



## **TRANSMISSION GRID STRENGTHENING PROJECT**

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

#### **RESETTLEMENT ACTION PLAN**

##### **Annexes**

**Segment II – Section II: km 7.7- km 40.8**

**(From Tower # 273– to Tower # 355)**

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

Segment II, Section 2 of the transmission line will have impacts on lands from **422** Affected Households (AH), out of these 422, **14** households will need to be physically resettled and **29** 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, **75** AH are considered vulnerable and **3** out of **75** vulnerable is considered to be severely affected. 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)**

#	# of AH	KM+	# People	Women/Men	School age children	Vulnerable AH (Yes/No)	Economic Activity	Severe Impact (more than 10% of productive land) (Yes/No)	Utilities (Yes/No)			Entitlement (1. Permanent Land Acquisition/ 2. Easement for Partially Affected Land/ 3. Residential House/ 4. Severe Impact/ 5. Vulnerability/ 6. Relocation/ 7. Crops)	Amount of compensation and allowances (GEL)
									Water	Sewage	Electricity		
1	18	km 7.7- km 40.8	3	2/1	0	No	Agriculture/Private Business	Yes	No	No	Yes	1;3;4;6;7	272521,5
2	81	km 7.7- km 40.8	5	4/1	1	No	Agriculture/Seasonal Work	Yes	No	No	Yes	1;3;4;5;6;7	306294,82
3	93	km 7.7- km 40.8	5	3/2	2	No	Agriculture/Public Work/Seasonal Work	Yes	No	No	Yes	2;7	56283,4
4	95	km 7.7- km 40.8	4	2/2	0	No	Agriculture/Public Work	Yes	No	No	Yes	1;3;4;6;7	209921,5
5	136	km 7.7- km 40.8	3	1/2	0	No	Agriculture/Public Work	Yes	No	No	Yes	1;3;4;6;7	239815,5
6	165	km 7.7- km 40.8	8	5/3	0	No	Agriculture/Public Work/Private Work/Seasonal Work	Yes	No	No	Yes	1;3;4;6;7	287353



Table A1.2 Severe impacts (permanent loss of &gt;10% of productive land)

#	# of AH	KM+	# People	Women/Men	Vulnerability (Yes/No)	Crops	Area affected (m <sup>2</sup> )	Total property area (m <sup>2</sup> )	% of productive land permanently lost?	Utilities (Yes/No)			Entitlement (1. Permanent Land Acquisition/ 2. Easement for Partially Affected Land/ 3. Residential House/ 4. Severe Impact/ 5. Vulnerability/ 6. Relocation/ 7. Crops)	Amount of compensation and allowances (GEL)
										Water	Sewage	Electricity		
1	18	km 7.7- km 40.8	10	5/5	No	Maize/Vegetables	6753	6753	100	No	No	Yes	1;3;4;6;7	272521,5
2	81	km 7.7- km 40.8	5	2/3	Yes	Maize/Beans/Potato/Tobacco/Vegetables	12515	12515	100	No	No	Yes	1;3;4;5;6;7	306294,82
3	93	km 7.7- km 40.8	3	2/1	No	Maize	12082	21828	55,4	No	No	Yes	2;7	56283,4
4	94	km 7.7- km 40.8	3	2/1	No	Maize/Beans/Vegetables	5427	5427	100	No	No	Yes	1;3;4;7	197065,5
5	95	km 7.7- km 40.8	5	4/1	No	Maize/Beans/Potato/Vegetables	2677	3090	86,6	No	No	Yes	1;3;4;6;7	209921,5
6	135	km 7.7- km 40.8	4	2/2	No	Maize/Vegetables	313	2160	14,5	No	No	Yes	1;2;4;7	5893
7	136	km 7.7- km 40.8	5	3/2	No	Maize/Beans/Potato/Vegetables	3533	3533	100	No	No	Yes	1;3;4;6;7	239815,5
8	165	km 7.7- km 40.8	4	2/2	No	Maize/Potato/Tobacco/Vegetables	6540	6540	100	No	No	Yes	1;3;4;6;7	287353
9	255	km 7.7- km 40.8	3	1/2	No	#N/A	6922	30488	22,7	No	No	Yes	1;2;7	191128
10	291	km 7.7- km 40.8	2	1/1	Yes	Maize	645	4180	15,4	No	No	Yes	1;2;4;5;7	32734,5
11	321	km 7.7- km 40.8	5	1/4	No	#N/A	460	2821	16,3	No	No	Yes	1;2;4	7436
12	326	km 7.7- km 40.8	8	5/3	No	Beans/Vegetables	1759	6935	25,4	No	No	Yes	1;2;7	29559
13	341	km 7.7-	1	0/1	No	Maize/Beans	1731	6920	25,0	No	No	Yes	2;7	4044,2



Table A1.3 Vulnerable cases

#	# of AH	KM+	# People	Women/Men	Cause of Vulnerability	Crops	Area affected (Permanent)	More than 10% of productive land permanently lost	Physical Displacement	Entitlement (1. Permanent Land Acquisition/ 2. Easement for Partially Affected Land/ 3. Residential House/ 4. Severe Impact/ 5. Vulnerability/ 6. Relocation/ 7. Crops)	Amount of compensation and allowances (GEL)
1	1	km 7.7- km 40.8	7	3/4	Economically Disadvantaged	Beans/Vegetables	204	No	No	1;2;7	61920
2	9	km 7.7- km 40.8	5	2/3	Economically Disadvantaged	Maize/Beans	0	No	No	2;7	9576,6
3	13	km 7.7- km 40.8	4	1/3	Economically Disadvantaged	#N/A	0	No	No	2;5;7	7750,6
4	26	km 7.7- km 40.8	4	1/3	Economically Disadvantaged	#N/A	0	No	No	2;5	2282,4
5	28	km 7.7- km 40.8	7	3/4	Economically Disadvantaged	#N/A	0	No	No	2;7	48237,4
6	45	km 7.7- km 40.8	3	1/2	Economically Disadvantaged	#N/A	0	No	No	1;2;5	1723
7	50	km 7.7- km 40.8	2	1/1	Economically Disadvantaged	#N/A	0	No	No	2;5;7	9944,5
8	51	km 7.7- km 40.8	8	4/4	Economically Disadvantaged	#N/A	0	No	No	2;5;7	24876
9	52	km 7.7- km 40.8	2	1/1	Economically Disadvantaged	#N/A	182	No	No	1;2;7	5235,2
10	62	km 7.7- km 40.8	5	4/1	Economically Disadvantaged	Maize	0	No	No	2;5;7	5837
11	78	km 7.7- km 40.8	7	3/4	Economically Disadvantaged	Maize	0	No	No	2;5;7	31238
12	81	km 7.7- km 40.8	5	2/3	Economically Disadvantaged	Maize/Beans/Potato/Tobacco/Vegetables	12515	Yes	Yes	1;3;4;5;6;7	306294,8
13	83	km 7.7- km 40.8	8	5/3	Economically Disadvantaged	#N/A	0	No	No	2;5;7	33430
14	87	km 7.7- km 40.8	6	2/4	Economically Disadvantaged	#N/A	0	No	No	2;7	8687
15	106	km 7.7- km 40.8	2	2/0	Female Headed HH	#N/A	0	No	No	2;5;7	6359,6
16	108	km 7.7- km 40.8	6	4/2	Economically Disadvantaged	Maize/Beans/Tobacco/Vegetables	408	No	No	1;2;5;7	57959,5
17	111	km 7.7- km 40.8	3	1/2	Economically Disadvantaged	Vegetables	0	No	No	2;3;5;7	61608,5
18	119	km 7.7- km 40.8	7	6/1	Economically Disadvantaged	Maize/Beans	0	No	No	2;3;7	5541
19	120	km 7.7- km 40.8	4	1/3	Economically Disadvantaged	Maize/Beans/Vegetables	0	No	No	2;5;7	5492,8
20	121	km 7.7- km 40.8	1	1/0	Female Headed HH	#N/A	0	No	No	2;5;7	3256,4
21	126	km 7.7- km 40.8	2	2/0	Female Headed HH	Maize	0	No	No	2;5;7	1094,8
22	151	km 7.7- km 40.8	4	2/2	Female Headed HH	Maize/Tobacco	150	No	No	1;2;5;7	36434
23	171	km 7.7- km 40.8	3	2/1	Economically Disadvantaged	#N/A	0	No	No	2;5;7	2955,2
24	186	km 7.7- km 40.8	3	2/1	Economically Disadvantaged	Maize/Beans	0	No	No	2;5;7	2137,2
25	187	km 7.7- km 40.8	3	1/2	Economically Disadvantaged	Maize	143	No	No	1;2;5;7	4798,4
26	195	km 7.7- km 40.8	11	5/6	Economically Disadvantaged	Maize/Beans/Vegetables	0	No	No	2;5;7	3571,6
27	241	km 7.7- km 40.8	7	4/3	Economically Disadvantaged	Maize	0	No	No	2;5;7	9371,2
28	262	km 7.7- km 40.8	4	3/1	Economically Disadvantaged	#N/A	0	No	No	2;5;7	2577

29	275	km 7.7- km 40.8	4	1/3	Economically Disadvantaged	#N/A	0	No	No	2;5	2044,8
30	277	km 7.7- km 40.8	6	3/3	Economically Disadvantaged	#N/A	0	No	No	2;5	2013,6
31	291	km 7.7- km 40.8	2	1/1	Economically Disadvantaged	Maize	645	Yes	No	1;2;4;5;7	32734,5
32	305	km 7.7- km 40.8	7	2/5	Economically Disadvantaged	#N/A	0	No	No	2;5	1845,6
33	313	km 7.7- km 40.8	5	2/3	Economically Disadvantaged	Maize/Beans/Vegetables	0	No	No	2;5;7	36364,5
34	314	km 7.7- km 40.8	6	2/4	Economically Disadvantaged	Maize/Beans	0	No	No	2;5;7	2978
35	318	km 7.7- km 40.8	9	5/4	Economically Disadvantaged	Maize	350	No	No	1;2;5;7	7166,8
36	322	km 7.7- km 40.8	6	4/2	Economically Disadvantaged	#N/A	0	No	No	2;5;7	9259,6
37	324	km 7.7- km 40.8	6	3/3	Economically Disadvantaged	Maize/Beans	0	No	No	2;5;7	3335,2
38	327	km 7.7- km 40.8	4	2/2	Economically Disadvantaged	Beans/Vegetables	0	No	No	2;5;7	1939
39	334	km 7.7- km 40.8	3	1/2	Economically Disadvantaged	#N/A	0	No	No	2;5	1850,4
40	344	km 7.7- km 40.8	4	1/3	Economically Disadvantaged	Maize	0	No	No	2;5;7	1812,8
41	349	km 7.7- km 40.8	6	2/4	Economically Disadvantaged	Maize	0	No	No	2;3;5;7	3979
42	366	km 7.7- km 40.8	1	0/1	Economically Disadvantaged	#N/A	0	No	No	2;5	2498,4
43	375	km 7.7- km 40.8	6	3/3	Economically Disadvantaged	Maize/Beans/Vegetables	0	No	No	2;5;7	4490,8
44	378	km 7.7- km 40.8	6	3/3	Economically Disadvantaged	Maize	0	No	No	2;5;7	2202
45	381	km 7.7- km 40.8	3	1/2	Economically Disadvantaged	#N/A	0	No	No	2;5	1598,4
46	390	km 7.7- km 40.8	4	3/1	Economically Disadvantaged	Maize	0	No	No	2;5;7	1404,667
47	412	km 7.7- km 40.8	5	2/3	Economically Disadvantaged	Maize	0	No	No	2;7	912
48	429	km 7.7- km 40.8	4	2/2	Economically Disadvantaged	Maize	2572	Yes	No	1;3;4;5;7	73030
49	434	km 7.7- km 40.8	6	4/2	Economically Disadvantaged	Maize	0	No	No	2;5;7	1512
50	445	km 7.7- km 40.8	6	4/2	Economically Disadvantaged	Maize	0	No	No	2;5;7	2048
51	454	km 7.7- km 40.8	6	4/2	Economically Disadvantaged	#N/A	228	No	No	1;2;5	5541,6
52	492	km 7.7- km 40.8	3	3/0	Female Headed HH	Maize/Beans/Vegetables	237	No	No	2;3;7	48229
53	508	km 7.7- km 40.8	5	3/2	Economically Disadvantaged	#N/A	0	No	No	2;5;7	5082,2
54	649	km 7.7- km 40.8	5	2/3	Economically Disadvantaged	Maize/Beans	0	No	No	2;5;7	3492
55	652	km 7.7- km 40.8	4	1/3	Economically Disadvantaged	Maize/Potato/Vegetables	0	No	No	2;3;5;7	9411,4
56	718	km 7.7- km 40.8	6	4/2	Economically Disadvantaged	#N/A	0	No	No	2;5;7	8868,6
57	723	km 7.7- km 40.8	1	1/0	Female Headed HH	#N/A	0	No	No	2;3;5;7	6943,4
58	736	km 7.7- km 40.8	2	1/1	Economically Disadvantaged	Vegetables	0	No	No	2;7	6581,8
59	749	km 7.7- km 40.8	4	2/2	Economically Disadvantaged	#N/A	0	No	No	2;5;7	1073
60	801	km 7.7- km 40.8	3	1/2	Economically Disadvantaged	#N/A	0	No	No	2;5	3978
61	804	km 7.7- km 40.8	6	2/4	Economically Disadvantaged	#N/A	0	No	No	2;5;7	43474,8
62	1008	km 7.7- km 40.8	5	4/1	Economically Disadvantaged	#N/A	0	No	No	2;5;7	10413
63	1013	km 7.7- km 40.8	5	3/2	Economically Disadvantaged	#N/A	0	No	No	2;5;7	21329
64	1032	km 7.7- km 40.8	4	2/2	Economically Disadvantaged	Maize/Beans/Potato/Vegetables	0	No	No	2;3;5;7	42166
65	1035	km 7.7- km 40.8	3	1/2	Economically Disadvantaged	Maize/Beans	0	No	No	2;5;7	2388,8
66	1038	km 7.7- km 40.8	6	3/3	Economically Disadvantaged	Maize	0	No	No	2;3;5;7	23686,6
67	1055	km 7.7- km 40.8	8	3/5	Economically Disadvantaged	#N/A	0	No	No	2;5;7	3316
68	1056	km 7.7- km 40.8	4	1/3	Economically Disadvantaged	#N/A	0	No	No	2;5;7	9953

69	1064	km 7.7- km 40.8	4	3/1	Economically Disadvantaged	#N/A	0	No	No	2;5	1509,6
70	1071	km 7.7- km 40.8	3	2/1	Economically Disadvantaged/Female Headed HH	Maize/Beans/Potato	77	No	No	1;2;5;7	11831,6
71	1078	km 7.7- km 40.8	1	0/1	Economically Disadvantaged	#N/A	0	No	No	2;5	964,8
72	1089	km 7.7- km 40.8	1	1/0	Economically Disadvantaged/Female Headed HH	Maize/Potato/Vegetables	0	No	No	2;3;5;7	8351
73	1100	km 7.7- km 40.8	5	3/2	Economically Disadvantaged	#N/A	284	No	No	1;2;7	7649
74	1104	km 7.7- km 40.8	6	1/5	Economically Disadvantaged	#N/A	0	No	No	2;5;7	8334,5
75	1112	km 7.7- km 40.8	1	1/0	Economically Disadvantaged/Female Headed HH	#N/A	0	No	No	2;5;7	4656
	<b>Total</b>		<b>44</b>	<b>23/21</b>			<b>17995</b>				<b>1256434</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	1			x
2	9			x
3	13			x
4	18	x	x	
5	26			x
6	28			x
7	45			x
8	50			x
9	51			x
10	52			x
11	62			x
12	78			x
13	81	x	x	x
14	83			x
15	87			x
16	93	x	x	
17	94		x	
18	95	x	x	
19	106			x
20	108			x
21	111			x
22	119			x
23	120			x
24	121			x
25	126			x
26	135		x	
27	136	x	x	

28	151			X
29	165	X	X	
30	171			X
31	186			X
32	187			X
33	195			X
34	241			X
35	255	X	X	
36	262			X
37	275			X
38	277			X
39	291		X	X
40	305			X
41	313			X
42	314			X
43	318			X
44	321		X	
45	322			X
46	324			X
47	326	X	X	
48	327			X
49	334			X
50	341	X	X	
51	342		X	
52	344			X
53	348		X	
54	349			X
55	354		X	
56	361		X	

57	366			X
58	375			X
59	378			X
60	381			X
61	390			X
62	412			X
63	429		X	X
64	432	X	X	
65	434			X
66	445			X
67	454			X
68	491	X	X	
69	492			X
70	508			X
71	649			X
72	652			X
73	718			X
74	723			X
75	736			X
76	749			X
77	801			X
78	804			X
79	1008			X
80	1012	X	X	
81	1013			X
82	1032			X
83	1033		X	
84	1035			X
85	1038			X

86	1041		X	
87	1055			X
88	1056			X
89	1062		X	
90	1064			X
91	1071			X
92	1072		X	
93	1078			X
94	1081		X	
95	1089			X
96	1090		X	
97	1100			X
98	1104			X
99	1106	X	X	
100	1112			X
101	1115	X	X	

## 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 Keda (villages: Zesopeli, Gulebi, Zendidi, Khunkuda, Koromkheti, Pirvelimaisi, Kolotauri, Kvemo makhuntseti, Kvemo Bzubzu, Dologani, Namlisevi, Qosopeli, Tchalakhemla 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, Keda 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;

**∑ 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
<b>∑ R</b>		<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.		1.2	15
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.		1.0	12.50
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.		0.64	8
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.		0.4	5

**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, 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 border with Akhaltsikhe-Batumi road and used as homestead lands.	12.50	4.50
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 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.	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
Cabbage	ton	22	300	6600	0.66
Beans	kg	800	5	4000	0.4
Garlic	kg	1600	5	8000	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. **Cost of perennial plants** - For determining the costs of perennial plants was used the lost income determining method, during analogue plant growth period until the appropriate age.

The cost of perennial plants are determined according their age. The cost of fruit trees will be calculated my multiplication of an annual harvest costs to the quantity of the necessary for growing the new perennial plants until the age of existed plants or plant of the same productivity.

Fruit trees calculation is made using the following formula:

$$Q = pY [af - x]1, [x - 1]2, [as - 1]3 \quad as < x < af,$$

where in :

Q – the compensation cost of perennial trees;

p – the unit cost of fruit trees/product, which is determined according the current market costs;

Y – Fertility rate, which is determined by the monography named „Georgian Fruit Production— by science doctor of statistics department and agriculture, the real member of Georgian and Russian federation agriculture science academy, The State Prize Laureate of Georgia, mr. Gogotur Agladze; volume III (1973 w.) and volume IV (1978 w), through the data summarization and are drafted in table #7.

X – the age of perennial plant ,which are determined through the visual observation of the plant and interviewing an owner.

as – the age of starting full productivity , is determined through table #7, which is composed according an interviewing the specialists.

af – the age of finishing the fertility, is determined through table #7, which is determined through an interviewing the specialists.

1 – the quantity of the years until the age of fertility for specific tree;

2 – the quantity of necessary years for growing the tree until current age;

3 – the quantity of years until full fertility of the tree .

**Note:** From 1, 2 and 3 varieties is used one of them, according the appropriation (prioring the less years) is used to determine the sum of lost income compensation for specific tree.

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

Type	Groups by Age	n 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	35
	5-10	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
	5-10	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	27
	5-10	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
	5-10	10	5	10	15	75	535
	10-20	10	5	10	25	125	1235
	20+	10	5	10	30	150	1510
Quince	Seedling (<5)	4	1,5	5	3	4,5	20
	5-10	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
	5-10	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
	5-10	4	0,8	5	15	12	46



<b>Fig tree</b>	Seedling (<5)	3	1,5	5	5	7,5	29
	5-10	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
	5-10	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
	5-10	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
	5-10	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
	5-10	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
	5-10	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
	5-10	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



## 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 —Akhaltikhe-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 Akhaltikhe. The construction costs are approximately 40 mln. USD. The construction envisages building Akhaltikhe-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:

(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

---

<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.

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.

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.



Type of Loss	Application	Definition of APs	Compensation Entitlements
		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 (320 GEL X 12 = 3,840 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 structures and planting trees)	Registered owners	Easement agreement will include a lump sum easement fee payable to the owner. Such fee is 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 is determined by an independent valuation experts
		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

Type of Loss	Application	Definition of APs	Compensation Entitlements
		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 (up to maximum 3 months). 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.

Type of Loss	Application	Definition of APs	Compensation Entitlements
<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: 1 additional compensation for 3 months of minimum subsistence income. 320 GEL per month x 3 months = 960 GEL per AH).
Physical relocation /Transportation of personal belongings to new location (new house)	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 + 320 GEL as minimum subsistence income x 3 months = 1,160 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 (320 GEL/month X 3 months = 960 GEL); and employment priority in project-related jobs for capable members of all vulnerable households.
<b>Temporary use of land</b>			
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 trees at gross value of 4 year's harvest of crops on the affected lands. Affected trees will be cash compensated as described in this RAP. It is also required that lands (or other assets) be fully cleared and restored following the use.
<b>Construction impacts not related to land acquisition</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 and create the baseline information on the physical condition of structures; if claims lodged Construction contractor will compare current condition with the existing baseline information and propose corresponding remedial actions (e.g. reparations, etc.) 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.

### **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**

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**

Steps	Action	Process
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 Gamgeoba office for consideration of grievance. The member secretary will note down the statements of the complainant and document all details of the claim.</p> <p>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>  Please indicate the preferable means of communication (Mail, Telephone, E-mail)	<input type="checkbox"/> <b>Mail:</b> Please indicate the postal address: _____ _____ _____
	<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:</b> What is the complaint about? What is the claim?	
<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:

Adjaristsqali 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)

or

Consultant: Mariam Begiashvili

Mob.: 5 77 744088

E-mail: [begiashvili@isr.ge](mailto:begiashvili@isr.ge)

The Project information will be updated regularly and will be available on the Adjaristsqali 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  
(Zendidi, Keda Municipality, February 1, 2015; Meeting with local population)**





შეხვედრის ოქმი

II 3

რაიონი: თბილისი

სოფელი: მუხრანის

თარიღი: 1.02.2015

	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	ბოლქო მანუჩი	მუხრანის	თბილისი	599 27 44 83	6
2	ბოლქო მანუჩი	—	—	599 11 54 36	6
3	ბოლქო მანუჩი	—	—	595 08 40 90	6
4	ბოლქო მანუჩი	—	—	591 98 09 20	6
5	ბოლქო მანუჩი	—	—	595 44 81 49	6
6	ბოლქო მანუჩი	—	—	593 52 48 59	6
7	ბოლქო მანუჩი	—	—	593 17 00 79	6
8	ბოლქო მანუჩი	—	—		
9					
10					
11					
12					
13					
14					
15					

	Question	Answer
1	What criteria will be used to evaluate the amount of compensation?	<p>Within the scope of the Project, the affected households and people entitle to receive due compensation, or at least rehabilitation, are:</p> <p>(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.</p> <p>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 in the information leaflet.</p>
2	Why would it be assessed by auditor and how? The cost should be the same as it's worth for me, buffer zones must be larger. Moral damage is also should be considered. Land registration process is another issue.	<p>Tasks under the Project will be implemented according to a compensation eligibility and entitlements framework in line with both Georgia laws and regulation. The land owners will also 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.</p>
3	If someone has not a plot of land registered, how will you solve this problem?	<p>The project team will cover land registration fees as well as help affected households with registration procedures.</p>

**Zendidi, Keda Municipality, February 1, 2015; Meeting with local population - #2**

შებენის ოქმი I 2

რაიონი: ქუბა

სოფელი: ზენდი

თარიღი: 1.02.2015

	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	ვაჟა ზუბი	ზენდი	ქუბა	591 41 79 82	ვ. ზ.
2	გიორგი ზუბი	—	—	558 35 48 06	გ. ზ.
3	ვინო ზუბი	—	—	574 09 72 82	ვ. ზ.
4	გიორგი ზუბი	—	—	591 41 79 86	გ. ზ.
5	გიორგი ზუბი	—	—	599 72 06 40	გ. ზ.
6	ვაჟა ზუბი	—	—	599 00 46 24	ვ. ზ.
7	გიორგი ზუბი	—	—	599 70 81 19	გ. ზ.
8	ვაჟა ზუბი	—	—	557 23 40 74	ვ. ზ.
9	ვაჟა ზუბი	—	—	593 67 95 75	ვ. ზ.
10	ვაჟა ზუბი	—	—	591 71 48 53	ვ. ზ.
11	ვაჟა ზუბი	—	—	591 41 79 27	ვ. ზ.
12	ვაჟა ზუბი	—	—	555 05 08 30	ვ. ზ.
13	ვაჟა ზუბი	—	—	591 41 79 17	ვ. ზ.
14					
15					

	Question	Answer
1	Will they cut trees in buffer zones?	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
2	Will humans and fields receive any damage from lines?	There will be no damage to the humans. All land plots that are subject of any impact will be compensated according to the compensation rules.
3	Line is close to the house. What will be the compensation?	If the house is not damaged / destroyed no compensation will be given.
4	How will be the property assessed? When to expect evaluation experts?	Property will be assessed at market prices.
5	Road in front of house goes downstream and it will be damaged after hard technique passes it (it is not in repair list). How will it be protected?	All property that is subject to any damage will be compensated.
6	My son was going to build a house on the plot that falls within the zone, what will be the compensation.	Compensation will be given only for destroyed structures.
7	The lines will be installed in 3 meters from water dripping pipe. Should we expect any damage or compensation?	If the project damages any public property, appropriate measures will be undertaken. Local population will not suffer from it.
8	Why did not they consider installing a line on the mountain above the village, on inhabited area and not in the village?	The line is projected in a best possible manner to cause the less suffer for the locals.
9	What will be the terms and amount of compensation in case trees and harvest are damaged?	Compensating rules for productive trees in the RoW as well as on the land plots that are subject to acquisition are presented in the information leaflet. (Discussed at the meeting)
10	There is a drinking water tank under the lines and will it make any influence?	The project will not damage any public or private property if it is not preliminarily agreed with the locals and compensation rules are defined.

**Stakeholder Consultations  
on the Environmental on the Resettlement Issues  
(Gulebi, Keda Municipality, January 31, 2015; Meeting with local population)**



შეხვედრის ოქმი

რაიონი: ქუთაისი -----

სოფელი: გუგუნი -----

თარიღი: 31.01.2015 ----- 1.02.2015

1 2

	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	ამიხინი ამიხინი	გუგუნი	ქუთაისი	591989426	<i>[Handwritten Signature]</i>
2	ჭიჭი ამიხინი	---	---	557476325	<i>[Handwritten Signature]</i>
3	ბიბი ამიხინი	---	---	591980808	<i>[Handwritten Signature]</i>
4	სეზ ამიხინი	---	---	591980671	<i>[Handwritten Signature]</i>
5	ქვი ამიხინი	---	---	577291900	<i>[Handwritten Signature]</i>
6	ხამ ამიხინი	---	---	598093693	<i>[Handwritten Signature]</i>
7	აკახინი ამიხინი	---	---	591054702	<i>[Handwritten Signature]</i>
8	მედი ამიხინი	---	---	582368522	<i>[Handwritten Signature]</i>
9	ქვი ამიხინი	---	---	555621003	<i>[Handwritten Signature]</i>
10	ჭიჭი ამიხინი	---	---	599851239	<i>[Handwritten Signature]</i>
11	ხამ ამიხინი	---	---	555171474	<i>[Handwritten Signature]</i>
12	ჭიჭი ამიხინი	---	---	577284090	<i>[Handwritten Signature]</i>
13	აკახინი ამიხინი	---	---	552922106	<i>[Handwritten Signature]</i>
14	სეზ ამიხინი	---	---	593132899	<i>[Handwritten Signature]</i>
15					

	Question	Answer
1	In case of servitude, we want to know the amount of compensation. It was stated that 220 kw line will make an influence on harvest, productivity of trees, plants.	All productive trees and land plots that are expected to have any impact are subject to compensation.
2	If our land is not registered yet, do we have to register or wait? How will they assess the value of trees and harvest?	The project team will cover land registration fees as well as help affected households with registration procedures. All productive trees and land plots that are expected to have any impact are subject to compensation.
3	How will they compensate those who don't have plots of land registered?	The project team will cover land registration fees as well as help affected households with registration procedures.
4	Will it have any influence on health? What about plants under the lines?	All productive trees that are expected to have any impact are subject to compensation. There are limitations prescribed in the leaflet regarding the trees under the lines. (Discussed in details). Project There will be no health impact.
5	Buffer zone is near the homes and we want to know whether there will be any compensation or not?	Only the structures that will be destroyed / damaged are subject of compensation.

**Stakeholder Consultations  
on the Environmental on the Resettlement Issues  
(Koromkheti, Keda Municipality, February 1, 2015; Meeting with local population)**



5

შეხვედრის ოქმი

რაიონი: ქვე

სოფელი: სახობხეთი

თარიღი: 1.02.2015

	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	მთაწარი	სახობხეთი	ქვე	555 02-5711	მ. მ.
2	მთაწარი	—	—	557 31-4153	მ. მ.
3	მთაწარი	—	—	555 47 9438	მ. მ.
4	მთაწარი	—	—	593 63 3437	მ. მ.
5	მთაწარი	—	—	591 05 4742	მ. მ.
6	მთაწარი	—	—	558 69 0908	მ. მ.
7	მთაწარი	—	—	558 61 0180	მ. მ.
8	მთაწარი	—	—	~	მ. მ.
9					
10					
11					
12					
13					
14					
15					

	Question	Answer
1	What is the radiation of 220 kw line and is it hazardous for humans? Is there an expert's finding available?	No damage to human health is expected due to the radiation from the lines. You can request expert findings from the project team.
2	Want to know exact rout of the lines and whether the locals will receive any discounts on exemptions from electricity bills.	There are no discounts expected for the electricity as it is not local project. You can request project documentation form the team.
3	Towers are too near to the cemetery, so is it possible to move it a bit?	The location of the towers is planned in a way not to damage any private of public property.
4	When will we sign a preliminary agreement?	Project team will be communicating with locals and no works related to the private property will commence until the agreements are entered into the force.
5	I was going to build a house but stopped works due to the project. How will they compensate in my case?	There are no compensation mechanisms for the planned buildings.

**Stakeholder Consultations  
on the Environmental on the Resettlement Issues  
(Tskhemna, Keda Municipality, February 1, 2015; Meeting with local population)**



4

შეხვედრის ოქმი

რაიონი: ქუედი

სოფელი: სებენი

თარიღი: 1.02.2015

	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	სებენი ანდრე	სებენი	ქუედი	557 70 88 03	[Signature]
2	სებენი სიმონ	---	---	551 08 86 34	[Signature]
3	სებენი ანდრე	---	---	555 347 447	[Signature]
4	სებენი სიმონ	---	---	593 55 16 14	[Signature]
5	სებენი სიმონ	---	---	597 55 42 98	[Signature]
6	სებენი სიმონ	---	ქუედი	593 56 86 53	[Signature]
7	სებენი სიმონ	---	---	555 47 42 06	[Signature]
8	სებენი ანდრე	---	---	595 46 80 67	[Signature]
9	სებენი სიმონ	---	---	557 930 949	[Signature]
10	სებენი სიმონ	---	---	555 72 28 05	[Signature]
11	სებენი სიმონ	---	---	555 99 14 97	[Signature]
12	სებენი სიმონ	---	ქუედი	555 95 23 97	[Signature]
13	სებენი სიმონ	---	ქუედი	599 85 12 37	[Signature]
14	სებენი სიმონ	---	---	593 62 31 20	[Signature]
15	სებენი სიმონ	---	ქუედი	555 71 67 34	[Signature]
16	სებენი სიმონ	---	---	555 12 50 94	[Signature]
მონაწილეობა მონაწილეები:					
17	სებენი ანდრე	---	---	~	[Signature]
18	სებენი სიმონ	---	---	593 62 31 20	[Signature]
19	სებენი სიმონ	---	---	558 97 33 23	[Signature]

	Question	Answer
1	What will be the influence on humans and oh plants? The line should not cross the village!	All productive trees and land plots that are expected to have any impact are subject to compensation.
2	We need to see experts' findings how safe is 220 kw line is for locals?	You can request project documentation form the project team including expert findings.
3	We don't trust governmental experts and suggest obtaining finings of alternative experts. If entire village don't agree on project design, how will they proceed?	Environmental impact assessment has been carried out by independent experts, not his government.



**Stakeholder Consultations  
on the Environmental on the Resettlement Issues  
(Arsenauli, Zendidi, Vaio, Kvashta, Keda Municipality, June 18, 2016; Meeting with local  
population)**

შეხვედრის ოქმი

რაიონი: ქვე

სოფელი: არსნაული, ჯენდიდი, კვაშტა, კედა მუნიციპალიტეტი, ქველ.

თარიღი: 18.06.2016წ.

	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	საბო მამუკაძე	ჯენდიდი	ქვე	599 6180 09	
2	მამუკა მამუკაძე	კვაშტა	ქვე	595 91 42 22	
3	მამუკა მამუკაძე	ჯენდიდი	ქვე	591 7159 05	
4	საბო მამუკაძე	ჯენდიდი	ქვე	558 42 45 88	
5	მამუკა მამუკაძე	კვაშტა	ქვე	593 56 71 22	
6	კვაშტა მამუკაძე	კვაშტა	ქვე	577 17 35 14	
7	მამუკა მამუკაძე	ჯენდიდი	ქვე	593 45 92 93	
8	მამუკა მამუკაძე	კვაშტა	ქვე	591 40 4 138	
9	მამუკა მამუკაძე	ჯენდიდი	ქვე	595 08 05 82	
10	მამუკა მამუკაძე	კვაშტა	ქვე	577 05 54 12	
11	საბო მამუკაძე	ჯენდიდი	ქვე	591 98 10 13	

შეხვედრის ოქმი

რაიონი: ქვე

სოფელი: კედა

თარიღი: 18 ივნისი 2016წ

	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	საბო მამუკაძე	კედა	ქვე	558 17 21 93	
2	საბო მამუკაძე	კედა	ქვე	555 66 80 05	
3	საბო მამუკაძე	კედა	ქვე	555 64 58 49	
4	საბო მამუკაძე	კედა	ქვე	577 53 58 64	
5	საბო მამუკაძე	კედა	ქვე	573 64 88 74	
6	საბო მამუკაძე	კედა	ქვე	555 97 89 15	
7	საბო მამუკაძე	კედა	ქვე	557 60 60 03	
8	საბო მამუკაძე	კედა	ქვე	587 55 64 42	
9	საბო მამუკაძე	კედა	ქვე	555 25 63 2	
10	საბო მამუკაძე	კედა	ქვე	557 23 88 83	
11	საბო მამუკაძე	კედა	ქვე		
12					



The public meeting was attended by the representatives of the project affected villages (Segment 2 Subsection 2 (km 7.7 – km 40.8)). 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.

	Question	Answer
1	When will the project design finalized? When will the registrations take place?	The project design is already finalized and the registration process of the lands will take place as soon as the RAP is approved by GoG.
2	When I will be informed regarding the amount of the compensation I am eligible for?	After the GoG approval of final RAP the AHs will be informed regarding their compensations individually.
3	Can I harvest the crops?	The construction works are likely to start in summer 2016 – you will be compensated for all the affected crops regardless of harvesting them or not.
4	<p><b>General Comment:</b> The general attitude of the PAPs towards the project was quite negative. The representatives of the project affected villages refused to participate in the surveys (DMS and SES). The main concern of the PAPs is related to OHL affecting the crops within the RoW. According to the PAPs perception the design of the OHL can be further improved and the impact can be minimized. The initial design of the OHL was more acceptable for the APs. PAPs also would like to receive detailed information regarding the final design of the OHL, as well as impacts of OHL in terms of environment and health.</p>	