25 meters either side from the ROW corridor. Outside the corridor, it will be safe to build houses if you want to.

### **List of Participants**

#	Name	Status/Title
1	Vrej Davtyan	Mayor
2	Virab Davtyan	Owner

3	Armen Gaspartyan	Owner
4	Derenik Gevorgyan	Owner
5	Araik Mnatsakanyan	Owner
6	Mikael Sargsyan	Owner
7	Mher Stepanyan	Owner
8	Vahagn Tadevosyan	HVEN representative
9	Benik Mheryan	HVEN representative
10	Rubik Ghukasyan	Mayor
11	Vardan Hayrapetyan	HVEN representative
12	Mikael Tevosyan	EA Energy Advisory consultant
13	Shushan Kocharyan	Finap representative
14	Armine Petrosyan	KPTL Social Specialist

**Photos will be added**

## **MINUTES OF PUBLIC CONSULTATION MEETING**

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

**Date:** April 14, 2015

**Place:** Arin mayor's office, Vayots Dzor marz

**Time:** 10:00

**Agenda:**

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: L. Zakaryan
- Resettlement issues within the scope of the project  
Speaker: A. Petrosyan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: A. Petrosyan
- Information on the main legal documents  
Speaker: A. Petrosyan
- Eligibility for compensation  
Speaker: A. Petrosyan
- Compensation principles  
Speaker: A. Petrosyan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd Armenian branch in Arin community mayor's office for a general introduction of the project to PAPs. Present at the PC were PAPs, the mayor, municipality employees and HVEN representative.

A. Petrosyan presented the project: the compensation principles, the main legal documents, and informed that the PAPs should actively cooperate with the project and participate in the process of measurement and inventory of their land plots and property.

### **Questions & Answers**

**Question:** Owner

Are the areas "under ROW" dangerous to people?

**Answer:** L. Zakaryan

No. Given the clearance from the ground, voltage and current levels, the electric lines do not create magnetic fields that can be dangerous to humans.

**Question:** Owner

Will it be possible for HVEN to buy my entire land plot?

**Answer:** A. Petrosyan

Yes. 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.

### List of Participants, Arin

h/h	Name	Status/Title
1	David Israelyan	Land user
2	Aharon Israelyan	Land user
3	Makich Kostanyan	Land user
4	Samvel Arakelyan	Owner
5	Seyran Frangulyan	Community resident
6	Marine Badalyan	Municipality staff secretary
7	Hazarapet Aghajanyan	Owner representative
8	Norvard Yeghoyan	Municipality employee
9	Vazgen Sayadyan	Mayor
10	Armine Petrosyan	KPTL
11	Shushan Kocharyan	Finapp
12	Lusine Zakaryan	HVEN

## **MINUTES OF PUBLIC CONSULTATION MEETING**

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

**Date: April 14, 2015**

**Place: Agarakadzor mayor's office, Vayots Dzor marz**

**Time: 14:00**

### **Agenda:**

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: L. Zakaryan
- Resettlement issues within the scope of the project  
Speaker: A. Petrosyan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: A. Petrosyan
- Information on the main legal documents  
Speaker: A. Petrosyan
- Eligibility for compensation  
Speaker: A. Petrosyan
- Compensation principles  
Speaker: A. Petrosyan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd Armenian branch in Agarakadzor community mayor's office for a general introduction of the project to PAPs. Present at the PC were PAPs, the mayor, municipality employees and HVEN representative.

A. Petrosyan presented the project: the compensation principles, the main legal documents, and informed that the PAPs should actively cooperate with the project and participate in the process of measurement and inventory of their land plots and property.

### **Questions & Answers**

**Question:** Owner

Land marks were put in the middle of my land plot, without any prior notification.

**Answer:**L. Zakaryan

It was wrong not to give you notice beforehand. The exact location of the tower on your land plot will be known when the measurement and asset inventory team starts its work. If access roads are necessary to get to the tower location, the respective losses will also be compensated.

**Question:** Owner

What happens if I do not give my agreement to putting a tower on my land plot?

**Answer:** A. Petrosyan

After all the work of asset inventory and valuation ends, a draft contract will be given to you for your signature. You can refuse to sign it. Then the compensation amount will go to a bank deposit opened in your name, and the land will be acquired according to the Eminent Domain Decree issued by the RA Government.

**Question:** Owner



My land plot is officially in my wife's name and she died. Should I re-register the land in my name?

**Answer:**L. Zakaryan, A. Petrosyan

Yes. And the Project will help you with the re-registration and compensate all the costs accrued. You please ask for and keep all the receipts for the services that you get in the process.

**Question:** Owner

There already is an electric line passing through our village, 35 kV.

**Answer:**L. Zakaryan

It is a different line. /this project is installing another, more reliable and more powerful transmission line, 220 kV.

#### **List of Participants, Agarakadzor**

h/h	Name	Status/Title
1	Pargev Mirzoyan	Mayor
2	Tamara Muradyan	Owner
3	Voskehat Gevorgyan	Owner
4	Shoghik Asatryan	Owner
5	Miasnik Abrahamyan	Owner
6	Militon Sahakyan	Owner
7	Samvel Manukyan	Owner
8	Gevorg Gevorgyan	Owner
9	Vanik Nersisyan	Owner
10	Khachatur Khachatryan	Owner
11	Samvel Margaryan	Deputy mayor
12	Hakob Makaryan	Owner
13	Razmik Bayatyan	Owner
14	Armine Petrosyan	KPTL
15	Shushan Kocharyan	Finapp
16	Lusine Zakaryan	HVEN

## **MINUTES OF PUBLIC CONSULTATION MEETING**

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

**Date: April 14, 2015**

**Place: Yeghegnadzor municipality, Vayots Dzor marz**

**Time: 16:30**

### **Agenda:**

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: L. Zakaryan
- Resettlement issues within the scope of the project  
Speaker: A. Petrosyan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: A. Petrosyan
- Information on the main legal documents  
Speaker: A. Petrosyan
- Eligibility for compensation  
Speaker: A. Petrosyan
- Compensation principles  
Speaker: A. Petrosyan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd Armenian branch in Yeghegnadzor municipality for a general introduction of the project to PAPs. Present at the PC were PAPs, the mayor, municipality employees and HVEN representative.

A. Petrosyan presented the project: the compensation principles, the main legal documents, and informed that the PAPs should actively cooperate with the project and participate in the process of measurement and inventory of their land plots and property.

### **Questions & Answers**

**Question:** Owner

If the tower falls in the middle of my land, will the entire land plot be destroyed?

**Answer:** L. Zakaryan

The Project has a special policy about access roads. All trees and/or crops within the access roads will also be compensated.

**Question:** Owner

Are the "under ROW" areas dangerous to people?

**Answer:** L. Zakaryan

No. Electricity creates magnetic field that can be dangerous only when the body is at rest. But when a person moves around, for example, while busy doing agricultural or horticultural work, the magnetic field is not dangerous.

### List of Participants, Yeghegnadzor

h/h	Name	Status/Title
1	Vardan Avagyan	Deputy mayor
2	Suren Harutyunyan	Owner
3	Jirayr Harutyunyan	Owner representative
4	Armen Aghajanyan	Municipality architect
5	Aramayis Davtyan	Owner representative
6	Ashot Ayvazyan	Community resident
7	Sona Abrahamyan (Gevorgyan)	Owner
8	Gabriel Gabrielyan	Ministry of Energy & Natural Resources
9	Heriknaz Margaryan	Owner representative
10	Armine Petrosyan	KPTL
11	Shushan Kocharyan	Finapp
12	Lusine Zakaryan	HVEN

## **MINUTES OF PUBLIC CONSULTATION MEETING**

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

**Date: April 28, 2015**

**Place: Angeghakot village mayor's office, Syunik marz**

**Time: 12:00**

### **Agenda:**

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: A.Petrosyan
- Resettlement issues within the scope of the project  
Speaker: A. Petrosyan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: A. Petrosyan
- Information on the main legal documents  
Speaker: A. Petrosyan
- Eligibility for compensation  
Speaker: A. Petrosyan
- Compensation principles  
Speaker: A. Petrosyan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd. Armenian branch in Angeghakot village mayor's office for a general introduction of the project to PAPs. Present at the PC were PAPs, the mayor, municipality employees, HVEN and Energy Advisory LLC representatives.

A. Petrosyan presented the project: the compensation principles, the main legal documents, and informed that the PAPs should actively cooperate with the project and participate in the process of measurement and inventory of their land plots and property.

### **Questions & Answers**

**Question:** Owner

When will the actual works start?

**Answer:** A. Petrosyan

Before the actual construction works start, there are a few things to do. Shortly after this meeting, the asset inventory team will start working at each location. Then the valuation team will evaluate the affected assets, i.e. the land plots, and crops and trees, if any. Then a description protocol will be composed that will state the compensation amount to the owners and must be signed by each owner. The actual construction works will start only after the compensation amount is transferred to the bank account opened in the name of the owner.

**Question:** Owner

My land plot is in the name of my husband who died. Who then will get the compensation money?

**Answer:** A. Petrosyan

Your land plot will be re-registered in your name and a new ownership certificate will be issued by the cadastre. HVEN has appointed a lawyer to assist you in this process of re-registration. His contact number is in the project brochure that I have just distributed to you. Besides, there is an announcement in the village municipality with the HVEN's contact number. All expenses accrued in the process of re-registration will be reimbursed to you.

**Question:** Owner

What is going to happen if I do not give my agreement?

**Answer:** A. Petrosyan

You have the right not to sign the description protocol. Then the compensation money will go to the bank account opened in your name and the land plot will be alienated according to the Eminent Domain Decree issued by the RA government.

**Question:** Owner

What if the tower is located on my neighbour's land plot but you need to go through my land plot to get to the tower?

**Answer:**A. Petrosyan, Mayor, HVEN Goris representative

The project has a special policy about the access roads. In this village, we have already had similar cases. The owners of the land plots where access roads passed helped the workers by advising them where to make the passages so that the damage could be minimised. All trees and crops within the access roads will also be compensated.

**List of Participants, Angeghakot**

h/h	Name	Status/Title
1	Zaruhi Babayan	Owner representative
2	Raya Margaryan	Owner representative; municipality employee
3	Yartsev Khatchatryan	Owner
4	Kirush Abrahamyan	Owner
5	Hovhannes Ohanyan	Owner
6	Badil Khatchatryan	Owner
7	Armen Khatchatryan	Mayor
8	Valeri Tadevosyan	Owner
9	Gerasim Adamyan	Owner
10	Petros Grigoryan	Owner representative
11	Rustam Manukyan	Owner representative
12	Mnatsakan Badalyan	Owner
13	Grigor Poghosyan	Owner representative
14	Romik Harutyunyan	Owner representative
15	Vazgen Yenokyan	Owner representative
16	Valeri Hayrapetyan	HVEN Goris branch
17	Armine Petrosyan	KPTL
18	Shushan Kocharyan	Finapp
19	Mikael Tevosyan	Energy Advisory LLC, Advisor

## MINUTES OF PUBLIC CONSULTATION MEETING

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

**Date:** April 28, 2015

**Place:** Spandaryan village mayor's office, Syunik marz

**Time:** 15:00

### Agenda:

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: A.Petrosyan
- Resettlement issues within the scope of the project  
Speaker: A. Petrosyan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: A. Petrosyan
- Information on the main legal documents  
Speaker: A. Petrosyan
- Eligibility for compensation  
Speaker: A. Petrosyan
- Compensation principles  
Speaker: A. Petrosyan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd. Armenian branch in Spandaryan village mayor's office for a general introduction of the project to PAPs. Present at the PC were PAPs, the mayor, municipality employees, HVEN and EI Energy Advisory representatives.

A. Petrosyan presented the project: the compensation principles, the main legal documents, and informed that the PAPs should actively cooperate with the project and participate in the process of measurement and inventory of their land plots and property.

### Questions & Answers

**Question:** Owner

How will we know where exactly the tower will be put on my land plot?

**Answer:** A. Petrosyan, Sh. Kocharyan

When the asset inventory and valuation description protocol is ready, a map of your land plot with the exact location of the tower on it will be annexed to the protocol and submitted for your signature.

**Question:** Owner

What if my land is under the electric wires, although no tower is planned to put there?

**Answer:** A. Petrosyan

If your land plot is residential land category it changes into agricultural land category and you get the money equivalent of that difference, market or cadastre value, whichever is higher.

### List of Participants, Spandaryan

h/h	Name	Status/Title
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1	Felix Azizyan	Owner representative
2	Hamlet Vardanyan	Owner
3	Vruyr Karapetyan	Owner
4	Shahen Yepremyan	Owner
5	Ashot Sargsyan	Owner
6	Edik Grigoryan	Owner
7	Masis Sargsyan	Owner
8	Varujan Vardanyan	Municipality employee
9	Valeri Hayrapetyan	HVEN Goris branch
10	Armine Petrosyan	KPTL
11	Shushan Kocharyan	Finapp
12	Mikael Tevosyan	Energy Advisory LLC, Advisor

## **MINUTES OF PUBLIC CONSULTATION MEETING**

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

**Date: April 29, 2015**

**Place: Gorayk village mayor's office, Syunik marz**

**Time: 12:00**

### **Agenda:**

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: A.Petrosyan
- Resettlement issues within the scope of the project  
Speaker: A. Petrosyan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: A. Petrosyan
- Information on the main legal documents  
Speaker: A. Petrosyan
- Eligibility for compensation  
Speaker: A. Petrosyan
- Compensation principles  
Speaker: A. Petrosyan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd. Armenian branch in Gorayk village mayor's office for a general introduction of the project to PAPs. Present at the PC were PAPs, the mayor, municipality employees, HVEN and EI Energy Advisory representatives.

A. Petrosyan presented the project: the compensation principles, the main legal documents, and informed that the PAPs should actively cooperate with the project and participate in the process of measurement and inventory of their land plots and property.

### **Questions & Answers**

**Question:** Owners present at the meeting

We wholly support the project and are ready to cooperate, be present at the asset inventory, work with the asset inventory team. We are only worried about the bureaucratic procedures of re-registering the land, going again and again to the notary office, waiting in the line, to get all the documents ready. It takes too much time and even physical strength to go through all this, especially for my old mother, for example. We will be grateful if the project helps us to cut this process short.

**Answer:**A. Petrosyan

The HVEN has assigned a lawyer to assist you in getting this job done. There are phone numbers in the brochure I have just distributed. Besides, there is a contact number of HVEN in the text of the announcement I have given to the mayor to post it in this building. I advise that you call these numbers any time and you will get all the help you need. All the expenses accrued in the process of registration and re-registration of your property will also be reimbursed by HVEN.



### List of Participants, Gorayk

h/h	Name	Status/Title
1	Sosik Karapetyan	Owner
2	Harutyun Mkrtchyan	Owner
3	Spartak Arakelyan	Owner
4	Arustam Arustamyan	Mayor
5	Samvel Antonyan	Municipality employee
6	Valeri Hayrapetyan	HVEN Goris branch
7	Mikael Tevosyan	Energy Advisory LLC, Advisor
8	Artyom Grigoryan	Deputy mayor
9	Varos Karapetyan	Owner
10	Martun Tadevosyan	Owner
11	Kristine Harutyunyan	Municipality employee
12	Armine Petrosyan	KPTL
13	Shushan Kocharyan	Finapp

## **MINUTES OF PUBLIC CONSULTATION MEETING**

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

**Date: April 29, 2015**

**Place: Tsghuk village mayor's office, Syunik marz**

**Time: 14:30**

### **Agenda:**

- Project goals, beneficiaries, implementation schedule and other relevant information  
Speaker: A. Petrosyan
- Resettlement issues within the scope of the project  
Speaker: A. Petrosyan
- Resettlement Action Plan implementation process, stages, dates  
Speaker: A. Petrosyan
- Information on the main legal documents  
Speaker: A. Petrosyan
- Eligibility for compensation  
Speaker: A. Petrosyan
- Compensation principles  
Speaker: A. Petrosyan
- Q&A

The Public Consultation was organized by the Kalpataru Power Transmission Ltd. Armenian branch in Tsghuk village mayor's office for a general introduction of the project to PAPs. Present at the PC were PAPs, the mayor, municipality employees, HVEN and EI Energy Advisory representatives.

A. Petrosyan presented the project: the compensation principles, the main legal documents, and informed that the PAPs should actively cooperate with the project and participate in the process of measurement and inventory of their land plots and property.

### **Questions & Answers**

**Question:** Owner

If I sow potato for example, will it all be destroyed when the construction starts?

**Answer:**A. Petrosyan

The destruction of some of your cultivated potato or any other agro product will inevitably be damaged. While all damage will be compensated, the project will also do its best to minimize the damage by finding the best possible ways to access the tower location on your land. For this, the construction workers will need your help. You can show them the surrounding areas and advise on how to better access the locations.

**Question:** Owner

Our land is in my father's name who died. Who will get the compensation?

**Answer:**A. Petrosyan, HVEN Goris branch and Energy Advisory LLC representatives

The land must be re-registered in your name and a new cadastre certificate of ownership must be issued. The compensation will be in your name. You will get legal assistance of the lawyer assigned by HVEN. The phone numbers to contact him are in the project brochure that you have

now and also in the announcement that will be posted here. Plus, all the expenses for re-registration of the land ownership will be compensated.

### List of Participants, Tsg huk

h/h	Name	Status/Title
1	Seda Bakhshyan	Owner
2	Ovsanna Sahakyan	Owner representative
3	Paytsar Tsatryan	Owner representative
4	Marieta Mikaelyan	Owner
5	Karine Khalatyan	Owner ; municipality employee
6	Shirak Margaryan	Owner representative
7	Hrayr Margaryan	Owner representative
8	Edvard Gasparyan	Owner
9	Arayik Margaryan	Owner
10	Robert Baghdasaryan	Owner
11	Mnatsakan Amirjanyan	Owner
12	Hrayr Torosyan	Owner; village council member
13	Valeri Hayrapetyan	HVEN Goris branch
14	Mikael Tevosyan	Energy Advisory LLC, Advisor
15	Shushan Kocharyan	Finapp
16	Armine Petrosyan	KPTL
17	Hakob Khatchatryan	Municipality accountant

**AGREEMENT**  
**ON PAYMENT OF COMPENSATION WITHIN ELECTRICITY SUPPLY RELIABILITY PROJECT**  
**(RESIDENTIAL LANDS IN THE ROW)**

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	Crops	AMD
b	Severe impacts allowance	AMD
c	Compensation for loss of value of land caused by change of category from residential to agricultural.	AMD

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

- 1.4. **ROW:** the land surface and airspace along the route of the transmission line that is located on both sides of the line on the distance of 25m from border conductors.

### 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 and AP agrees and is obliged to change the category of the land with cadastral code \_\_\_\_\_ owned by him from residential to agricultural category till \_\_\_\_\_ 2015.
- 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 confirms that he has no objection to the fact that the land owned by him appears in the ROW and ensures that he will not raise any claims against Payer in future.
- 3.3. 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.

4. FINAL PROVISIONS

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

5. PARTIES REQUISITES

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

6. SIGNATURES OF THE PARTIES

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

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

6.2. APs:

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

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

### RAP implementation unit structure and job description

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

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

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

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

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

## Appendix 6

### VALUATION METHODOLOGY REAL ESTATE, CROPS AND TREES SURVEY

#### 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.

#### Crops and Trees

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

#### Fruit Trees and Shrub Types

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

#### Decorative Trees, Timber Trees and Shrubs

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

#### Crops



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

## ASSESSMENT AND CALCULATION OF COMPENSATIONS

### Process Regulating Documents

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

### Scope of Assessment

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

## LAND VALUATION METHODOLOGY

### General Approach

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

Chart 1  
Compensation for agricultural and non-agricultural land

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

### Assessment of the Land Substitution Cost

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

### Assessment Procedure

13. 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

14. To analyze similar real estate markets and choose reliable information for the analysis, the Evaluator used public sources (professional journals, websites, external advertisements), a personal database<sup>16</sup> and information obtained from the "Center of Information technologies" SNCO at the SCREC. Based on the obtained information, the Evaluator used the most compatible/relevant information (by its comparison elements).

### Step 2

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

### Step 3

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

### Sales condition and market state

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

### Targeted and operational purpose

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<sup>16</sup> In his/her office, the Evaluator kept a database, where both the prices of the property subject to sale and the sales data (that became known to the Evaluator, as a result of implemented transactions with the Evaluator's participation) are entered.

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

#### Actual usage

19. This shows how the given plot is actually used, irrespective of its cadastral, targeted and operational purpose. The Evaluator didn't make a correction in cases where the actual purpose of the assessed plot was that of an orchard, for example, but the plot was officially categorized as residential construction, since s/he considered the plots free of any improvement, as well as from trees and crops<sup>17</sup>. Qualifying the actual purpose of the plot as an orchard, the Evaluator intends to indicate that there are trees on the given plot.

#### Location and position

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

#### Access to transport

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

#### Total surface area

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

#### Facade

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

#### Availability of infrastructure

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

#### Slope

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

#### Property entitlements

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

#### Improvements

27. This shows what improvements a given plot has other than main structures and trees, for instance, a metal, wooden or stone enclosure, areas covered by concrete or asphalt, etc. The Evaluator did not

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<sup>17</sup> The assessment of trees and crops is carried out separately and is added to the compensation cost. This provides a possibility to avoid double calculation of trees and puts the APs in socially fair and equal conditions. If, during the evaluation, the plot had been compared with the plots with actual orchards, the price of the latter would have also included the cost of the trees as land improvement

make a correction related to this element since the cost of these improvements is calculated separately and is added to the compensation cost.

#### Step 4

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

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

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

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

#### Step 5

1. 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

2. 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

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

$$PMC = PSA \times SMC$$

where:

PMC – is the market price of the plot,

PSA- is the surface area of the plot,

SMC-is the adjusted market price for 1 square meter of similar plots.

### BUILDING/STRUCTURE VALUATION METHODOLOGY

#### General Approach

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

Chart 2  
Compensation for residential and non-residential structures

Legal owner Residential buildings	Legal owner Non-residential buildings
• Replacement cost + 15%	• Replacement cost + 15%

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

### Determination of Replacement Cost of Buildings/Structures

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

SE = DE + IE + BP where:

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

DE –sum of direct expenses,

IE- sum of indirect expenses, and

BP - business (constructor's) profit.

9. Direct expenses included the following expenses directly associated with construction:
  - i. expenses for purchasing materials, products, engineering networks and systems, and constructors' salaries
  - ii. expenses for operation of construction vehicles and machinery
  - iii. expenses related to temporarily constructed structures, safety measures, other expenses considered the norm in the transport and local market
  - iv. expenses related to financing the construction, and
  - v. contractor's overhead expenses and profit.
10. Indirect expenses were defined based on market tariffs for works and services. The following expenses arising from the construction of structures were considered indirect expenses and were not included in the cost of construction:
  - i. design, estimate preparation, technical and other control expenses
  - ii. payments for consulting, legal, accounting and audit services
  - iii. expenses related to advertising, marketing and object sale
  - iv. entrepreneur's administrative and other expenses.

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

$$RE = BS \times SE$$

where:

RE - Structure reproduction (or replacement) expenses

BS – floor surface area of assessed buildings and structures

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

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

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

#	Type of building/structure	Residential house
	Measurement unit	Cubic meter
1	1 unit expenses (presented in INCC 2009) directly related to implementation of works (absolute value), INCC 2009, volume I, section I, line 29	30,420
2	Height between the interfloor ceilings of the assessed real estate (m) (Reference: Ownership certificate and/or topography or measurement results)	2.4
3	1 unit expenses (presented in INCC 2009) directly related to implementation of works: salary, cost of materials, operation cost of vehicles and machinery, social contributions, management apparatus maintenance (overhead) expenses, profit of contractor organizations (absolute value), Reference: Standard point 6.5, subpoints a., b., c. and e.; section 6 to section 8 of the Urban Development Minister's Decree N 05-Ū, dated 14.01.2008	73,008
4	Exchange rate change coefficient (Å/305,0) (absolute value), Reference: INCC 2009, general provisions, point 5	1.334
5	Reproduction expenses (3x4) (absolute value),	97,424
6	Difference between the construction material (used during the assessed real estate construction) and work prices considered in the expenses (presented in INCC 2009) directly related to implementation of works: depending on the quality and/or completion degree (%). Reference: private analysis, format: electronic version, Excel, "tarberutyun", sheet 1	0
7	Reproduction expenses (5+/-6) (absolute value)	97,424
8	Real expenses of buildings and structures that are of temporary, household purpose (moveable or constructible), warehouses, temporary engineering networks (electricity, water, connecting roads and platforms, etc.) * (%)	1.83
9	Line 8 with absolute value (7*8) Reference: Table of section 3 of the "Decree N 69 (dated 21.08.2001) on Approving Estimate Norms of Temporary Buildings and Structures Built for Construction," RA Ministry of Urban Development, arithmetical average of points a. and b. of line 24, line 34	1,783
10	Additional expenses related to climatic conditions impact on construction works * (%)	1.2
11	Line 10 with absolute value (7x10) Reference: Table of the "Decree N 68 (dated 21.08.2001) on Approving Estimate Norms Taking Into Account the Climatic Conditions Impact on Construction Works," RA Ministry of Urban Development, arithmetical average of points a. and b. of line 24, line 34, then columns 1, 2, 3 of the mentioned lines	1,169
12	Work implementation expenses in crammed conditions (%)	0
13	Line 12 with absolute value (7x12) Reference: EPEP-85 collection	0
14	Expenses necessary for mandatory examination of design/ estimate documents of objects ** (%)	7.94
15	Line 14 with absolute value (25x14)	246

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

## TREE AND CROPS COMPENSTATION METHODOLOGY

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

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

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



## Seedling Assessment Process

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

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

$$TS = SMC + PE$$

Where:

TS – (Standing) market price of the seedling SMC – Seedling market price (without planting) PE - Seedling planting expenses

## Non fruit-bearing tree assessment process

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

$$TMNB = SMC + PMC \times AG$$

Where:

TMNB – Market price of the tree

SMC – Seedling market price

PMC – Expenses needed for the annual activities to protect the tree

AG – tree age

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

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

## Fruit Tree Assessment Methodology

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

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

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

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

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

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

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

### Step 3 Tree type yield

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

### Step 4 Calculation of compensation

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

$$TF = QY \times NMCI$$

Where:

TF – Fruit tree market price

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

NMCI – Net market annual income

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

## Timber Tree Assessment Methodology

23. Timber trees were assessed based on age category (seedlings, trees of average maturity, mature trees), as well as the quality and volume of the wood. For the assessment of timber trees, the considered baseline data were:
- i. Tree type
  - ii. Tree diameter in centimeters, measured at a height of 1.3 m from the ground, including the bark
  - iii. Length of the trunk subject to processing (height in meters)<sup>5</sup>.

### Step 1 Tree volume definition

24. Timber trees were classified by volume as well as type (building timber or fuel wood) based on the availability of baseline data. To define the trees' volume, they were classified by diameter as:
- i. small (seedlings): 3,0-11,0 cm
  - ii. average (trees of average maturity): 12,0-24,0 cm
  - iii. large (mature trees): trunk thickness of 25,0 cm and more.
25. A tree classification example is shown in the following table. Waste was defined as the sum of the tree cutting residues and peel volumes. The volume of fuel wood gained from building-timber trees is equal to the volume of the trunk with bark minus the volumes of building timber and waste (column 3-(7+8)).
26. If the tree was completely used for fuel wood, the total trunk volume was moved from column 3 to 9. The volume of such a tree (11) is defined by the sum of the trunk (9) and foliage (10) volume. The total building timber tree volume: the total liquidity (11), is formed from the sum of column 7, 9 and 10.

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

### Step 2 Timber market cost definition

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

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

### Step 3 Calculation of compensation

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

$$TTC = TBC \times TBV + TFC \times TFV$$

Where:

TTC – Timber tree market price,

TBC – Market price of 1 cubic meter of building timber,

TBV - building timber volume,

TFC - Market price of 1 cubic meter of fuel wood,

TFV – Fuel wood volume.

### Crop/harvest Assessment Methodology

29. 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

30. 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:

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

12. 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

31. The yield was defined based on:

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

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

### Step 3 Calculation of compensation

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

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

where:

CMC – Crop market price,

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

S – Crop sowing surface area.

### TRANSPORTATION COSTS

33. Transportation costs were determined according to the average price of services offered by several freight shipping companies in the market. Prices were calculated in a manner allowing the AP to move his/her property within a radius of 20 km.

34. Studies showed that such companies offer small trucks (Gazelle) and large trucks (GAZ -52 or ZIL131) for moving furniture and household items, MAZ auto cranes and a KAMAZ drive unit with an ODAZ semi-trailer for moving assets with non-standard dimensions). The services were calculated on the basis of the following criteria:

- i. routing quantity
- ii. quantity of assets to be moved
- iii. apartment floor level
- iv. availability of an elevator
- v. dimensions of one piece assets.

### TRANSACTION COSTS

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

### REAL ESTATE SALES AGREEMENT

Agreement signing place

**Purchaser:**

Physical person

Name \*

Surname \*

Registration address \*

Passport / ID card / data \*

(serial number, when and by whom is issued)

Republic of Armenia, on behalf of \*

RA \*  marz \*  community, on behalf of \*

Legal entity

Name \*

Registration number \*

Location \*

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

Name \*

Surname \*

Registration address \*

Passport / ID card / data \*

(serial number, when and by whom is issued)

---

### Seller

Physical person

Name \*

Surname \*

Registration address \*

Passport / ID card / data \*

(serial number, when and by whom is issued)

Republic of Armenia on behalf of \* \*

RA \*  marz \*  community, on behalf of \*

Legal entity

Name \*

Registration number \*

Location \*

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

Name \*

Surname \*

Registration address \*

Passport / ID card / data \*

(serial number, when and by whom is issued)



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

---

### Subject of the Agreement

Real estate area

- plot  hectare  
 building, construction

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

Address

Usage purpose of building/construction

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

---

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 [ ].

---

<b>Real estate purpose</b> <input type="checkbox"/> residential <input type="checkbox"/> plot <input type="checkbox"/> 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.

---

**Signature**

**Purchaser**

\_\_\_\_\_

\_\_\_\_\_

(name, surname)

(signature)

**Seller**

\_\_\_\_\_

\_\_\_\_\_

(name, surname)

(signature)

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

\_\_\_\_\_

\_\_\_\_\_

(name, surname)

(signature)

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

---

(date, signature)

## DESCRIPTION PROTOCOL N \_\_\_\_\_

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

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

(surname, name)

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

## OBJECT DESCRIPTION

1.	Category (note if historical monument)	
2.	Ownership/leasing certificate number and date of issuance	
		<i>Certificate issuance basis</i>
3.	Floors	
4.	Roof	
5.	The main walls	
6.	Ceilings	
7.	Floorheight (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\_\_

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

**ADDITIONAL INFORMATION**

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

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

**TYPE AND QUANTITY OF THE TREES**

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



1.						
2.						

**QUANTITY AND TYPE OF THE CROPS**

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

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

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

**DESCRIPTION FORMED BY**

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

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

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

DETAILS ON AFFECTED HOUSEHOLDS WITH RESPECTIVE LOSSES: Appendix 9

Community	Cadastre Code	Targeted Significance of the Land	Actual Usage 1. Used, 2.Unused	Type of Ownership 1. private, 3.without registration	Affected Area	Existing crops	Agricultural income loss (land) 10% or more	Vulnerability status
Tsakqar	05-045-0080-0002	residential	1	1	695	wheat	57.92	
Tsakqar	05-045-0080-0003	residential	1	1	1200	wheat	100	
Tsakqar	05-045-0080-0004	residential	1	1	41	barley	3.58	
Tsakqar	05-045-0080-0008	residential	1	1	47	wheat	3.92	poor
Tsakqar	05-045-0080-0009	residential	1	1	1061		77.96	
Tsakqar	05-045-0080-0010	residential	1	1	1200	wheat	100	
Tsakqar	05-045-0080-0011	residential	1	1	841	barley	70.08	
Tsakqar	05-045-0080-0012	residential	1	1	25	wheat	1.91	
Tsakqar	05-045-0081-0005	residential	1	1	150	barley	12.5	
Tsakqar	05-045-0081-0006	residential	1	1	1137	wheat	94.75	poor
Tsakqar	05-045-0082-0009	residential	1	1	402		33.5	
Tsakqar	05-045-0082-0010	residential	1	1	1200	wheat	100	
Tsakqar	05-045-0082-0011	residential	1	1	1200	wheat	100	
Tsakqar	05-045-0082-0012	residential	1	1	1200	wheat	100	
Tsakqar	05-045-0082-0014	residential	1	1	1179		98.25	poor
Tsakqar	05-045-0082-0015	residential	1	1	151		12.58	
Tsakqar	05-045-0083-0009	residential	1	1	178		14.83	dual (poor&women-headed)
Dzoragyugh	05-060-0052-0013	residential	1	1	333		16.65	poor
Dzoragyugh	05-060-0052-0014	residential	1	1	2500		100	2 women-headed
Dzoragyugh	05-060-0052-0015	residential	1	1	1400		100	3 poor
Dzoragyugh	05-060-0052-0016	residential	1	1	870		100	
Dzoragyugh	05-060-0052-0017	residential	1	1	411		35.74	

Community	Cadastre Code	Targeted Significance of the Land	Actual Usage 1. Used, 2.Unused	Type of Ownership 1. private, 3.without registration	Affected Area	Existing crops	Agricultural income loss (land) 10% or more	Vulnerability status
Dzoragyugh	05-060-0052-0019	residential	1	1	840		100	poor
Dzoragyugh	05-060-0053-0011	residential	1	1	1000		100	
Dzoragyugh	05-060-0053-0022	residential	1	1	117		8.24	
Dzoragyugh	05-060-0053-0023	residential	1	1	1337		66.85	
Dzoragyugh	05-060-0053-0026	residential	1	1	1550		100	1poor;1women-headed
Dzoragyugh	05-060-0053-0027	residential	1	3	419	wheat	68.91	
Dzoragyugh	05-060-0053-0028	residential	1	1	465		38.11	2 poor
Dzoragyugh	05-060-0053-0029	residential	1	1	1859		91.13	
Dzoragyugh	05-060-0053-0030	residential	1	1	241		14.52	
Dzoragyugh	05-060-0191-0001	residential	1	1	816		35.48	
Dzoragyugh	05-060-0199-0015	residential	1	1	620		100	
Dzoragyugh	05-060-0199-0016	residential	1	1	148		24.67	poor
Dzoragyugh	05-060-0440-0016	residential	1	3	160		7.38	poor
Dzoragyugh	05-060-0440-0017	residential	1	1	918	wheat	73.44	poor
Dzoragyugh	05-060-0441-0002	residential	1	1	1230		100	
Dzoragyugh	05-060-0441-0003	residential	1	1	737		59.92	
Dzoragyugh	05-060-0441-0004	residential	1	1	54		4.43	
Dzoragyugh	05-060-0442-0006	residential	1	1	252		21.36	
Dzoragyugh	05-060-0442-0007	residential	1	1	892		77.57	poor
Dzoragyugh	05-060-0442-0008	residential	1	1	1210		100	
Dzoragyugh	05-060-0442-0009	residential	1	1	1190		100	
Dzoragyugh	05-060-0442-0010	residential	1	1	728		60.67	
Dzoragyugh	05-060-0442-0012	residential	1	1	111		9.17	
Dzoragyugh	05-060-0442-0013	residential	1	1	855		68.35	

Community	Cadastre Code	Targeted Significance of the Land	Actual Usage 1. Used, 2.Unused	Type of Ownership 1. private, 3.without registration	Affected Area	Existing crops	Agricultural income loss (land) 10% or more	Vulnerability status
Dzoragyugh	05-060-0442-0014	residential	1	1	1380		100	poor
Dzoragyugh	05-060-0442-0015	residential	1	3	1194		90.11	
Dzoragyugh	05-060-0442-0016	residential	1	1	346		24.37	
Dzoragyugh	05-060-0443-0001	residential	1	3	893		59.49	poor
Dzoragyugh	05-060-0443-0002	residential	1	1	1200		100	
Dzoragyugh	05-060-0443-0004	residential	1	1	450		31.25	
Dzoragyugh	05-060-0443-0010	residential	1	1	431		31.93	poor
Dzoragyugh	05-060-0443-0011	residential	1	3	1765		96.71	poor
Dzoragyugh	05-060-0448-0002	residential	1	1	156	wheat	12.89	poor
Dzoragyugh	05-060-0448-0003	residential	1	1	905	wheat	64.64	poor
Dzoragyugh	05-060-0448-0004	residential	1	1	1190	wheat	100	
Dzoragyugh	05-060-0448-0005	residential	1	1	1360	wheat	100	poor
Dzoragyugh	05-060-0448-0006	residential	1	1	1170		87.97	poor
Dzoragyugh	05-060-0448-0007	residential	1	1	935	wheat	78.57	
Dzoragyugh	05-060-0449-0002	residential	1	1	1015		87.5	poor
Dzoragyugh	05-060-0449-0004	residential	1	1	614	wheat	45.82	
V. Getashen	05-087-0202-0166	residential	1	3	978		78.24	
V. Getashen	05-087-0205-0005	residential	1	1	1600		100	
V. Getashen	05-087-0206-0001	residential	1	1	526		43.83	poor
V. Getashen	05-087-0206-0002	residential	1	1	1200		100	
V. Getashen	05-087-0206-0003	residential	1	1	912		76	poor
V. Getashen	05-087-0206-0020	residential	1	1	806		67.17	
V. Getashen	05-087-0206-0021	residential	1	1	1200		100	w
V. Getashen	05-087-0206-0022	residential	2	3	1264		-	

Community	Cadastre Code	Targeted Significance of the Land	Actual Usage 1. Used, 2.Unused	Type of Ownership 1. private, 3.without registration	Affected Area	Existing crops	Agricultural income loss (land) 10% or more	Vulnerability status
V. Getashen	05-087-0206-0023	residential	2	3	168		11.73	
V. Getashen	05-087-0206-0025	residential	1	1	445		37.08	poor
Lichq	05-039-0168-0007	residential	1	1	100		1.72	
Lichq	05-039-0168-0008	residential	1	1	3368		41.58	
Lichq	05-039-0168-0009	residential	1	1	1402		46.73	
Lichq	05-039-0168-0010	residential	1	1	367		20.28	
Lichq	05-039-0169-0015	residential	1	3	517		12.62	
Lichq	05-039-0174-0001	residential	1	3	6334		-	poor
Lichq	05-039-0174-0002	residential	1	1	1617		18.8	
Aghnjadzor	10-007-0009-0010	residential	1	1	120		100	
Aghnjadzor	10-007-0009-0011	residential	1	1	2591		35.94	women-headed
Yeghegnadz.	10-001-0041-0016	residential	1	1	2441		42.45	
Arin	10-009-0019-0004	residential	1	1	13		0.88	
Arin	10-009-0019-0005	residential	1	1	36		2.25	women-headed
Gorayk	09-028-0002-0011	residential	1	1	194		60.63	
Tsghuk	09-049-0001-0004	residential	1	1	174		9.67	women-headed
Tsghuk	09-049-0001-0017	residential	1	1	72		9	
Tsghuk	09-049-0001-0018	residential	1	1	580		100	
Tsghuk	09-049-0001-0019	residential	1	1	53		5.76	
Tsghuk	09-049-0001-0020	residential	1	1	726		63.13	
Tsghuk	09-049-0001-0021	residential	1	1	530		100	
Tsghuk	09-049-0001-0022	residential	1	1	460	Potato	100	poor
Tsghuk	09-049-0001-0023	residential	1	1	246		33.24	women-headed
Tsghuk	09-049-0001-0024	residential	1	1	720		100	

Community	Cadastre Code	Targeted Significance of the Land	Actual Usage 1. Used, 2.Unused	Type of Ownership 1. private, 3.without registration	Affected Area	Existing crops	Agricultural income loss (land) 10% or more	Vulnerability status
Tsghuk	09-049-0001-0025	residential	1	1	516		73.71	Elderly-headed
Tsghuk	09-049-0001-0026	residential	1	1	394		56.29	Women-headed
Tsghuk	09-049-0001-0027	residential	1	1	328		46.86	
Tsghuk	09-049-0001-0028	residential	1	1	88		10.35	poor
Tsghuk	09-049-0001-0040	residential	1	1	880		100	Women-headed
Tsghuk	09-049-0001-0041	residential	1	1	1800		100	
Tsghuk	09-049-0001-0042	residential	1	1	1070		100	
Tsghuk	09-049-0001-0044	residential	1	3	212		-	
Tsghuk	09-049-0001-0045	residential	1	3	1053		-	
Spandaryan	09-084-0003-0004	residential	1	1	439		56.28	
Spandaryan	09-084-0003-0005	residential	1	1	646		56.17	Elderly-headed
Spandaryan	09-084-0003-0006	residential	1	1	1589		30.68	Elderly-headed
Spandaryan	09-084-0003-0007	residential	1	3	401		-	
Spandaryan	09-084-0003-0008	residential	1	1	1068		44.69	
Spandaryan	09-084-0003-0009	residential	1	3	973		-	
Spandaryan	09-084-0003-0010	residential	1	3	603		-	
Spandaryan	09-084-0003-0011	residential	1	3	195		-	
Spandaryan	09-084-0003-0012	residential	1	1	253		31.63	
Spandaryan	09-084-0003-0013	residential	1	1	643	Potato	29.91	
Spandaryan	09-084-0003-0014	residential	1	1	608		29.95	
Spandaryan	09-084-0003-0015	residential	1	1	447		30.41	
Spandaryan	09-084-0003-0016	residential	1	1	951	Barley	30	poor
Spandaryan	09-084-0003-0017	residential	1	1	847		31.03	
Spandaryan	09-084-0003-0018	residential	1	1	1113		33.03	

Community	Cadastre Code	Targeted Significance of the Land	Actual Usage 1. Used, 2.Unused	Type of Ownership 1. private, 3.without registration	Affected Area	Existing crops	Agricultural income loss (land) 10% or more	Vulnerability status
Spandaryan	09-084-0003-0019	residential	1	1	776		32.74	
Spandaryan	09-084-0003-0020	residential	1	1	762		28.01	
Spandaryan	09-084-0003-0021	residential	1	1	673		23.53	
Spandaryan	09-084-0003-0022	residential	1	1	690		21.3	
Spandaryan	09-084-0003-0050	residential	1	1	1374		90.39	poor
Spandaryan	09-084-0003-0051	residential	1	1	3913		83.26	
Spandaryan	09-084-0003-0052	residential	1	1	2750		100	Elderly-headed
Spandaryan	09-084-0003-0053	residential	1	1	972		24.73	
Spandaryan	09-084-0004-0002	residential	1	1	530		7.34	
Angeghakot	09-013-0001-0013	residential	1	3	583		-	
Angeghakot	09-013-0001-0011	residential	1	3	2113		-	
Angeghakot	09-013-0001-0012	residential	1	1	388		31.8	
Angeghakot	09-013-0001-0014	residential	1	3	257		-	
Angeghakot	09-013-0001-0015	residential	1	1	130	Barley	100	
Angeghakot	09-013-0001-0016	residential	1	1	844	Barley	71.53	
Angeghakot	09-013-0001-0017	residential	1	1	1890		100	
Angeghakot	09-013-0002-0007	residential	1	1	421	Potato	44.32	
Angeghakot	09-013-0002-0008	residential	1	1	547		55.25	
Angeghakot	09-013-0002-0009	residential	1	1	870		100	
Angeghakot	09-013-0002-0010	residential	1	1	879		47.77	Women-headed
Angeghakot	09-013-0100-0003	residential	1	1	13	Potato	2.06	
Angeghakot	09-013-0100-0004	residential	1	3	316		-	Elderly-headed
Angeghakot	09-013-0100-0005	residential	1	1	477		95.4	
Angeghakot	09-013-0100-0006	residential	1	1	560	Potato	100	



Community	Cadastre Code	Targeted Significance of the Land	Actual Usage 1. Used, 2.Unused	Type of Ownership 1. private, 3.without registration	Affected Area	Existing crops	Agricultural income loss (land) 10% or more	Vulnerability status
Angeghakot	09-013-0100-0007	residential	1	3	474	Potato	-	
Angeghakot	09-013-0100-0008	residential	1	3	897		-	
Angeghakot	09-013-0100-0009	residential	1	3	46		-	
Angeghakot	09-013-0100-0014	residential	1	3	513		-	
Angeghakot	09-013-0100-0031	residential	1	1	941		99.05	

Appendix 10. Detailed Information on ROW Land Compensation, According to the Two Options Available to the APs

1. Land Compensation for Privately Owned Land Losses (Option 1: Alienation of Affected Area)

Land Ownership Status	Community	Land Category	Affected Land		Unit Price of Affected Area	Total Land Cost	Total Land Compensation (including 15%)
			No	m2	AMD/ m <sup>2</sup>	AMD	AMD
Privately Owned Land	Yeghegnadzor	Residential	1	2,441	1,966	4,799,006	5,518,857
	Dzoragyugh	Residential	3	5,909	2,025	11,965,725	13,760,584
			37	27,927	2,132	59,540,364	68,471,419
	Tsakqar	Residential	17	11,907	2,132	25,385,724	29,193,583
	Lichq	Residential	1	3,368	1,919	6,463,192	7,432,671
			1	1,617	2,025	3,274,425	3,765,589
			3	1,869	2,132	3,984,708	4,582,414
	V.Getashen	Residential	1	1,600	2,025	3,240,000	3,726,000
			6	5,089	2,132	10,849,748	12,477,210
	Aghnjadzor	Residential	1	2,591	1,966	5,093,906	5,857,992
		Residential	1	120	2,069	248,280	285,522
	Arin	Residential	2	49	2,069	101,381	116,588
	Gorayk	Residential	1	194	1,230	238,620	274,413
			1	1,800	1,084	1,951,200	2,243,880
	Tsg huk	Residential	15	6,837	1,230	8,409,510	9,670,937
			3	8,252	1,084	8,945,168	10,286,943
	Spandaryan	Residential	17	12,792	1,230	15,734,160	18,094,284
1			1,890	1,084	2,048,760	2,356,074	
Angeghakot	Residential	11	6,070	1,230	7,466,100	8,586,015	
		<b>Subtotal</b>	<b>123</b>	<b>102,322</b>	<b>-</b>	<b>179,739,977</b>	<b>206,700,974</b>
Land	Dzoragyugh	Residential	1	1,765	2,025	3,574,125	4,110,244

without State Registration			4	2,666	2,132	5,683,912	6,536,499
	Lichq	Residential	1	6,334	1,919	12,154,946	13,978,188
			1	517	2,132	1,102,244	1,267,581
	V.Getashen	Residential	3	2,410	2,132	5,138,120	5,908,838
	Tsghuk	Residential	2	1,265	1,230	1,555,950	1,789,343
	Spandaryan	Residential	4	2,172	1,230	2,671,560	3,072,294
	Angeghakot	Residential	1	2,113	1,084	2,290,492	2,634,066
			7	3,086	1,230	3,795,780	4,365,147
<b>Subtotal</b>		<b>24</b>	<b>22,328</b>	<b>-</b>	<b>37,967,129</b>	<b>43,662,198</b>	
<b>TOTAL</b>		<b>147</b>	<b>124,650</b>	<b>-</b>	<b>217,707,106</b>	<b>250,363,172</b>	

**2. Land Compensation for Privately Owned Land Losses (Option 2: Compensation of Land Value Difference Due to Land Category Change from Residential to Agricultural)**

Land Ownership Status	Community	Land Category	Total Land Area		Unit Price of Entire Land			Compensation of Difference
					Residential category	Agricultural category	Unit Price Difference	
			No	m2	AMD/ m <sup>2</sup>	AMD/ m <sup>2</sup>	AMD/ m <sup>2</sup>	AMD
Privately Owned Land	Yeghegnadzor	Residential	1	5,750	1,862	385	1,477	8,492,750
	Dzoragyugh	Residential	7	14,050	2,025	300	1,725	24,236,250
			33	39,411	2,132	300	1,832	72,200,952
	Tsakqar	Residential	17	20,400	2,132	300	1,832	37,270,208
	Lichq	Residential	3	22,500	1,919	300	1,619	36,427,500
			2	4,810	2,025	300	1,725	8,297,250
	V.Getashen	Residential	1	1,600	2,025	300	1,725	2,760,000
			6	7,200	2,132	300	1,832	13,190,400

	Aghnjadzor	Residential	1	7,210	1,862	385	1,477	10,649,170
			1	120	2,069	385	1,684	202,080
	Arin	Residential	1	1,600	1,966	385	1,581	2,529,600
			1	1,470	2,069	385	1,684	2,475,480
	Gorayk	Residential	1	320	1,230	229	1,001	320,320
	Tsg huk	Residential	2	3,600	1,084	229	855	3,078,000
			14	10,800	1,230	229	1,001	10,810,800
	Spandaryan	Residential	7	30,810	937	229	708	21,813,480
			9	21,520	1,084	229	855	18,399,600
			4	4,200	1,230	229	1,001	4,204,200
	Angeghakot	Residential	2	3,730	1,084	229	855	3,189,150
			10	7,980	1,230	229	1,001	7,987,980
	<b>Subtotal</b>		<b>123</b>	<b>209,081</b>	-	-	-	<b>288,535,170</b>
	Land without State Registration	Dzoragyugh	Residential	3	5,493	2,025	300	1,725
2				1,933	2,132	300	1,832	3,541,256
Lichq		Residential	2	4,096	1,919	300	1,619	16,886,170
V.Getashen		Residential	3	2,682	2,132	300	1,832	7,229,072
Tsg huk		Residential	2	2,010	1,230	229	1,001	2,012,010
Spandaryan		Residential	3	7,676	1,084	229	855	6,562,980
			1	664	1,230	229	1,001	664,664
Angeghakot		Residential	1	1,792	1,084	229	855	1,532,160
			4	3,462	1,230	229	1,001	3,465,462
<b>Subtotal</b>			<b>21</b>	<b>29,808</b>	-	-	-	<b>51,369,199</b>
<b>TOTAL</b>		<b>144 *</b>	<b>238,889</b>	-	-	-	<b>339,904,369</b>	

\*Note: The total number of landplots for the implementation Option 2 is different from Option 1 (144 vs. 147), because for three land plots without state registration in Angeghakot there was no data available about the sq.meters of total land area. Since the Option 2 calculations are based on the total land area sq.meters, no compensation was calculated in Option 2 for the three mentioned lands.

## Appendix 11. Calculation of Compensation for Severe Impact.

### Allowance for Severe Impact on Income Generating Assets: Crops

	Community	Cadastral Code	Existing types of crops	Area of existing crops on total land	Area of existing crops on affected land	Agric. income loss (land) 10% or more	Productivity	Market price of 1 kg of harvest	Compensation per sq.m of harvest	Allowance for severe impact	N of HH
				sq.m	sq.m	%	(kg/sq.m)	(AMD/kg)	(AMD/sq.m)	(AMD)	N
1	Tsakqar	05-045-0080-0002	wheat	1,200	695	57.92	0.30	180	54	37,530	1
2	Tsakqar	05-045-0080-0003	wheat	1,200	1,200	100	0.30	180	54	64,800	1
3	Tsakqar	05-045-0080-0010	wheat	1,200	1,200	100	0.30	180	54	64,800	1
4	Tsakqar	05-045-0080-0011	barley	1,200	841	70.08	0.28	180	50	42,050	1
5	Tsakqar	05-045-0081-0005	barley	1,200	150	12.5	0.28	180	50	7,500	1
6	Tsakqar	05-045-0081-0006	wheat	1,200	1,137	94.75	0.30	180	54	61,398	1
7	Tsakqar	05-045-0082-0010	wheat	1,200	1,200	100	0.30	180	54	64,800	1
8	Tsakqar	05-045-0082-0011	wheat	1,200	1,200	100	0.30	180	54	64,800	1
9	Tsakqar	05-045-0082-0012	wheat	1,200	1,200	100	0.30	180	54	64,800	1
10	Dzoragyugh	05-060-0053-0027	wheat	608	419	68.91	0.30	180	54	22,626	1
11	Dzoragyugh	05-060-0440-0017	wheat	1,250	918	73.44	0.30	180	54	49,572	2
12	Dzoragyugh	05-060-0448-0002	wheat	1,210	156	12.89	0.30	180	54	8,424	1
13	Dzoragyugh	05-060-0448-0003	wheat	1,400	905	64.64	0.30	180	54	48,870	1
14	Dzoragyugh	05-060-0448-0004	wheat	1,190	1,190	100	0.30	180	54	64,260	1
15	Dzoragyugh	05-060-0448-0005	wheat	1,360	1,360	100	0.30	180	54	73,440	1

16	Dzoragyugh	05-060-0448-0007	wheat	1,190	935	78.57	0.30	180	54	50,490	1
17	Dzoragyugh	05-060-0449-0004	wheat	1,340	614	45.82	0.30	180	54	33,156	1
18	Tsghuk	09-049-0001-0022	potato	460	460	100	1.90	180	342	157,320	4
19	Spandaryan	09-084-0003-0013	potato	2,150	643	29.91	1.90	180	342	219,906	1
20	Spandaryan	09-084-0003-0016	barley	3,170	951	30	0.28	180	50	47,550	5
21	Angeghakot	09-013-0001-0015	barley	130	130	100	0.28	180	50	6,500	1
22	Angeghakot	09-013-0001-0016	barley	1,180	844	71.53	0.28	180	50	42,200	1
23	Angeghakot	09-013-0002-0007	potato	950	421	44.32	1.90	180	342	143,982	1
24	Angeghakot	09-013-0100-0006	potato	560	560	100	1.90	180	342	191,520	3
	<b>TOTAL</b>			<b>28,948</b>	<b>19,329</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,632,294</b>	<b>34</b>