



## **TRANSMISSION GRID STRENGTHENING PROJECT**

### **CONSTRUCTION OF AKHALTSIKHE-BATUMI 220kV DOUBLE CIRCUIT POWER TRANSMISSION LINE**

## **RESETTLEMENT ACTION PLAN**

### **Annexes**

**Segment II – Section I: km 0- km 7.7  
(From Tower # 249– to Tower # 273)**

WB Review – March 2016

February, 2016

## Annex 1 Summary of Physical Displacement, Severe Impacts and Vulnerable Cases

Segment II, Section 1 of the transmission line will have impacts on lands from 97 Affected Households (AH), however only 2 households will need to be physically resettled and 3 households will lose permanently more than 10% of total productive area. In all remaining cases the impacts will be marginal given that people are allowed to continue with agricultural activities on lands partially affected by easement required for the transmission line's right of way. In addition, 9 AH are considered vulnerable but they will not be severely affected or need to resettle. It must be highlighted that under this Section there are no cases of people living or using government-owned land who are not legalizable (i.e. squatters).

**Table A1.1 Physical Displacement (loss of house)**

#	#	KM+	# People	Women/Men	School age children	Vulnerable AH (Yes/No)	Type of Home	Area m <sup>2</sup> (rooms)	Economic Activity	Severe Impact (more than 10% of productive land) (Yes/No)	Utilities (Yes/No)			Entitlement	Amount of compensation and allowances (GEL)
											Water	Sewage	Electricity		
1	AH 202	km 0-7.7	3	2/1	0	No	concrete	128 (6)	Agriculture/ Public Sector	Y	Y	N	Y	Permanent Land Acquisition /Easement for Partially Affected Land/ Residential House/Severe Impact/ Relocation Allowance/ Crops	460199.75
2	AH 726	km 0-7.7	7	4/3	3	No	wood	62 (2)	Agriculture / Private Business	N	N	N	Y	Easement for Partially Affected Land/ Residential House/Relocation Allowance/ Crops	79731
	<b>Total</b>		<b>10</b>	<b>6/4</b>	<b>3</b>			<b>190 (8)</b>							<b>539930.75</b>



Table A1.3 Vulnerable cases

#	#	KM+	# People	Women/Men	Cause of Vulnerability	Crops	Area affected (Permanent)	More than 10% of productive land permanently lost	Physical Displacement	Entitlement (cash, land, allowance, etc?)	Amount of compensation and allowances (GEL)
1	AH 410	km 0- km 7.7	5	3/2	Economically Disadvantaged	Maize/Beans	0	No	No	Permanent Land Acquisition /Easement for Partially Affected Land/ Vulnerability/Crops	73167.5
2	AH 235	km 0- km 7.7	5	3/2	Economically Disadvantaged	N/A	0	No	No	Permanent Land Acquisition /Easement for Partially Affected Land/ Vulnerability/Crops	3535.5
3	AH 251	km 0- km 7.7	3	1/2	Economically Disadvantaged	N/A	0	No	No	Easement for Partially Affected Land/ Vulnerability	2824.5
4	AH 238	km 0- km 7.7	5	3/2	Economically Disadvantaged	N/A	0	No	No	Permanent Land Acquisition /Easement for Partially Affected Land/ Vulnerability	2969.75
5	AH 703	km 0- km 7.7	7	2/5	Economically Disadvantaged	N/A	0	No	No	Easement for Partially Affected Land/ Vulnerability	1892.25
6	AH 220	km 0- km 7.7	6	4/2	Economically Disadvantaged	Maize/Beans	0	No	No	Easement for Partially Affected Land/ Vulnerability/ Crops	23304
7	AH 209	km 0- km 7.7	6	3/3	Economically Disadvantaged	N/A	353	No	No	Permanent Land Acquisition /Easement for Partially Affected Land/ Vulnerability/Crops	6135.6
8	AH 200	km 0- km 7.7	1	1/0	Female Headed HH	N/A	0	No	No	Easement for Partially Affected Land/ Vulnerability/Crops	3513.2
9	AH 730	km 0- km 7.7	6	3/3	Economically Disadvantaged	N/A	21	No	No	Permanent Land Acquisition /Easement for Partially Affected Land/ Vulnerability/Crops	8885.2
	<b>Total</b>		<b>44</b>	<b>23/21</b>			<b>374</b>				<b>126227.5</b>

**Table A1.4 Summary of Affected Households**

#	# AH	Physical Displacement (loss of house)	Severe impacts (permanent loss of <10% of productive land)	Vulnerable cases
1	202			
2	726			
3	169			
4	655			
5	410			
6	235			
7	251			
8	238			
9	703			
10	220			
11	209			
12	200			
13	730			

## Annex 2 Valuation Methods

1. **Land Valuation;** Land has been valued at replacement cost based on the average market value. That is based on the average sale value of comparable land in type, location and features. Based on the average market sales, adjustments were made according to the comparison parameters, in the following sequence as applicable:

- (i) Transfer of ownership rights for the real estate property;
- (ii) Financial conditions;
- (iii) Sale conditions;
- (iv) Further costs related to sale;
- (v) Sales dynamics at the market (the sale date);
- (vi) Location;
- (vii) Physical parameters;
- (viii) Economic parameters;
- (ix) Use;
- (x) Existence of real estate property.

### **Calculation of the market prices of the land plots with a sales comparison method**

The sales comparison method was used to fix the monetary value of the affected land plots. This method implies comparing the object to be assessed to other objects with the market value known (i.e. the land plot in question was sold or bought).

The land plots to be evaluated are located on the territory of Shuakhevi and Keda (villages: Gogiashvilebi, Dandalo, Kokotauri, etc.).

220 kV transmission line is located in the gorge of the river Adjaristskali.

The land plots to be evaluated are different with their locations, shapes, parameters, soil structure, designation and other data. This is why, in the course of evaluation, the land plots were classified in groups. Each group consists of the land plots with similar parameters (their market value is also similar accordingly). Then, the types of the land plots of different groups were evaluated.

The following types of the land groups were identified:

**Type 1 – Non-agricultural land plots** located adjacent to Akhaltsikhe-Batumi motor road, 5-50 m from it and having a commercial value due to their border with the central road.

**Type 2 - Agricultural land plots** located adjacent to Akhaltsikhe-Batumi motor road, 5-50 m from it.

**Type 3 – Agricultural land plots** located not so near Akhaltsikhe-Batumi motor road, but 50 m or more from it, with no border with Akhaltsikhe-Batumi road and used as homestead lands.

**Type 4 – Agricultural land plots** located not so near Akhaltsikhe-Batumi motor road, but 50 m or more from it, with no border with Akhaltsikhe-Batumi road, with perennial agricultural crops growing on them, showing the trace of cultivation and people grow agricultural crops on them.

**Type 5 – Agricultural, non-cultivation land plots** not belonging to Type 4, not used to grow agricultural crops, with their surface inclined and/or steep. Such plots of land are apparently used as pastures, or to grow perennial plantings, which are not agricultural crops.

In order to evaluate the land plots, the relevant market segment and values under the agreements and contracts concluded for similar real estate on the territories of the above-said villages and their adjacent villages must be considered.

Aiming at fixing the market values in the course of evaluation, we obtained the data about similar

properties based on the present market offers and data of the agreements provided by the National Agency of the Public Registry (NAPR) (the sources of information are referred to in the table below) given in Table A1. In addition, it should be noted that NAPR has too scarce information about selling and buying the land plots in Shuakhevi and Keda regions, as free land plots, due to the peculiar relief (sloping, steep) in the regions are almost absent, and importantly, the land plots in the villages are distributed among the old families living there and are given to the future generations by heritage or as gifts. The analogics to fix the market prices of the lands were obtained based on the agreements concluded for the compensation amounts paid for the land plots expropriated with the similar purpose. The information received as a result of the oral questioning of the population was also taken into account.

Table A1

Area	Designation	Address/location	Deal/offer unit price, Gel	Source of information
2805.00 sq.m. land plot	Agricultural	Village Takidzeebi, Shuakhevi region	1.0 sq.m. – 9.90	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No. 882013382041 Cadastre Code: 24.07.35.298
2900.00 sq.m. land plot	Agricultural	Village Takidzeebi, Shuakhevi region	1.0 sq.m. – 9.90	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No. 882013446517 Cadastre Code: 24.07.35.006
1400.00 sq.m. land plot	Non-agricultural	Village Takidzeebi, Shuakhevi region “Khichauri”	1.0 sq.m. – 10.05	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No. 882013384934 Cadastre Code: 24.07.35.020
5299.00 sq.m. land plot	Agricultural	Village Koromkheti, Kedi region	1.0 sq.m. – 1.13	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No. 882012115256 Cadastre Code: 21.03.31.024
270.00 sq.m. land plot	Agricultural	Khelvachauri settlement, the city of Batumi	1.0 sq.m. – 22.78	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No. 882014018344 Cadastre Code: 05.35.23.376

**Table A2. Corrections to the land plots to be evaluated located in the buffer zone of the high-voltage power transmission line (Gel, unit: 1.00 sq.m.)**

Comparison element	Analogue No. 1	Analogue No. 2	Analogue No. 3	Analogue No. 4	Analogue No. 5
Price of 1 sq.m. (Gel)	9.90	9.90	10.05	1.13	22.78
Selling costs	The one of a buyer	The one of a buyer	The one of a buyer	The one of a buyer	The one of a buyer
Correction coefficient	No	No	No	No	No
Corrected price of 1 sq.m.	9.90	9.90	10.05	1.13	22.78
Location	Not so good	Not so good	Not so good	Not so good	Better
Correction coefficient	1.5	1.5	1.5	3.0	0.7

Corrected price of 1 sq.m.	14.85	14.85	15.07	3.39	15.95
Physical properties	Better	Better	Better	Not so good	Better
Correction coefficient	0.9	0.9	0.9	1.5	0.8
Corrected price of 1 sq.m.	13.36	13.36	13.56	5.08	12.76
Partial purchase	Similar	Similar	Similar	Similar	Similar
Correction	No	No	No	No	No
Corrected price of 1 sq.m.	13.36	13.36	13.56	5.08	12.76

Correction comment:

- The first correction considers the location of the land plots (distance from a motor road, settled area, etc.).
- The second correction is done according to the physical properties of the plots (area, parameters, structure, etc.).

### Fixing the land compensation value

After considering the analogues and studying the data and corrected prices, the value of the unit land was fixed by calculating the mean weighted value. When agreeing the results of the corrected prices, the analogues being most comparative to the objects to be evaluated and with least corrections were given the highest specific weight.

The market value of the unit land to be evaluated (by using the weighted value) was calculated by us with the following formula:

$$Vwa = \sum_{i=1}^n Pi^* \left\{ Ri / \sum_{i=1}^n R \right\}$$

Where

**Vwa** - is the mean weighted value;

**Pi** – is the corrected price of each analogue;

$\sum R$  – is the sum of the rated weights of the corrected prices of the analogues of comparison;

**Ri** - is the rated weight of the corrected price of each object of comparison.

Consequently, the calculation of the market value of the object to be evaluated by using the mean weighted value is given in Tables A3 and A4.

**Table A3**

Description	Pi	Ri	Vi
Price of the corrected analogue No. 1	13.36	1.50	3.1
Price of the corrected analogue No. 2	13.36	1.50	3.1
Price of the corrected analogue No. 3	13.56	1.50	3.1
Price of the corrected analogue No. 4	5.08	0.50	0.4
Price of the corrected analogue No. 5	12.76	1.50	2.9
$\sum R$		<b>6.50</b>	
<b>Vwa</b>			<b>12.6</b>
<b>Corrected market value of 1 sq.m. land to be evaluated, Gel</b>			<b>12.5</b>

**Note:** the value of the land plots was fixed by considering the present market demand and supply and factors influencing the value (designation, use, distance from recreation and/or entertainment zone, distance from motor roads/settled areas/communications, etc.). For this purpose, the data of the real estate market of Georgia was studied based on the market offers and data provided by NAPR. The basic price was fixed in comparison to an agricultural cultivation land plot. The given data were used to fix the ratio between the calculated prices and the prices of the other plots.



Table A4

Calculation of the compensation amounts of the land plots for different types and functions				
Type	Designation of the plot	Basic value of 1 sq.m. land plot, Gel	Correction coefficient	Compensation value of 1 sq.m. land plot, Gel
I	Non-agricultural land plots located adjacent to Akhaltsikhe-Batumi motor road, 5-50 m from it and having a commercial value due to their border with the central road.	12.50	1.32	16.5
II	Agricultural land plots located adjacent to Akhaltsikhe-Batumi motor road, 5-50 m from it.		1.12	14
III	Agricultural land plots located not so near Akhaltsikhe-Batumi motor road, but 50 m or more from it, with no border with Akhaltsikhe-Batumi road and used as homestead lands.		1.2	15
IV	Agricultural land plots located not so near Akhaltsikhe-Batumi motor road, but 50 m or more from it, with no border with Akhaltsikhe-Batumi road, with perennial agricultural crops growing on them, showing the trace of cultivation and people grow agricultural crops on them.		1.0	12.50
V	Agricultural, non-cultivation land plots not belonging to Type 5, not used to grow agricultural crops, with their surface inclined and/or steep. Such plots of land are apparently used as pastures, or to grow perennial plantings, which are not agricultural crops.		0.64	8

**Note:**

1. The Table shows the land plots only with the designation and use affected by the Project.
2. The Table gives the calculation of the compensation values of all land plots by using the correction coefficients multiplied by the basic compensation value of 1 sq.m. of land.
3. The correction coefficients are fixed based on the study of the market data and consider the present demand and supply and designation, use, distance from the sea/transport infrastructure and communications).
4. All gained results are rounded.

As for the single compensation for servitude of 1 sqm. of land (Letter No. 4527/07 of JSC Georgian State Electrosystem of December 02, 2014), following the international evaluation standards, it was fixed by using the ratio between the market value of each category and inflicted damage/not received profit (Table 5).

Table A5

Type	Designation of the plot	Compensation value of 1 sq.m. land plot, Gel	Single compensation value for servitude of 1 sq.m. of land
I	Non-agricultural land plots located adjacent to Akhaltsikhe-Batumi motor road, 5-50 m from it and having a commercial value due to their border with the central road.	16.5	8.50
II	Agricultural land plots located adjacent to Akhaltsikhe-Batumi motor road, 5-50 m from it.	15	7
III	Agricultural land plots located not so near Akhaltsikhe-Batumi motor road, but 50 m or more from it, with no	12.50	4.50

	border with Akhaltsikhe-Batumi road and used as homestead lands.		
IV	Agricultural land plots located not so near Akhaltsikhe-Batumi motor road, but 50 m or more from it, with no border with Akhaltsikhe-Batumi road, with perennial agricultural crops growing on them, showing the trace of cultivation and people grow agricultural crops on them.	8	1.2
V	Agricultural, non-cultivation land plots not belonging to Type 5, not used to grow agricultural crops, with their surface inclined and/or steep. Such plots of land are apparently used as pastures, or to grow perennial plantings, which are not agricultural crops.	5	0.75

2. **Buildings Valuation.** Buildings have been valued at replacement cost based on the direct and indirect costs at market value necessary for the construction of a comparable building i.e. what construction of a building of similar parameters would cost today. No deductions were made for amortization. The parameters for calculating the direct and indirect costs are the following as applicable to individual cases.

- a. Direct costs include:
- (i) Salaries of workers;
  - (ii) Purchase of construction materials;
  - (iii) Preparatory expenses;
  - (iv) Rent or purchase of equipment;
  - (v) Profit and overhead expenses of the constructor;
  - (vi) Expenses incurred to ensure safety measures during the construction/repair;
  - (vii) The cost of arranging temporary structures;
  - (viii) Temporary communications (electricity, water, gas supply etc.);
  - (ix) Warehouse costs;
  - (x) Transportation costs;
  - (xi) Other costs
- b. Indirect costs include:
- (i) Cost of professional services:
    1. Compensation of the architect/designer;
    2. Compensation for engineering services;
    3. Legal expenses;
    4. Compensation for valuator's services;
    5. Other expenses
  - (ii) Expenses incurred to receive permits;
  - (iii) Insurance costs;
  - (iv) Financing %;
  - (v) Guarantee necessary to secure the contract implementation by the contractor building the new building;
  - (vi) Other expenses

3. **Compensations for Annual Crops.** This item has been valued at market ha, area of affected crops and current gross market values of the crop. The details are given in a table A 6.

**TableA6 Compensation for the Annual Crops**

Crops	Unit	Productivity per 1 ha	Market price of unit of crops, GEL	Crop Compensation Price (GEL) per 1 ha	Crop Compensation Price (GEL) per 1 sq.m
Potato	ton	26	600	15600	1.56

<b>Cabbage</b>	ton	22	300	<b>6600</b>	0.66
<b>Beans</b>	kg	800	5	<b>4000</b>	0.4
<b>Garlic</b>	kg	1600	5	<b>8000</b>	0.8
<b>Tomatoes</b>	ton	20	800	<b>16000</b>	1.6
<b>Barley</b>	kg	3000	0.6	<b>1800</b>	0.18
<b>Maize</b>	kg	5000	0,8	<b>4000</b>	0.4
<b>Wheat</b>	kg	4000	1	<b>4000</b>	0.4
<b>Strawberry</b>	kg	4000	1,3	<b>5200</b>	0.52
<b>Alfalfa</b>	Bale	350	4.0	<b>1400</b>	0.14
<b>Hay</b>	Bale	300	4.0	<b>1200</b>	0.12
<b>Capsicum</b>	kg	500	1.20	<b>600</b>	0.06
<b>Tobacco</b>	kg	1500	0.8	<b>1200</b>	0.12
<b>Other vegetables</b>	-	-	-	<b>5000</b>	0.5

4. **Compensations for Perennial Plants.** These items have been valued differently for wood trees; productive trees in production age and productive trees not yet productive.

**A Fruit Trees in Productive Age:** The value of these items has been defined according to the following parameters:

- 1) Product of the tree at the productive stage or age of the tree at the moment of cutting ( which is defined by tables prepared by the consultants based on figures from the Department of Statistics of Georgia and recognized academic publications which detail the average productivity of a tree within intervals of 5 years) of the tree at the moment of cutting;
- 2) Average value of future produce lost at farm gate market price (defined based on the numbers of productive years from the year a tree is cut to the year when a tree will stop production), and;
- 3) Number of years needed to re-grow the tree at the productive stage (age) in which it was cut.

**B Wood Trees:** Wood trees have been valued based on growth category and value of wood of the tree at the age the tree was cut.

**C Non Productive Fruit Trees.** These items have been valued based on the value of the investment made to grow the tree to the age in which the tree was cut.

The valuation of the tree obtained will be discounted for: the value of yearly productive inputs (the future income to be compensated are virtual and therefore should not involve productive inputs costs). The formula to compensate one productive tree will thus be:

$$C=(K*V*L)$$

Where:

C - is compensation value of tree.

K – is average annual productivity of 1 tree according to age categories

V – is market price at farm gate of 1 kg product

L – is years to be compensated (years needed for growing up a tree of the same rate of productivity as the one cut.

Calculated unit prices for each tree species are provided in a table A7:

Type	Groups by Age	Cost for 1 seedling	wholesale Market price 1 kg., GEL	Years to be compensated	Average productivity in 1 year, kg	Annual income, GEL	Cost for 1 tree, GEL
1	2	3	4	5	6	7	8
Black Cherry /Sweet Cherry	Seedling (<5)	5	2	5	3	6	26
	05-10	5	2	5	10	20	75
	10-20	5	2	5	16	32	117
	20+	5	2	5	10	20	75
Peach	Seedling (<5)	6	1,5	5	4	6	27
	05-10	6	1,5	5	15	22,5	85
	10-20	6	1,5	5	40	60	216
	20+	6	1,5	5	25	37,5	137
Apricot	Seedling (<5)	4	1,5	5	3	4,5	20
	05-10	4	1,5	5	15	22,5	83
	10-20	4	1,5	5	40	60	214
	20+	4	1,5	5	25	37,5	135
Walnut	Seedling (<5)	10	5	5	4	20	80
	05-10	10	5	10	15	75	535
	10-20	10	5	10	25	125	1235
	20+	10	5	10	30	150	1060
Quince	Seedling (<5)	4	1,5	5	3	4,5	20
	05-10	4	1,5	5	15	22,5	83
	10-20	4	1,5	5	30	45	162
	20+	4	1,5	5	20	30	109
Pear	Seedling (<5)	4	1,2	5	7	8,4	33
	05-10	4	1,2	7	20	24	122
	10-20	4	1,2	7	70	84	416
	20+	4	1,2	7	45	54	269
Plum	Seedling (<5)	4	0,8	5	8	6,4	26
	05-10	4	0,8	5	15	12	46

	10-20	4	0,8	5	30	24	88
	20+	4	0,8	5	20	16	60
<b>Mulberry</b>	Seedling (<5)	5	1,5	5	4	6	26
	05.-10	5	1,5	5	10	15	58
	10-20	5	1,5	5	16	24	89
	20+	5	1,5	5	10	15	58
<b>Hazelnut</b>	Seedling (<5)	2	2	5	2	4	16
	05-10	2	2	5	5	10	37
	10-20	2	2	5	6	12	44
	20+	2	2	5	4	8	30
<b>Wild Plum</b>	Seedling (<5)	3	0,8	5	7	5,6	22,6
	05-10	3	0,8	5	15	12	45
	10-20	3	0,8	5	50	40	143
	20+	3	0,8	5	25	20	73
<b>Apple</b>	Seedling (<5)	4	1	5	5	5	22
	05-10	4	1	6	25	25	109
	10-20	4	1	6	70	70	298
	20+	4	1	6	40	40	172
<b>Grape</b>	Seedling (<5)	2	1,5	4	5	7,5	23
	05-10	2	1,5	4	7	10,5	31
	10-20	2	1,5	4	9	13,5	40
	20+	2	1,5	4	5	7,5	23
<b>Cornelian cherry</b>	Seedling (<5)	3	2	5	2	4	17
	05-10	3	2	5	3	6	24
	10-20	3	2	5	4	8	31
	20+	3	2	5	3	6	24
<b>persimmon</b>	Seedling (<5)	2	1	5	5	5	20
	05-10	2	1	6	10	10	44
	10-20	2	1	6	30	30	128
	20+	2	1	6	20	20	86
<b>Fig tree</b>	Seedling (<5)	3	1,5	5	5	7,5	29

	05-10	3	1,5	6	10	15	66
	10-20	3	1,5	6	30	45	192
	20+	3	1,5	6	20	30	129
<b>Kiwi</b>	Seedling (<5)	3	1,5	4	5	7,5	24
	05-10	3	1,5	4	10	15	45
	10-20	3	1,5	4	30	45	129
	20+	3	1,5	4	20	30	87
<b>Pomegranate</b>	Seedling (<5)	4	2	5	5	10	39
	05-10	4	2	6	10	20	88
	10-20	4	2	6	30	60	256
	20+	4	2	6	20	40	172
<b>Tangerine tree</b>	Seedling (<5)	3	1,25	5	10	12,5	47
	05-10	3	1,25	5	30	37,5	134
	10-20	3	1,25	5	80	100	353
	20+	3	1,25	5	50	62,5	222
<b>Orange tree</b>	Seedling (<5)	4	1,5	5	10	15	57
	05-10	4	1,5	5	30	45	167
	10-20	4	1,5	5	80	120	424
	20+	4	1,5	5	50	75	267
<b>Lemon tree</b>	Seedling (<5)	4	1,3	5	5	6,5	27
	05-10	4	1,3	5	15	19,5	72
	10-20	4	1,3	5	35	45,5	163
	20+	4	1,3	5	20	26	95
<b>Chestnut</b>	Seedling (<5)	7	1	5	30	30	112
	05-10	7	1	10	50	50	357
	10-20	7	1	10	120	120	1057
	20+	7	1	10	120	120	847
<b>Berry</b>	Seedling (<5)	2	2,5	5	2	5	20
	05-10	2	2,5	5	3	7,5	28

	10-20	2	2,5	5	4	10	37
	20+	2	2,5	5	3	7,5	28
Laurel	Seedling (<5)	1	4	5	1	4	15
	05-10	1	4	5	2	8	29
	10-20	1	4	5	2	8	29
	20+	1	4	5	1	4	15
Cherry Laurel	Seedling (<5)	2	0,25	8	2	0,5	5
	05-10	2	0,25	8	4	1	8
	10-20	2	0,25	8	10	2,5	16
	20+	2	0,25	8	7	1,75	12
Barberries	Seedling (<5)	5	2,5	5	3	7,5	31
	05-10	5	2,5	5	5	12,5	49
	10-20	5	2,5	5	7	15,5	66
	20+	5	2,5	5	5	12,5	49
Medlar	Seedling (<5)	4	1,5	6	3	4,5	23
	05-10	4	1,5	6	10	15	67
	10-20	4	1,5	6	20	30	130
	20+	4	1,5	6	10	15	67
Medlar subtropical	Seedling (<5)	4	2	6	3	6	29
	05-10	4	2	6	10	20	88
	10-20	4	2	6	20	40	172
	20+	4	2	6	10	20	88
Dog rose	Seedling (<5)	5	2	5	3	6	26
	05-10	5	2	5	5	10	40
	10-20	5	2	5	7	14	54
	20+	5	2	5	5	10	40

## Annex 3

### INFORMATION LEAFLET LAND ACQUISITION AND RESETTLEMENT POLICY<sup>1</sup>

#### Information for APs

The goal of the present Information Leaflet is to provide the information about —Akhaltzikhe-Batumi 220 kV Double Circuit Power Transmission Line Construction Project developed by JSC Georgian State Electrosystem and describe the Project impacts, including on the land owners/users. This document does not claim to be thorough, but it will give the readers sufficient understanding of the Project, evaluation of the Project impact on the population within the Project area and process of planning the prevention/mitigation measures. It will also inform the land owners and users about the policy of land acquisition and resettlement.

#### **Introduction**

Adjaristskqali Georgia LLC, the company implementing the project for Adjaristskqali HPP cascades, is the property of IFC, a member of companies Clean Energy Invest AS (Norway), Tata Power International (India) and World Bank Group. The Project will be implemented in line with the social and environmental policy of the World Bank and Georgian legislation. Under the agreement reached between the Company, World Bank, JSC Georgian State Electrosystem and Government of Georgia, the Company shall finance the engineering and environmental studies for the Project, while the construction operations are planned to be financed by the WB. Mott MacDonald Ltd. (UK) was charged with developing the Power Transmission Line Construction Project, and DG Consult Ltd (Georgia) was charged with developing the Environmental and Social Impact Assessment (ESIA) and The Institute of Economic Research. Ltd. DG Consulting and Alligator were charged with developing the Resettlement Plan and accomplishing field, survey and evaluation works. JSC Georgian State Electrosystem is responsible for the construction and operation of the 220 kV Power Transmission Line, which will be the owner of the Line. JSC Georgian State Electrosystem will also be responsible for the land acquisition. The present Information Leaflet is one of the means of informing the Project-affected people about the procedures and mitigation measures and compensation policy while acquiring their own lands.

#### **Description of the Project**

Different Project facilities/sections are located in the municipalities of Batumi, Khelvachauri, Keda, Shuakhevi, Khulo, Adigeni and Akhaltzikhe. The construction costs are approximately 40 mln. USD. The construction envisages building Akhaltzikhe-Batumi 220 kV Double Circuit Power Transmission Line to connect Shuakhevi and Kormokheti HPPs to the Georgian power network.

The major activity during the construction of the Transmission Line covers such operations, as building access roads to the tower sites, building concrete tower foundations, tower installation (with approximately 300-400-m spans) and stretching the power transmission wires. The towers of the Power Transmission Line will be approximately 50 m high and need approximately 170-785 m<sup>2</sup> area for their foundations, depending on their location (the ones over the slope will need more area).

The present Leaflet is the instrument of informing the Project-affected people about the procedures and compensation policy developed within the scope of the Resettlement Plan.

#### **Resettlement Policy and Principles**

The land needed for the construction of the Power Transmission Line will be purchased in line with the legislation of Georgia. At the same time, the WB requirements (OP/BP 4.12) implying the regulation of the compensation payment procedure within the scope of a single plan and rendering rehabilitation assistance depending on the status of vulnerability and inflicted damage will be considered. The WB Policy sets the following requirements:

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<sup>1</sup> This informational leaflet was distributed to all PAPs in the project's direct area of impact from 4<sup>th</sup> of September till 14<sup>th</sup> of September, 2014; on 6-7<sup>th</sup> of December, 2014 and 13<sup>th</sup> of February, 2016.



(i) the impact of land acquisition and resettlement shall be avoided or minimized by using all available alternatives of the Project, (ii) the Land Purchase and Resettlement Action Plan shall be developed and realized as to at least maintain or restore the living standards of the affected people, (iii) the affected people shall be given relevant consultations and their opinion will be considered at the stage of designing and during the Project implementation, (iv) any damage associated with the loss of land or property shall be compensated in full by considering the market value of the land or property fixed by the onset of the Project, (v) the affected households willfully and/or unlawfully occupying project affected land plots that do not subject to legalization under the effective legislation, shall be paid the replacement value of the lost property (buildings and premises, trees, etc.) attached to the land plots and price of the harvest of the lost annual crops, (vi) the title of all affected owners, which can be legalized under the legislation of Georgia shall be recognized with their property registered and fully compensated, (vii) the socially vulnerable households and extremely damaged people shall be rendered special assistance, (viii) the damaged people shall be given the information about the land acquisition and resettlement policies and procedures in the local language, (ix) the compensation shall be paid, resettlement assistance shall be rendered and rehabilitation measures shall be accomplished fully prior to the commencement of the construction works, and (x) relevant mechanisms shall be designed and introduced to resolve the grievances of the affected people (if any).

#### **Compensation Eligibility, Cut-Off Date and Property Title Documents**

Land acquisition and rendering assistance, including non-monetary assistance within the scope of the Project shall be done in line with the Compensation Entitlement Matrix approved within the scope of the Land Acquisition and frame Resettlement Plan.

The eligibility for compensation is limited by the cut-off date, which is the start-up date for census survey and is defined for this project as 23 June 2014 for those land plots where no changes in OHL alignment was observed and February 2016 where changes in alignment were done. The said Matrix was developed in line with the effective legislation of Georgia and WB Involuntary Resettlement Policy. Within the scope of the Project, the affected households and people entitle to receive due compensation, or at least rehabilitation, are:

(i) all affected persons/households going to lose their land notwithstanding their legal status, (ii) those living on the land plots occupied by the Project notwithstanding whether they are registered or not, (iii) owners of buildings, harvest, plants or other facilities (located on the land), (iv) affected people going to lose their businesses, incomes or wages.

The title of compensation is limited with a fixed date, which is the starting day of the registration of the affected people and detailed survey. The Compensation Entitlement Matrix is given below. The list shows the relationship between the people with different legal status, social state and under different degrees of impact and the kinds of compensations or assistance they are entitled to receive.

92. Tasks under the Project will be implemented according to a compensation eligibility and entitlements framework in line with both Georgia laws and regulation, WB OP 4.12. A summary entitlements matrix specific for this project is included in **Table B1** below.

**Table B1: Compensation Entitlement Matrix**

Type of Loss	Application	Definition of APs	Compensation Entitlements
<b>Land</b>			
Permanent loss of agricultural and non-agricultural land (e.g. tower sitting, enhancement of access roads)	PAPs permanently losing agricultural land regardless of impact severity	Registered owners	For agricultural lands - Cash compensation at full replacement cost at current market value without deduction of depreciation value and transaction fees or replacement land of same value of land lost and at location acceptable to PAPs where feasible. If any remaining part of the land owned by the registered owners is no longer appropriate for use, such remaining part will be purchased subject to the agreement with the owner.  For non-agricultural lands - Cash compensation at full replacement cost at market value without deduction of depreciation value and transaction fees.
		Legalizable Owner	For agricultural lands - These PAPs will be legalized and provided with cash compensation at full replacement cost of land.  This compensation entitlement will also apply to the legalizable owners using unregistered land plots far from their residence, without registration of such land.  For non-agricultural lands - these PAPs will receive the cash compensation as legalized owners after their title will be legalized and registered at the public register.
		Renters/Lease	Non eligible for land compensation; though, they are eligible for allowance considered in the Entitlement Matrix for other losses.
		Non-legalizable owners (squatters/encroachers)	Non-legalizable PAPs losing agricultural land plot, which is the only land plot used and provides main source of income for AH, will be compensated with one time allowance in cash equal to 1 year of minimum subsistence income (327 GEL X 12 = 3,924 GEL). Besides, they will be paid allowance considered in the Entitlement Matrix for other losses.
Restrictions on use land (e.g. easement for TL's right of way)	PAP not losing their land falling within RoW, but land use restrictions imposed (prohibition of constructing	Registered owners	Easement agreement will include a lump sum easement fee payable to the owner. Such fee to be established by an independent valuation experts.
		Legalizable Owner	These PAPs will be legalized and the owner will receive easement fee as a lump sum in the amount to be determined by an independent valuation experts

	structures and planting trees)	Renter/Leaseholder	Not eligible for easement fee for land-use restriction; though, they are eligible for allowance considered in the Entitlement Matrix for other losses.
		Non-legalizable users	Not eligible for easement fee for land-use restriction; however, PAP will receive allowance for other losses, as per Entitlement Matrix.
<b>Buildings and Structures</b>			
Residential buildings	Landlords /tenants of houses within the entire RoW are subject to physical displacement, as presence of residential structures within the ROW is prohibited	Registered owners	In addition of compensation for loss of land, PAPs will receive compensation and replacement value for the house and will be provided with resettlement assistance to ensure that the family relocates in a new house with access to services and security of tenure.
		Legalizable Owners	These PAPs will be legalized and in addition of compensation for loss of land, PAPs will receive compensation and replacement value for the house and will be provided with resettlement assistance to ensure that the family relocates in a new house with access to services and security of tenure
		Renter/Leaseholder	Non eligible for compensation for the house. The PAP will be informed well in advance to move and receive the equivalent of three months' rent and support to transport belongings to new location.
		Non-legalizable users	Non eligible for compensation for land, but will receive compensation at full replacement cost for the house and will receive additional assistance to ensure that adequate housing with security of tenure and access to services is provided.
Non-residential structures (barns, irrigation, fences, etc.)	Entire RoW, where deployment of some non-residential structures is prohibited	Registered owners	Compensation at full replacement cost for lost structures, in addition of compensation for loss of land.
		Legalizable Owner	These PAPs will be legalized and receive compensation at full replacement cost for lost structures, in addition of compensation for loss of land.
		Renter/Leaseholder	Non eligible
		Non-legalizable users	Eligible for compensation at full replacement cost of all structures built by the non-legalizable user
<b>Loss Of Community Infrastructure/Common Property Resources</b>			
Loss of common property and/or resources	Community/Public Assets	Community/Government	Reconstruction of the lost structure or reestablishment of agricultural lands in consultation with community and restoration of their functions

<b>Loss of Income and Livelihood</b>			
Crops	Standing crops affected or loss of planned crop incomes**	All PAPs regardless of legal status (including registered owners, legalizable, non-legalizable users, and renters)	When possible people will be given enough time to harvest existing crops. Crop compensation in cash at gross market value of actual or expected harvest. Compensation for this item will be provided even in case if the crops were harvested. This compensation is in addition for compensation for permanent acquisition of land or easement fee.
Trees	Removal of trees from the ROW	All PAPs regardless of legal status (including registered owners, legalizable, non-legalizable users, and renters)	Cash compensation at market rate on the basis of type, age market price of product and the productive life of the trees. This compensation is in addition for compensation for permanent acquisition of land or easement fee
Business/Employment	Business/employment loss	Business owner	(i). (permanent impact) cash indemnity of 1 year net income; (ii) (temporary impact) cash indemnity of net income for months of business stoppage. Assessment to be based on tax declaration or, in its absence, minimum subsistence income.
		Workers/employees:	Indemnity for lost wages equal to 3 months of minimum subsistence income and job trainings.
<b>Allowances</b>			
Severe Impacts	>10%loss of productive lands	APs losing permanently (sitting of towers) more than 10% of affected agricultural land (including registered owners, legalizable and non-legalizable users, renters are not eligible)	Additional allowance equivalent to market value of two-year yield from affected land or compensation for 3 months of minimum subsistence income Other income <sup>2</sup> : 1 additional compensation for 3 months of minimum subsistence income. 327 GEL per month x 3 months=981 GEL per AH).
Transportation for physical relocation of houses	Transport/transition costs	All PAPs to be physically relocated(including registered owners, legalizable, non-legalizable users, and renters)	Provision of allowance covering transport expenses and a livelihood expenses for the transitional period for 3 months equal to 3 months of minimum subsistence income. 200 GEL as vehicle hire charge +327 GEL as minimum subsistence income x 3 months = 1,181 GEL per AH
Vulnerable people allowances	Impact on vulnerable people	Economically Disadvantaged AHs, single mother headed household, disabled or elderly	One time allowance equal to 3 months minimum subsistence income (327 GEL/month X 3 months = 981 GEL); and employment priority in project-related jobs for capable members of all vulnerable households.
<b>Temporary use of land</b>			

<sup>2</sup> Non-agricultural income includes all economic activities except Category A: Agriculture. Please refer to <http://unstats.un.org/unsd/cr/registry/regcst.asp?Ci=27>

Temporary use of land during construction	Lease of land for project purposes (e.g. camps, storage)	All PAPs	Contractor will lease land required temporarily during construction on voluntary basis (e.g., willing leaser-willing lessee basis). Landowner will have right to refuse the offer. The maximum period for temporary use is defined as 2 years. Lease rates to be paid should not be less than lease at current market rates, plus compensation for any loss of crops or tress at gross value of 4 year's harvest of crops on the affected lands. It is also required that lands (or other assets) be fully cleared and restored following use.
<b>Construction impacts not related to land acquisition<sup>11</sup></b>			
Damages to houses, buildings, and structures affected during construction.	In relation to impacts that are not related to land acquisition such as potential damages of vibrations or discomfort caused by road traffic.	All PAPs regardless of legal status	Construction contractor will conduct assessment of damages, compare with existing baseline information and corresponding remedial actions (e.g. reparations, etc.) proposed to the affected party. If damages cannot be mitigated or fixed the affected houses and other buildings will be managed in accordance to the principles of the RPF, this RAP and it will be compensated in full for the whole building irrespective of the specific degree of impact. Compensation will be provided in cash at replacement cost free of deductions for depreciation, transaction costs or salvaged materials. All relevant PAPs are entitled to this provision by default irrespective of the registration status of the affected item. Salvaged materials after demolition of the building are deemed to be owned by the AH.

## Compensation Matrix

### I. Permanent loss of land

The registered owners of the land plots or owners with their title capable of being legalized under the effective legislation, will receive the monetary compensation of the substitution value of their affected land plots, or in case there are available land resources and the affected persons requires so, of a substitution land plot with the same fertility and area. All affected owners having purchased the land, received the land as heirs or through the state privatization process, will be eligible to the compensation.

The squatters with their title to the land impossible to legalize, are not eligible to the land compensation, but they will receive the compensation for the real estate, trees, lost harvest and/or lost incomes (suspended business, etc.).

The affected land tenants shall be given the opportunity to rent alternative agricultural land plots provided there are due land resources in the state reserve.

### II. Limitation of the land use/ownership, the servitude

The land owners shall be compensated for the hampered agricultural activities or delay in using their lands, as well as for plantings, agricultural crops and/or real property during the construction and operation on the land under the servitude (limitation of title).

### III. Loss of real property

In case of a loss of a residential or non-residential buildings (total loss of bad damage (over 20%-if agreed better to state it in the Entitlement Matrix as well), the owners of the buildings and premises, despite their legal status, will receive the monetary compensation of the substitution value of their lost property, without any deduction, fees, bank service percent or value of depreciation.

In case of minor damages to the buildings or premises, the owner is eligible to the

rehabilitation or the building or monetary compensation necessary to restore the damaged building or premise by considering the market prices of the construction materials and services.

In case the roadside commercial premises (e.g. booths, gas stations, restaurants, etc.) get damaged, the owners are eligible to the monetary compensation with the substitution value without depreciation or relocation of the premise/building to a near safe location to run the same business.

Loss of fruit-bearing trees. In such a case, the owner is eligible to the monetary compensation of the market value of the trees by considering the type and age of the trees and harvest they give.

#### **IV. Loss of annual crop harvest**

The affected owners of the crops, despite their legal status, shall receive the monetary compensation in the amount of the expected harvest lost due to the construction.

#### **V. Loss of income due to the suspended business**

The affected persons are eligible to the monetary compensation for the damage they experience due to the temporal suspension of their businesses and/or relocation their businesses to new locations. The amount of compensation shall be calculated based on the income fixed in the Income Declarations. The households and persons affected due to the temporal loss of the access roads to their agricultural plots belong to the same category, and shall receive the monetary compensation adequate to the lost harvest.

#### **Grievance Resolution Process**

93. Stage 1 – The member secretary of GRCs and Rayon level LAR Team will be regularly available and accessible for APs to address concerns and grievances. The APs shall be informed of the details of contact persons to whom complaints were submitted. The contractor Rtsmunebuli and Sakrebulo shall be warned that all complaints they may receive from APs shall be immediately submitted to the contact persons of GRC (coordinator and secretary), which will then organize a meeting and informally review the complaint with the aggrieved AP. If the AP is not satisfied, the GRC shall assist him/her in lodging an official complaint to the relevant body (i.e. Roads Department). The complaints and grievances from the APs will be addressed through the process described below in Table B2.

**Table B2: Grievance Resolution Process**

<b>Steps</b>	<b>Action</b>	<b>Process</b>
Step 1	Negotiations with APs	The complaint is informally reviewed by the GRC, which takes all necessary measures to resolve the dispute amicably.
Step 2	GRC Resolution	<p>If the grievance is not solved during the negotiations, the GRC will assist the aggrieved APs to formally lodge the grievances to the GRC.</p> <p>The aggrieved APs shall submit their complaints to the GRC within 1 week after completion of the negotiations at the village level. The aggrieved AP shall produce documents supporting his/her claim. The GRC member secretary will review the complaint and prepare a Case File for GRC hearing and resolution. A formal hearing will be held with the GRC at a date fixed by the GRC member secretary in consultation with Convener and the aggrieved APs.</p> <p>On the date of hearing, the aggrieved AP will appear before the GRC at the Gangeoba office for consideration of grievance. The member secretary will note down the statements of the complainant and document all details of the claim. The decisions from majority of the members will be considered final from the GRC at Stage 1 and will be issued by the Convener and signed by other members of the GRC. The case record will be updated and the decision will be communicated to the complainant AP.</p>
Step 3	Decision from central GSE	<p>If any aggrieved AP is unsatisfied with the GRC decision, the next option will be to lodge grievances to the GSE at the national level. The GSE shall review the complaint in compliance with the procedures specified in the Administrative Code of Georgia.</p> <p>GRC should assist the plaintiff in lodging an official complaint (the plaintiff should be informed of his/her rights and obligations, rules and procedures of making a complaint, format of complaint, terms of complaint submission, etc). The plaintiff shall be informed of the decision.</p>
Step 4	Court decision	<p>If the GSE decision fails to satisfy the aggrieved APs, they can pursue further action by submitting their case to the appropriate court of law (Rayon Court).</p> <p>The aggrieved AP can take a legal action not only about the amount of compensation but also any other issues, e.g. occupation of their land by the contractor without their consent, damage or loss of their property, restrictions on the use of land/assets, etc.</p>

### Complaints and Grievance Submission Form

<b>Shuakhevi/Keda #</b>	
<b>Name, Last name</b>	
<b>Contact Information</b>	<input type="checkbox"/> <b>Mail: Please indicate the postal address:</b>
<b>Please indicate the preferable means of communication (Mail, Telephone, E-mail)</b>	_____
	_____
	_____
	<input type="checkbox"/> <b>Telephone:</b>
	<input type="checkbox"/> <b>E-mail:</b> _____
<b>The language desirable for the communication</b>	<input type="checkbox"/> <b>Georgian</b> <input type="checkbox"/> <b>English</b> <input type="checkbox"/> <b>Russian</b>
<b>Describe the grievance/claim: What is the complaint about? What is the claim?</b>	
<b>Date of Negotiation:</b>	<b>Resolution of Negotiation:</b>
<b>What is the basis of your claim?</b>	
Signature: _____ Date: _____	

With any comments and questions regarding the Project, please apply to:

Georgian State Electrosystem JSC  
The Hotline Tel: +995 577 650428,  
Address: 2, Baratashvili St., Tbilisi 0105, Georgia  
The Social Development Specialist: Mamuka Kakhidze Mob: 57750428  
E-mail: [mamuka.kakhidze@gse.com.ge](mailto:mamuka.kakhidze@gse.com.ge)

or  
Adjaristskqali Georgia LLC.  
Tel: +995 577 509222, from 10:00 am to 4:00 pm, Monday to Friday  
Address: No. 6, Irakli Abashidze Street, Batumi 0601, Georgia  
E-mail: [adjara220kv@gmail.com](mailto:adjara220kv@gmail.com)

or  
Environmental and Social Impact Assessment Group  
DG Consulting Ltd.  
E-mail: [akhaltsikhebatumiohl@gmail.com](mailto:akhaltsikhebatumiohl@gmail.com)

The Project information will be updated regularly and will be available on the Adjaristskqali Georgia LLC. Web-site: [www.adjaristsqali.com](http://www.adjaristsqali.com)



**ANNEX 4**  
**PUBLIC CONSULTATIONS**  
**RAP**  
**Transmission Grid Strengthening Project (P147348)**

**Stakeholder Consultations  
on the Environmental on the Resettlement Issues  
(Keda Municipality, September 4, 2014; Meeting with Municipal Authorities)**

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(Shuakhevi Municipality; September 4, 2014; Meeting with Municipal Authorities)

04.09.14

Գրքեր կցկերտ  
 Էջեր պահպանումը 599 85 2064  
 Գրքեր պահպանումը 577 960 947  
 Դրամ 599 85 1991

(September 4, Dandalo Municipality; 2014 Meeting with Municipal Authorities)

1. Ընթացիկ տարի «Ունիտար» 599-85-13-02  
 2. Գրքեր պահպանումը «Կառավար» - 591-14-56-17  
 3. Գրքեր պահպանումը «Վերականգնում» - 591-20-11-43  
 4. Վերականգնում տարի Գրքեր - 591-20-11-39  
 5. Գրքեր պահպանումը «Վերականգնում» 595-08-43-30  
 6. Գրքեր պահպանումը «Վերականգնում» 591-20-11-46  
 7. Գրքեր պահպանումը «Վերականգնում» 599 85 1307  
 8. Գրքեր պահպանումը «Վերականգնում» 591-20-11-49  
 9. Գրքեր պահպանումը «Վերականգնում» 591 14 2191

**Public Consultation Meeting  
v. Chvani Municipality  
(September 13, 2014)**

ახალციხე-ბათუმის 220 კვ ელექტროგადამცემი ხაზის პროექტი

განსახლების საკითხებზე საზოგადოებასთან საკონსულტაციო შეხვედრებზე დამსწრეთა და საინფორმაციო ბუკლეტების მიმღებთა სია

ჭვანჭი თემი (ჭავჭავაძე) 13.09 2014

№	სახელი, გვარი	საკონტაქტო მონაცემები (ტელეფონი; სხვა)	ხელმოწერა (შეხვედრას დავესწარი და საინფორმაციო ბუკლეტების მივიღე)
1.	ჭაყელი შიპა	593301079.	✓ შ.ჭაყელი
2.	ჭაყელი ჯიქელი	591-05-41-04	
3.	ჭაყელი დავით	593 3010 79.	
4.	ჭიჩიკიანი	597 85 23 71	ჭიჩიკიანი
5.	ქვიციანი	358 9363.42	ქვიციანი
6.	ქვიციანი სოსო	577176560	ს.ქვიციანი
7.	ჭაყელი დიმიტრი	591054095	ჭაყელი
8.	ჭიჩიკიანი	557659232	
9.	ჭიჩიკიანი შიპა	557 6060 99	ჭიჩიკიანი
10.	ჭიჩიკიანი ვანო	591 7194 03	ჭიჩიკიანი
11.	ქვიციანი გიორგი	591 209960	ქვიციანი
12.	ჭაყელი ჯიქელი	558 209575	ჭაყელი
13.	ჭაყელი გიორგი	599 4864 98	ჭაყელი
14.	ქვიციანი ხუროციანი	591 2238 35	ქვიციანი
15.	ჭიჩიკიანი	593 212952	ჭიჩიკიანი
16.	ქვიციანი	557 61 64 34	ქვიციანი
17.	ჭაყელი გიორგი	59 1986008	ჭაყელი
19.	ჭაყელი. ნიკოლოზი	577-17-63-40.	ჭაყელი
20.	ქვიციანი	558900501	ქვიციანი
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	Question	Author	Answer
1	When will be we approached by the project management team for signing agreement on compensation?	Shota Djakeli	Presumably for the end of April of 2015 the representatives of the GSE will approach you with detailed description of loses, valuation and compensation proposal elaborated by the independent valutors and will propose you to sign the preliminary Agreement. Later, for the end of August 2015 the RAP will be finalized, latest corrections will be made and final agreement, which is a basis for paying compensation will be signed with each affected household.
2	What is the source of financing this project?	Shakro Beridze	The government of Georgia is getting a loan from the World Bank to finance this project. However, the RAP expenses are paid from the national budget.
3	What is the land compensation rate?	Soso Takidze	Independent auditors are fixing the land market price at the moment based on relevant research of land market and valuation of your land plots according to the methodology, which has been presented to you today on this meeting. The methodology is also described in a leaflet.

4	Who is paying registration fees?	Beridze Maia	GSE as a representative of the Government will cover land registration fees in case if registration will be required.
5	How will be compensated crop impacts? Do we have possibility to harvest crops this year?	Beridze Koba	In any case, crop compensation for 1 year will be given to APs in cash at market rate by default at the gross crop value of expected harvest , even in case if you already have taken this year crop before starting the land acquisition process . The start up of land acquisition is expected for October/November of this year.
6	Who is constructing the OHL?	Djermal Zoidze	The GSE of the Ministry of Energy is the project implementing agency. GSE will hire construction company through international tendering process.
7	How to deliver our concerns and request for some social needs of community to the government?	Beso Djakeli	We have advised you to select your representatives for participation in a Grievance Redress Mechanism, which could be used to deliver all kind of concerns to the GSE and local government
8	What is the sum that will receive families with 5 members?	Takidze Soso	We have mentioned families consisting of 5 member just to say that the allowances for vulnerable and severely affected households are determined in amount of minimum subsidence assigned by the Georgian Government for the families with 5 members. However, this fixed sum will be paid in our case to all vulnerable and severely affected families.
9	How will be compensated lost buildings and ancillary structures?	Jakeli Nugzar	The lost structures will be compensated at replacement cost, taking into account current prices on materials, transportation, workforce etc. These prices are calculated without any depreciation. The amount paid as compensation should be sufficient to construct the same type of structure in similar place today.

(September 14, 2014; v. Gogiashvilebi)

ახალციხე-ბათუმის 220 კვ ელექტროგადამცემი ხაზის პროექტი

განსახლების საკითხებზე საზოგადოებასთან საკონსულტაციო შეხვედრაზე დამსწრეთა და საინფორმაციო ბუკლეტების მიმღებთა სია

სოფ. ვოკიანჭვიანი (ჩრდ.) 14.09.2014

№	სახელი, გვარი	საკონტაქტო მონაცემები (ტელეფონი; სხვა)	ხელმოწერა (შეხვედრას დავესწარი და საინფორმაციო ბუკლეტების მივიღე)
1.	ვოკიანჭვიანი ვახტანგ	558 482962	ს. ვოკიანჭვიანი
2.	მამუკაძე ჯემალ	555 540083	ს. ვოკიანჭვიანი
3.	ვოკიანჭვიანი ნინო	579874040	ს. ვოკიანჭვიანი
4.	ნაძვარი ვახტანგ	599963251	ს. ვოკიანჭვიანი
5.	ნაძვარი ვახტანგ	557000024	მ. ხაბაძე
6.	მამუკაძე დავით	—	ს. ვოკიანჭვიანი
7.	მამუკაძე ვახტანგ	558732746	ს. ვოკიანჭვიანი
8.	ვოკიანჭვიანი ნინო	591142191	ს. ვოკიანჭვიანი
9.	ვოკიანჭვიანი ნინო	555949062	ს. ვოკიანჭვიანი
10.	ვოკიანჭვიანი ნინო	557423948	ს. ვოკიანჭვიანი
11.	ვოკიანჭვიანი ნინო	568888842	ს. ვოკიანჭვიანი
12.	ვოკიანჭვიანი ნინო	555492600	ს. ვოკიანჭვიანი
13.	მამუკაძე ნინო	599234291	მ. ხაბაძე
14.	მამუკაძე ნინო	598331002	ს. ვოკიანჭვიანი
15.	ვოკიანჭვიანი ნინო	599367688	ს. ვოკიანჭვიანი
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19.	სოფ. ვოკიანჭვიანი (სახ. ნინო მამუკაძე)		
20.			
21.	მამუკაძე ნინო	595909775	ს. ვოკიანჭვიანი
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(September 14, 2014; v. Zendili)

განსახლების საკითხებზე სასოფლო-სამეურნეო რეკონსტრუქციის პროექტის  
და საინფორმაციო ბუკლეტების მიმღებთა სია

გენერალი (ქონილი) 14.09.2014

№	სახელი, გვარი	საკონტაქტო მონაცემები (ტელეფონი; სხვა)	ხელმოწერა (შეხვედრას დავესწარი და საინფორმაციო ბუკლეტების მივიღე)
1.	გუგია ვაკუა	591 41 79 82	3. გუგია
2.	გუგია თეონა (ი.მ.ს.)	591 41 79 86	თ. გუგია
3.	მამუკა თაბო		თ. გუგია
4.	მამუკა ანა		მ. მამუკა
5.	გუგია თაბო		თ. გუგია
6.	გუგია თეონა		თ. გუგია
7.	გუგია მამუკა		მ. მამუკა
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	Question	Author	answer
1	Residents of v. Gogiasvilebi are against of construction of OHL as it is planned now, as we are expecting that the landslide will be activated due to the construction activities and our houses outside the RoW could be damaged.	Gogiasvili Vakhtang	The issue of the v. Gogiasvilebi is under special attention. Additional geological studies of the local area are planned and based on the results of these studies appropriate corrections will be made in the final design at the Detailed Design stage. GSE will ensure that the possibility of indirect impacts on the residential houses and other structures due to triggering landslide will be excluded.
2	Does it make sense to sow this year?	Baramidze Otar	The construction will not start until the end of this year. I think you will be able to sow and gain harvest until then, while at the same time, you will be compensated for one-year corn harvest.
3	Will the local roads and infrastructure damaged in the course of the project restored?	Beridze Otar	On the sites where the Project envisages such damages, the infrastructure will be moved prior to construction. In case of unforeseen damage GSE will impose control over the construction company to ensure rehabilitation of all damaged infrastructure.
4	Will the Project facilitate employment?	Beridze Temur	The Builder's contract envisages the prioritized employment of the locals and GSE and local authorities will take care that these conditions are met.
5	The builders won't dispose the remained ground on the private land plots adjacent to the project, will they? And if they will, will the land owners compensated for the inflicted damage?	Kvirikadze Manana	Temporal disposal of the ground on the private land plots is admissible only following the negotiations between the building company and the land owner and in case of giving out relevant compensation. The GSE imposes strict control over the



		observation of this term.
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(December 6, 2014; v. Gogiashvilebi)

გახსიალეთის საკითხებზე საზოგადოებასთან საკომუნიკაციო სექციის და დასასულია  
და საინფორმაციო ბუკლეტების მიმღებთა სია

6 095926/მ 2014

გოგიაშვილები თბი

№	სახელი, გვარი	საკონტაქტო მონაცემები (ტელეფონი; სხვა)	ხელმოწერა (შეხვედრას დავესწარი და საინფორმაციო ბუკლეტების მივიღე)
1.	ვოლანტერე	559 753178	ცხელი
2.	ბივანი მძინი	559-000024	ქაბუ
3.	მკვირე ზინი	555-20-73-82	პირი
4.	სამოილი ვოგიაშვილი	559-47-99-47	ს. გ.
5.	ნოქიანი ვოგიაშვილი	559-216-449	ს. გ.
6.	ემილი ვოგიაშვილი	599-96-94-88	ს. გ.
7.	მარილი ვოგიაშვილი	599-16-46-03	ს. გ.
8.	ილი ვოგიაშვილი	555-49-86-00	ს. გ.
9.	ვლადიმი ვოგიაშვილი	558-48-29-67	ს. გ.
10.	ნოქილი ვოგიაშვილი	599-14-21-91	ს. გ.
11.	ვოლანტერე	558-792-746	ს. გ.
12.	სამოილი ვოგიაშვილი	593-16-46-03	ს. გ.
13.	მარილი ვოგიაშვილი	558-63-73-38	ს. გ.
14.	ქაბუ ვოგიაშვილი		ს. გ.
15.	სამოილი ვოგიაშვილი	555-94-90-67	ს. გ.
16.	მარილი ვოგიაშვილი	559-50-90-23	(ქაბუ) ს. გ.
17.	ვოლანტერე	559-12-47-90	ს. გ.
18.	სამოილი ვოგიაშვილი		ს. გ.
19.	სამოილი ვოგიაშვილი	558 906-306	ს. გ.
20.	მარილი ვოგიაშვილი	558 58-29-11	ს. გ.
21.	მარილი ვოგიაშვილი	595 91-39-22	ს. გ.
22.			
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No.	Question/Comment	Author	Expert comment
1.	What is the land compensation price?	Merab Khalvashi	At present the research/evaluation process of identification of market rate for land compensation is underway. Evaluation methodology implies identification of market price on the basis of data on executed transactions related to land sale/purchase; published proposals of land sellers; real negotiations with potential sellers of land plots. Final individual prices will be presented to each AH when the representative of GSE will come to affected landowner to sign the contract. However the rates of price (per sq.m) for different types of land will be disclosed with the RAP earlier.
2.	This year we have not cultivated land, how the compensation will be implemented and what is your advice: should we continue cultivation of annual crops this year?	Makvala Beridze	In any case, crop compensation for 1 year will be given to APs in cash at market rate by default at to gross crop value of expected harvest, even in case if you already taken this year crop before starting the land acquisition process. The start up of land acquisition is expected for July/August of this year. You have to specify within the next two weeks the exact schedule with the GSE and take decision accordingly.
3.	How will be compensated perennial plants?	Gocha Arsenadze	Compensation value of perennial plants will be defined according to the cash compensation at market rate on the basis of type, age and productive value of the trees.
4.	If AP would not like to sell the land plot what will happen in this case?	Tariel Gogiashvili	The project is of Public Interest and for such cases the Eminent Domain Law is in force. According to this law, The land plot needed for the projects of public interest will be expropriated upon the Court decision. The landowner will receive fair compensation defined by the Court in accordance with expropriation rules set forth in Eminent Domain Law. AP may request allocation of similar land plot instead of getting cash compensation (if it is possible). However, in most cases there are no available public land plots in reserve.
5.	In case if the compensation price will not be acceptable for us, what is the scenario: will be land taken anyway?	Nato Mgeladze	The LAR process is conducted under the Eminent Domain law and in case of disagreement, the land will be expropriated upon the court decision. Court will review the prices provided by independent auditors, who has prepared RAP, proposal of your valutors and besides, the Court can engage other independent auditors. The Court decision is final. No land acquisition is done before the payments are executed according to the Court decision. The issue could be solved at pre-litigation stage through negotiations and Grievance Redress Mechanism, which we have described during our presentation. In the information booklets you can find Claims and Comments Submission Forms.
6.	How is the registration and compensation process handled in case if the owner of the land has died?	Nodar Gogiashvili	There will not be a problem with land registration process on the heir apparent after submission of the relevant documents to NAPR.
7.	Is it envisaged by the project any kind of special compensation or assistance for socially vulnerable people?	Makvala Beridze	If AHs receive Governments subsidies, or have status of the family, which is "under the poverty line", or headed by the women, etc, and there are official information/documents related to the above-mentioned status, these people are considered as vulnerable. All these persons will receive additional allowances as specified in the eligibility matrix in your leaflets.



(December 7, 2014)

7 რეკრუტი 2014

№	სახელი, გვარი	საკონტაქტო მონაცემები (ტელეფონი; სხვა)	ხელმოწერა (შეხვედრას დავესწარი და საინფორმაციო ბუკლეტების მივიღე)
1.	აძლიაძე გიორგი	591956877	<i>[Handwritten signature]</i>
2.	აძლიაძე იოსებ	557061515	<i>[Handwritten signature]</i>
3.	აძლიაძე მიხეილ	391712516	<i>[Handwritten signature]</i>
4.	ბაგაძე მიხეილ	597721180	<i>[Handwritten signature]</i>
5.	ბეჟაძე ნიკოლოზ	599339651	<i>[Handwritten signature]</i>
6.	ჭიჭინაძე ბიძინა	591953333	<i>[Handwritten signature]</i>
7.	ქადაძე ვახტანგ	599773568	<i>[Handwritten signature]</i>
8.	ქადაძე ლევან	593163840	<i>[Handwritten signature]</i>
9.	ყარაძე შალვა	597454177	<i>[Handwritten signature]</i>
10.	აძლიაძე ბიძინა	555646569	<i>[Handwritten signature]</i>
11.	ქადაძე ვახტანგ	597750986	<i>[Handwritten signature]</i>
12.	ბეჟაძე ვახტანგ	—	<i>[Handwritten signature]</i>
13.	აძლიაძე ვახტანგ	535310465	<i>[Handwritten signature]</i>
14.	აძლიაძე ბიძინა	391951950	<i>[Handwritten signature]</i>
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(December 7, 2014)

ახალციხე-ბათუმის 220 კვ ელექტროგადამცემი ხაზის პროექტი  
განსახლების საკითხებზე საზოგადოებასთან საკონსულტაციო შეხვედრაზე დამსწრეთა  
და საინფორმაციო ბუკლეტების მიმღებთა სია

2014

№	სახელი, გვარი	საკონტაქტო მონაცემები (ტელეფონი; სხვა)	ხელმოწერა (შეხვედრას დავესწარი და საინფორმაციო ბუკლეტების მივიღე)
1.	ცვიოსი ცვიოსი	557776825	ც. ცვიოსი
2.	ცვიოსი ჯიჯი	595958334 (სხვა)	ს. მ. ცვიოსი
3.	ცვიოსი მ. ზ.	555515637	მ. ცვიოსი
4.	ცვიოსი მ. ზ. (სხვა)	595138872 (მ. ზ.)	ს. ცვიოსი
5.	ცვიოსი გ. ზ. (სხვა)	558598019	გ. ცვიოსი
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**Question-and-Answer session:**

No.	Question/Comment	Author	Expert comment
1.	You have mentioned that women-headed households and those under the threshold of poverty are eligible for additional allowances. What happens in case if I am a lonely woman and also receive the governmental allowances due to poverty.	Takidze Makvala	You definitely will be considered as a vulnerable household and will receive allowances in amount of 3 month of minimum subsistence for a family consisting of 5 persons (954 GEL). You will not be eligible for receiving doubled allowance: allowance is paid for APs considered to be vulnerable by at least one criterion, but the allowances are not summed, in case if the AP is vulnerable according to both criteria.
2.	What is the price of 1 sq. m. land plot?	Katamadze Merab	As we have already mentioned during our presentation, at present the research/evaluation process of identification of market rate for land compensation is underway. Evaluation methodology implies identification of market price on the basis of real transactions related to the land sale/purchase in the affected rayon during the recent years, as well as published proposals of willing sellers.
3.	Are the prices of all land parcels equal or they are distinguished by some criteria?	Amaglobeli Roland	The prices of the land will be classified according the categories of the land depending on the landuse patterns (agricultural/commercial), distance to the Akhaltsikhe-Batumi road etc.
4.	When the owner of the land is died how the compensation will be implemented?	Amaglobeli Valiko	There will not be a problem with land registration process on heir apparent after submission of the relevant documents to NAPR.
5.	What is the width of the corridor of the OHL?	Takidze Mirza	The width of the corridor defined according to Georgian standards is 62m. For safety reasons, within this corridor it is prohibited to plant trees and have buildings or structures.

**Stakeholder Consultations  
on the Resettlement Issues  
(Keda Municipality, February 13, 2016)**





შეხვედრის ოქმი

რაიონი: ქედი

სოფელი: \_\_\_\_\_

თარიღი: 13.02.16

	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	ამიხან ჯაჭიძე	გაბაძე ს.პ. ქ.ი	ქედი	591 20 14 43	<i>[Handwritten Signature]</i>
2	ხუცი სკაძე	ქედი	ქედი	599 50 14 85	<i>[Handwritten Signature]</i>
3	რეზან ჯაჭიძე	სახენი	ქედი	591-08-86-57	<i>[Handwritten Signature]</i>
4	ვაჟა ამილახვარი	ქედი	ქედი	591-08-86-41	<i>[Handwritten Signature]</i>
5	გიორგი მელიქიძე	სახენი	ქედი	599 50 13 06	<i>[Handwritten Signature]</i>
6	გიორგი ვაჭაიშვილი	ქედი	ქედი	591-20-11-46	<i>[Handwritten Signature]</i>
7	გიორგი მელიქიძე	ქედი	ქედი	5950 2 43 34	<i>[Handwritten Signature]</i>
8	გიორგი მელიქიძე	ქედი	ქედი	599 50 43 06	<i>[Handwritten Signature]</i>
9	ამიხან მელიქიძე	ქედი	ქედი	595024330	<i>[Handwritten Signature]</i>
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The public meeting was attended by the representatives of the project affected villages (Segment 2 Subsection 1 (km 0 – km 7.7)). The attendees of the public meeting received the information leaflets and were explained the reason of conducting the public meeting for final RAP. The short sections of the designed OHL required improvement of geometric characteristics and involved some minor realignment, in order to avoid risks of triggering landslides and indirect impacts on residential houses. In certain cases the alignment was adjusted as per request of population. Due to certain changes in OHL alignment the impact on the residential buildings was reduced. Type and configuration of tower locations were also refined and accordingly the area of the impact on the land changed. The previous consultations were conducted in scopes of the draft RAP where the attendees were also informed that the alignment could undergo certain refinements. The current public meeting is a part of a Final RAP meaning that after the GoG approval, land acquisition procedures will launch.

	<b>Question</b>	<b>Answer</b>
1	Will the unit rates stay the same?	The unit rates for damages and losses will stay the same, the changes are only related to the project affected land.
2	When will the unit rates be disclosed?	The unit rates are already known although they will be disclosed after the GoG approval of final RAP. Unit rates will be public, the AHs will be informed regarding their compensations individually.
3	When will the compensations start?	Compensations will start as soon as GoG approves final RAP. The process should be finalized by late February early March, 2016.
4	Will the AHs receive any assistance in finding new residential premises in case of relocation?	In case of relocation contact persons of the project will be consulting and assisting the AHs in searching new residential buildings.