



TRANSMISSION GRID STRENGTHENING PROJECT

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

RESETTLEMENT ACTION PLAN

Annexes

**Segment II – Section III: km 40.8- km 52.6
(From Tower # 355– to Tower # 398)**

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

Segment II, Section 3 of the transmission line will have impacts on lands from **268** Affected Households (AH), however **26** households will need to be physically resettled and **35** 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, **21** AH are considered vulnerable and 2 out of 21 vulnerable are to be resettled and 4 out of 21 are 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)

#	#	KM+	# People	Women/Men	School age children	Vulnerability (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	414	km 40.8- km 52.6	7	4/3	1	No	Agriculture	Yes	No	No	Yes	1;2;3;4;6;7;	249051.2
2	462	km 40.8- km 52.6	5	1/4	2	No	Agriculture/Seasonal Work	Yes	No	No	Yes	1;3;4;6;7;	68814
3	485	km 40.8- km 52.6	3	2/1	1	No	Agriculture/Seasonal Work	Yes	No	No	Yes	1;3;4;6;7;	276528
4	498	km 40.8- km 52.6	8	4/4	2	Yes	Agriculture	Yes	No	No	Yes	1;3;4;5;6;7;	233424
5	500	km 40.8- km 52.6	6	4/2	2	No	Agriculture/Public Sector	Yes	No	No	Yes	1;3;4;6;7;	288682
6	561	km 40.8- km 52.6	4	2/2	0	No	Agriculture/Public Sector	Yes	No	No	Yes	1;2;3;4;6;7;	308057.2
7	566	km 40.8- km 52.6	4	2/2	1	No	Agriculture/Private Sector	Yes	No	No	Yes	1;3;4;6;7	301521
8	569	km 40.8- km 52.6	3	2/1	0	Yes	Agriculture	Yes	No	No	Yes	1;3;4;5;6;7;	148279
9	570	km 40.8- km 52.6	4	2/2	1	No	Agriculture/Public Sector	Yes	No	No	Yes	1;3;4;6;7;	118389
10	576	km 40.8- km 52.6	4	2/2	0	No	Agriculture/Private Sector	Yes	No	No	Yes	1;3;4;6;7	268337

#	#	KM+	# People	Women/Men	School age children	Vulnerability (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		
11	595	km 40.8- km 52.6	4	2/2	2	No	Agriculture/Private Sector	Yes	Yes	No	Yes	1;3;4;6;7	277373
12	601	km 40.8- km 52.6	4	2/2	1	No	Agriculture/Private Sector	Yes	No	No	Yes	1;3;4;6;7;	71571
13	602	km 40.8- km 52.6	4	2/2	0	Yes	Agriculture/Seasonal Work	Yes	No	No	Yes	1;3;4;5;6;7;	15507
14	603	km 40.8- km 52.6	9	4/5	2	No	Agriculture/Private Sector	Yes	No	No	Yes	1;3;4;6;7;	105487
15	604	km 40.8- km 52.6	5	3/2	1	No	Agriculture/Private Sector/Private Business	Yes	No	No	Yes	1;3;4;6;7;	107919
16	608	km 40.8- km 52.6	4	2/2	2	No	Agriculture/Seasonal Work	Yes	No	No	Yes	1;3;4;6;7;	56450
17	623	km 40.8- km 52.6	3	1/2	0	No	Agriculture/Seasonal Work	Yes	No	No	Yes	1;3;4;6;7;	44393
18	632	km 40.8- km 52.6	4	1/3	0	No	Agriculture/Private Sector/Seasonal Work	No	No	No	Yes	2;3;6;7	81980
19	633	km 40.8- km 52.6	8	5/3	3	No	Agriculture/Private Sector	Yes	No	No	Yes	1;3;4;6;7;	227541
20	634	km 40.8- km 52.6	4	2/2	2	No	Agriculture/Seasonal Work	Yes	No	No	Yes	1;3;4;6;7;	146072
21	636	km 40.8- km 52.6	7	4/3	3	No	Agriculture/Private Sector	Yes	No	No	Yes	1;3;4;6;7;	92777
22	637	km 40.8- km 52.6	5	3/2	0	No	Agriculture/Private Sector/Seasonal Work	Yes	No	No	Yes	1;3;4;6;7;	111071
23	638	km 40.8- km 52.6	5	3/2	3	No	Agriculture/Seasonal Work	Yes	No	No	Yes	1;3;4;6;7;	186489
24	639	km 40.8- km 52.6	5	2/3	2	No	Agriculture/Public Sector	Yes	No	No	Yes	1;3;4;6;7;	82941
25	1069	km 40.8- km 52.6	4	2/2	2	No	Agriculture/Public Sector	Yes	No	No	Yes	1;3;4;6	92525
26	1078	km 40.8- km 52.6	7	4/3	1	No	Agriculture	Yes	No	No	Yes	1;3;4;6;7;	48171
	Total		136	72/64	37								4052956.04

Table A1.2 Severe Impacts (permanent loss of <10% of productive land)

#	#	KM+	# People	Women/Men	Vulnerability (Yes/No)	Crops	Area affected (m ²)	Total property area (m ²)	% 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	414	km 40.8- km 52.6	7	4/3	No	Maize/Beans/Potato/Vegetables	2472	4042	61.2	No	No	Yes	1;2;3;4;6;7	249051.2
2	462	km 40.8- km 52.6	5	1/4	No	Maize/Beans/Vegetables	585	585	100.0	No	No	Yes	1;3;4;6;7	68814
3	485	km 40.8- km 52.6	3	2/1	No	Potato/Vegetables	5727	5727	100.0	No	No	Yes	1;3;4;6;7	276528
4	497	km 40.8- km 52.6	9	4/5	No	Maize/Beans/Vegetables	483	4096	11.8	No	No	Yes	1;2;4;7	38068
5	498	km 40.8- km 52.6	8	4/4	Yes	Maize/Vegetables	4370	4370	100.0	No	No	Yes	1;3;4;5;6;7	233424
6	500	km 40.8- km 52.6	6	4/2	No	Maize/Beans/Potato	6382	6382	100.0	No	No	Yes	1;3;4;6;7	288682
7	506	km 40.8- km 52.6	5	3/2	Yes	Maize	515	2080	24.8	No	No	Yes	1;2;4;5;7	32443
8	517	km 40.8- km 52.6	7	1/6	Yes	N/A	2623	2623	100.0	No	No	Yes	1;3;4;5;7	85047
9	545	km 40.8- km 52.6	4	2/2	No	Maize/Beans/Potato/Vegetables	606	606	100.0	No	No	Yes	1;3;4;7	74221
10	561	km 40.8- km 52.6	4	2/2	No	Maize/Vegetables	3796	6596	57.6	No	No	Yes	1;2;3;4;6;7	308057.2
11	566	km 40.8- km 52.6	4	2/2	No	N/A	4102	4102	100.0	No	No	Yes	1;3;4;6;7	301521
12	569	km 40.8- km 52.6	3	2/1	Yes	Vegetables	3621	3621	100.0	No	No	Yes	1;3;4;5;6;7	148279
13	570	km 40.8- km 52.6	4	2/2	No	Maize/Beans/Vegetables	763	763	100.0	No	No	Yes	1;3;4;6;7	118389
14	576	km 40.8- km 52.6	4	2/2	No	N/A	4173	4173	100.0	No	No	Yes	1;3;4;6;7	268337
15	595	km 40.8- km 52.6	4	2/2	No	N/A	5852	5852	100.0	Yes	No	Yes	1;3;4;6;7	277373
16	601	km 40.8- km 52.6	4	2/2	No	Beans/Potato/Vegetables	802	802	100.0	No	No	Yes	1;3;4;6;7	71571
17	602	km 40.8- km 52.6	4	2/2	Yes	Beans/Vegetables	253	253	100.0	No	No	Yes	1;3;4;5;6;7	15507

#	#	KM+	# People	Women/Men	Vulnerability (Yes/No)	Crops	Area affected (m ²)	Total property area (m ²)	% 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		
18	603	km 40.8- km 52.6	9	4/5	No	Maize/Beans/Vegetables	498	498	100.0	No	No	Yes	1;3;4;6;7;	105487
19	604	km 40.8- km 52.6	5	3/2	No	Beans/Vegetables	1170	1170	100.0	No	No	Yes	1;3;4;6;7;	107919
20	608	km 40.8- km 52.6	4	2/2	No	Maize/Beans/Vegetables	821	821	100.0	No	No	Yes	1;3;4;6;7;	56450
21	623	km 40.8- km 52.6	3	1/2	No	Beans/Vegetables	1098	1098	100.0	No	No	Yes	1;3;4;6;7;	44393
22	633	km 40.8- km 52.6	8	5/3	No	Vegetables	2447	2447	100.0	No	No	Yes	1;3;4;6;7;	227541
23	634	km 40.8- km 52.6	4	2/2	No	Maize/Beans/Vegetables	440	440	100.0	No	No	Yes	1;3;4;6;7;	146072
24	636	km 40.8- km 52.6	7	4/3	No	Maize/Vegetables	809	809	100.0	No	No	Yes	1;3;4;6;7;	92777
25	637	km 40.8- km 52.6	5	3/2	No	Maize/Vegetables	939	939	100.0	No	No	Yes	1;3;4;6;7;	111071
26	638	km 40.8- km 52.6	5	3/2	No	Maize/Beans/Vegetables	3384	3384	100.0	No	No	Yes	1;3;4;6;7;	186489
27	639	km 40.8- km 52.6	5	2/3	No	Maize/Beans/Vegetables	536	536	100.0	No	No	Yes	1;3;4;6;7;	82941
28	1018	km 40.8- km 52.6-	6	3/3	No	Maize	500	3816	13.1	Yes	Yes	Yes	1;2;4;7;	15562.55
29	1036	km 40.8- km 52.6	3	1/2	Yes	N/A	368	1998	18.4	No	No	Yes	1;2;4;5;7	15974.75
30	1069	km 40.8- km 52.6	4	2/2	No	N/A	758	758	100.0	No	No	Yes	1;3;4;6	92525
31	1071	km 40.8- km 52.6	6	3/3	No	N/A	755	755	100.0	No	No	Yes	1;3;4	28230
32	1078	km 40.8- km 52.6	7	4/3	No	Maize/Beans/Potato	885	885	100.0	No	No	Yes	1;3;4;6;7;	48171
33	1079	km 40.8- km 52.6	6	5/1	Yes	Maize/Beans/Potato	951	951	100.0	No	No	Yes	1;3;4;5;7	42533.64
34	1084	km 40.8- km 52.6	3	1/2	No	Maize/Beans	396	3112	12.7	Yes	Yes	Yes	1;2;3;4;7;	20261.3
35	1104	km 40.8- km 52.6	4	2/2	No	N/A	178	361	49.3	Yes	Yes	Yes	1;2;4;7	6314.9
	Total		179	91/88			64058	81451						4286025.54

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 (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)
1	281	km 40.8- km 52.6	6	3/3	Economically Disadvantaged	N/A	0	No	No	1;2;5;7	5668.8
2	450	km 40.8- km 52.6	3	1/2	Economically Disadvantaged	N/A	0	No	No	2;5;7	11086.4
3	451	km 40.8- km 52.6	6	3/3	Economically Disadvantaged	N/A	0	No	No	2;5;7	1169.4
4	498	km 40.8- km 52.6	8	4/4	Economically Disadvantaged	Maize/Vegetables	4370	Yes	Yes	1;3;4;5;6;7	233424
5	506	km 40.8- km 52.6	5	3/2	Economically Disadvantaged	Maize	515	Yes	No	1;2;4;5;7	32443
6	517	km 40.8- km 52.6	7	1/6	Economically Disadvantaged	N/A	2623	Yes	No	1;3;4;5;7	85047
7	530	km 40.8- km 52.6	5	3/2	Economically Disadvantaged	N/A	0	No	No	2;5;7	9790.75
8	537	km 40.8- km 52.6	4	1/3	Economically Disadvantaged	N/A	0	No	No	2;5	3138.6
9	548	km 40.8- km 52.6	4	3/1	Female headed HH	N/A	0	No	No	2;5;7	24120.1
10	555	km 40.8- km 52.6	4	2/2	Economically Disadvantaged	N/A	0	No	No	2;5	3702.6
11	569	km 40.8- km 52.6	3	2/1	Economically Disadvantaged	Vegetables	3621	Yes	Yes	1;3;4;5;6;7	148279
12	584	km 40.8- km 52.6	3	2/1	Economically Disadvantaged	N/A	360	No	No	1;2;5;7	19258.35
13	602	km 40.8- km 52.6	4	2/2	Economically Disadvantaged	Beans/Vegetables	253	Yes	Yes	1;3;4;5;6;7	15507
14	654	km 40.8- km 52.6	2	2/0	Female headed HH	N/A	0	No	No	2;5	9057
15	1008	km 40.8- km 52.6	4	2/2	Economically Disadvantaged	N/A	0	No	No	2;5;7	7312
16	1017	km 40.8- km 52.6	5	1/4	Economically Disadvantaged	N/A	509	No	No	1;2;3;5;7	35520

#	#	KM+	# People	Women/Men	Cause of Vulnerability	Crops	Area affected (Permanent)	More than 10% of productive land permanently lost	Physical Displacement (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)
17	1031	km 40.8- km 52.6	2	1/1	Economically Disadvantaged	Maize/Beans/Potato	0	No	No	2;5;7	21479.5
18	1036	km 40.8- km 52.6	3	1/2	Economically Disadvantaged	N/A	368	Yes	No	1;2;4;5;7	15974.75
19	1037	km 40.8- km 52.6	8	5/3	Economically Disadvantaged	N/A	0	No	No	2;5	5413.2
20	1079	km 40.8- km 52.6	6	5/1	Female headed HH	Maize/Beans/Potato	951	Yes	Yes	1;3;4;5;7	42533.64
21	1129	km 40.8- km 52.6	3	3/0	Economically Disadvantaged /Female headed HH	N/A	0	No	No	2;5;7	9229
	Total		95	50/45			374				739154.09

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	281			X
2	414	X	X	
3	450			X
4	451			X
5	462	X	X	
6	485	X	X	
7	497		X	
8	498	X	X	X
9	500	X	X	
10	506		X	X
11	517		X	X
12	530			X
13	537			X
14	545		X	
15	548			X
16	555			X
17	561	X	X	
18	566	X	X	
19	569	X	X	X
20	570	X	X	
21	576	X	X	
22	584			X
23	595	X	X	
24	601	X	X	
25	602	X	X	X
26	603	X	X	
27	604	X	X	

#	# AH	Physical Displacement (loss of house)	Severe impacts (permanent loss of <10% of productive land)	Vulnerable cases
28	608	X	X	
29	623	X	X	
30	632	X		
31	633	X	X	
32	634	X	X	
33	636	X	X	
34	637	X	X	
35	638	X	X	
36	639	X	X	
37	654			X
38	1008			X
39	1017			X
40	1018		X	
41	1031			X
42	1036		X	X
43	1037			X
44	1069	X	X	
45	1071		X	
46	1078	X	X	
47	1079		X	X
48	1084		X	
49	1104		X	
50	1129			X

Annex 2 - Valuation Methodology

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 Khevlachauri (villages: Acharistskali, Jocho, Kapandibi, Kapnistavi, Kibe, Maglakoni, Nikitauri, Khelvachauri, Khertvisi 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 Khelvachauri region, 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
3502.00 sq m. land	agricultural	Khelvachauri district, village Adjaristskali	1.0 sq m. – 20.00	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No.882013118177 Cadastral code: 22.31.01.593
451.00 sq m. land	agricultural	Khelvachauri district, village Sharabidzeebi	1.0 sq m. – 9.36	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No.882011163469 Cadastral code: 22.27.03.217
685.00 sq m. land	Non agricultural	Khelvachauri district, borough Khelvachauri, Memed Abashidz St. N3	1.0 sq m. – 33.85	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No.882012674932 Cadastral code: 05.35.26.135
500.00 sq m. land	agricultural	City Batumi, Levan Gotua St. N11b	1.0 kv.m. – 10.00	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No.882014269136 Cadastral code: 05.35.24.139
270.00 sq m. land	agricultural	Batumi, settlement Khelvachauri	1.0 sq m. – 22.78	LEPL NAPR, Real Property Purchase Agreement, Statement Registration No.882014018344 Cadastral 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
Cost of 1 sq.m GEL	20.00	9.36	33.85	10.00	22.78
Sale costs	Buyer	Buyer	Buyer	Buyer	Buyer
Correction coefficient	no	no	no	no	no
Corrected price 1 sq.m.	20.00	9.36	33.85	10.00	22.78
Location	analogue	worse	better	worse	better
Correction coefficient	no	1.30	0.85	1.40	no
Corrected price 1sq.m.	20.0	12.17	28.78	14.00	20.50
Physical Features	analogue	analogue	analogue	analogue	analogue
Correction coefficient	no	no	no	no	no
Corrected price 1 sq.m.	20.0	12.17	28.78	14.00	20.50
Partial Purchase	analogue	analogue	analogue	analogue	analogue
Correction	no	no	no	no	no
Corrected price 1 sq. m.	20.0	12.17	28.78	14.00	20.50

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	20	1.50	4.62
Price of the corrected analogue No. 2	12.17	1.00	1.87
Price of the corrected analogue No. 3	28.78	1.50	6.64
Price of the corrected analogue No. 4	14.00	1.00	2.15
Price of the corrected analogue No. 5	20.50	1.50	4.73
$\sum R$		6.50	
Vwa			20.01
Corrected market value of 1 sq.m. land to be evaluated, Gel			20.00

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

Calculating the compensation sums for lands, by types and designation				
Type	Land designation	Base cost of 1 sq.m. land, GEL	Correction coefficient	Compensation costs of 1 sq.m. land, GEL
I	Non agricultural land plot located nearby Akhaltsikhe-Batumi hightway 5-50 meter	20.00	1.3	26.00
II	Agricultural land plot located nearby Akhaltsikhe-Batumi hightway 5-50 meter		1.2	24.00
III	Agricultural and non agricultural land plot, located away from Akhaltsikhe-Batumi hightway and is used as household		1.0	20.00
IV	Agricultural land plot, located away from Akhaltsikhe-Batumi hightway and is used for agricultural cultures		0.65	13.00
V	Agricultural land plot, non cultivation land plots, which don't belong to IV type, which isn't used for agricultural cultures an surface of which is inclined or/and steep.		0.4	8.00

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	Land Designation	1 m ² of land compensation value of the land GEL	single compensation value for 1 m ² of servitude GEL
I	Non agricultural land plot located nearby Akhaltsikhe-Batumi highway 5-50 meter	26.00	13.00
II	Agricultural land plot located nearby Akhaltsikhe-Batumi highway 5-50 meter	24.00	11.00
III	Agricultural and non agricultural land plot, located away from Akhaltsikhe-Batumi highway and is used as household	20.00	7.00
IV	Agricultural land plot, located away from Akhaltsikhe-Batumi highway and is used for agricultural cultures	13.00	1.95
V	Agricultural land plot, non cultivation land plots, which don't belong to IV type, which isn't used for agricultural cultures an surface of which is inclined or/and steep.	8.00	1.20

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.

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
Tomatoes	ton	20	800	16000	1.6
Barley	kg	3000	0.6	1800	0.18
Maize	kg	5000	0,8	4000	0.4
Wheat	kg	4000	1	4000	0.4
Strawberry	kg	4000	1,3	5200	0.52
Alfalfa	Bale	350	4.0	1400	0.14
Hay	Bale	300	4.0	1200	0.12
Capsicum	kg	500	1.20	600	0.06
Tobacco	kg	1500	0.8	1200	0.12
Other vegetables	-	-	-	5000	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	Group by Age	Cost for 1 seedling (GEL)	Whole sale Market price 1 kg (GEL)	Years to be compensated	Average productivity in 1 year, kg	Annual income (GEL) including Expenses	Cost of 1 tree (GEL)
1	2	3	4	5	6	7	8
Black Cherry /sweet Cherry	Seedling (<5)	5	2	5	3	6,0	35
	5-10	5	2	5	10	20,0	75
	10-20	5	2	5	16	32,0	117
	20+	5	2	5	10	20,0	75
Peach	Seedling (<5)	6	1,5	5	4	6,0	27
	5-10	6	1,5	5	15	22,5	85
	10-20	6	1,5	5	40	60,0	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	60,0	214
	20+	4	1,5	5	25	37,5	135
Walnut	Seedling (<5)	10	5	5	4	20,0	80
	5-10	10	5	10	15	75,0	535
	10-20	10	5	10	25	125,0	1235
	20+	10	5	10	30	150,0	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	45,0	162
	20+	4	1,5	5	20	30,0	109
Pear	Seedling (<5)	4	1,2	5	7	8,4	33
	5-10	4	1,2	7	20	24,0	122
	10-20	4	1,2	7	70	84,0	416
	20+	4	1,2	7	45	54,0	269
Plum	Seedling (<5)	4	0,8	5	8	6,4	26
	5-10	4	0,8	5	15	12,0	46
	10-20	4	0,8	5	30	24,0	88
	20+	4	0,8	5	20	16,0	60
Mulberry	Seedling (<5)	5	1,5	5	4	6,0	26

	5-10	5	1,5	5	10	15,0	58
	10-20	5	1,5	5	16	24,0	89
	20+	5	1,5	5	10	15,0	58
Hazelnut	Seedling (<5)	2	2	5	2	4,0	16
	5-10	2	2	5	5	10,0	37
	10-20	2	2	5	6	12,0	44
	20+	2	2	5	4	8,0	30
Wild plum	Seedling (<5)	3	0,8	5	7	5,6	23
	5-10	3	0,8	5	15	12,0	45
	10-20	3	0,8	5	50	40,0	143
	20+	3	0,8	5	25	20,0	73
Apple	Seedling (<5)	4	1	5	5	5,0	22
	5-10	4	1	6	25	25,0	109
	10-20	4	1	6	70	70,0	298
	20+	4	1	6	40	40,0	172
Grape	Seedling (<5)	2	1,5	4	5	7,5	23
	5-10	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
Cornelian cherry	Seedling (<5)	3	2	5	2	4,0	17
	5-10	3	2	5	3	6,0	24
	10-20	3	2	5	4	8,0	31
	20+	3	2	5	3	6,0	24
Persimmon	Seedling (<5)	2	1	5	5	5,0	20
	5-10	2	1	6	10	10,0	44
	10-20	2	1	6	30	30,0	128
	20+	2	1	6	20	20,0	86
Fig tree	Seedling (<5)	3	1,5	5	5	7,5	29
	5-10	3	1,5	6	10	15,0	66
	10-20	3	1,5	6	30	45,0	192
	20+	3	1,5	6	20	30,0	129
Kiwi fruit tree	Seedling (<5)	3	1,5	4	5	7,5	24
	5-10	3	1,5	4	10	15,0	45
	10-20	3	1,5	4	30	45,0	129
	20+	3	1,5	4	20	30,0	87
Pomegranate	Seedling (<5)	4	2	5	5	10,0	39
	5-10	4	2	6	10	20,0	88
	10-20	4	2	6	30	60,0	256
	20+	4	2	6	20	40,0	172
Tangerine tree	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	100,0	353

	20+	3	1,25	5	50	62,5	222
Orange tree	Seedling (<5)	4	1,5	5	10	15,0	57
	5-10	4	1,5	5	30	45,0	167
	10-20	4	1,5	5	80	120,0	424
	20+	4	1,5	5	50	75,0	267
Lemont tree	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	26,0	95
Chestnut	Seedling (<5)	7	1	5	30	30,0	112
	5-10	7	1	10	50	50,0	357
	10-20	7	1	10	120	120,0	1057
	20+	7	1	10	120	120,0	847
Berry	Seedling (<5)	2	2,5	5	2	5,0	20
	5-10	2	2,5	5	3	7,5	28
	10-20	2	2,5	5	4	10,0	37
	20+	2	2,5	5	3	7,5	28
Bay tree	Seedling (<5)	1	4	5	1	4,0	15
	5-10	1	4	5	2	8,0	29
	10-20	1	4	5	2	8,0	29
	20+	1	4	5	1	4,0	15
Cerry laurel	Seedling (<5)	2	0,25	8	2	0,5	5
	5-10	2	0,25	8	4	1,0	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	7,50	31
	5-10	5	2,5	5	5	12,50	49
	10-20	5	2,5	5	7	17,50	66
	20+	5	2,5	5	5	12,50	49
Medlar	Seedling (<5)	4	1,5	6	3	4,5	23
	5-10	4	1,5	6	10	15,0	67
	10-20	4	1,5	6	20	30,0	130
	20+	4	1,5	6	10	15,0	67
Medlar subtropical	Seedling (<5)	4	2	6	3	6,0	29
	5-10	4	2	6	10	20,0	88
	10-20	4	2	6	20	40,0	172
	20+	4	2	6	10	20,0	88
Dog rose	Seedling (<5)	5	2	5	3	6,0	26
	5-10	5	2	5	5	10,0	40
	10-20	5	2	5	7	14,0	54
	20+	5	2	5	5	10,0	40

Annex 3 – Information Leaflet

LAND ACQUISITION AND RESETTLEMENT POLICY¹

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). DG Consulting, Alligator, Audit Escort and Analysis and Consulting Team (ACT) were in charge for 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 m² 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

¹ This informational leaflet was distributed to all PAPs in the project's direct area of impact on 22-23 of March 2015 and 21st of March, 2016.

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 29 December 2014 for those land plots where no changes in OHL alignment was observed and 1st of 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
Land			
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 (325 GEL X 12 = 3,900 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 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
		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.
Buildings and Structures			
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
Loss Of Community Infrastructure/Common Property Resources			
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
Loss of Income and Livelihood			
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.

Type of Loss	Application	Definition of APs	Compensation Entitlements
Allowances			
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 ² : 1 additional compensation for 3 months of minimum subsistence income. 325 GEL per month x 3 months = 975 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 + 325 GEL as minimum subsistence income x 3 months = 1,175 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 (325 GEL/month X 3 months = 975 GEL); and employment priority in project-related jobs for capable members of all vulnerable households.
Temporary use of land			
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.
Construction impacts not related to land acquisition¹¹			
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.

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

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

92. 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 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

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

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

or
 Environmental and Social Impact Assessment Group
 DG Consulting Ltd.
 E-mail: akhaltsikhebatumiohl@gmail.com

The Project information will be updated regularly and will be available on the Adjaristskqali Georgia LLC. Web-site: www.adjaristsqali.com

**Annex 4 - Public Consultations
RAP
Transmission Grid Strengthening Project (P147348)**

**Stakeholder Consultations
on the Environmental on the Resettlement Issues
(Khelvachauri Municipality, March 22-23, 2015)**



შეხვედრის ოქმი

რაიონი: სეუთხელო
 სოფელი: ქაჩე-შაქვი
 თარიღი: 2012 წელი

	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	მთხარაძე მანუჩი	ქაჩე-შაქვი	სეუთხელო	555 636981	მთხარაძე მანუჩი
2	ქაჩე-შაქვი	შაქვი	სეუთხელო	555 448891	ქაჩე-შაქვი
3	ქაჩე-შაქვი	ქაჩე	სეუთხელო		
4	საყურაძე	საყურაძე	სეუთხელო	558-79-8196	საყურაძე
5	საყურაძე	საყურაძე	სეუთხელო	599 65-15-92	საყურაძე
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	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	ჭაბუკაძე	ქაჩე-შაქვი	სეუთხელო	593 120861	ჭაბუკაძე
2	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	592 599019	ქაჩე-შაქვი
3	ქაჩე-შაქვი	საყურაძე	სეუთხელო	557 4490	ქაჩე-შაქვი
4	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	599 465008	ქაჩე-შაქვი
5	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	599 233081	ქაჩე-შაქვი
6	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	555 355521	ქაჩე-შაქვი
7	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	551 77 2222	ქაჩე-შაქვი
8	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	555 506156	ქაჩე-შაქვი
9	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	591 320920	ქაჩე-შაქვი
10	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	555 376600	ქაჩე-შაქვი
11	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	557 22-74-20	ქაჩე-შაქვი
12	ქაჩე-შაქვი	ქაჩე-შაქვი	სეუთხელო	595 53-25-54	ქაჩე-შაქვი
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	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	ლევან ივლიძე	ქვედა ქვემო		557 006209	
2	როსტომ ივლიძე	ქვედა ქვემო	ხევსურეთი	555 751676	
3	ს. მ. მამია	ქვედა ქვემო	ხევსურეთი	555 210022	
4	თეო ყაზარაძე	ქვედა ქვემო	ხევსურეთი		
5	მ. თევზაძე	ქვედა ქვემო	ხევსურეთი		
6	ე. ვ. ვანიანი	ქვედა ქვემო	ხევსურეთი		
7	ლევან ივლიძე	ქვედა ქვემო	ხევსურეთი		
8	ლევან ივლიძე	ქვედა ქვემო	ხევსურეთი	589 216-286	
9	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	557 996236	
10	ხახიაძე შუბი	ქვედა ქვემო	ხევსურეთი	591-207-888	
11	მ. თევზაძე	ქვედა ქვემო	ხევსურეთი	599-1228-64	
12	ს. მ. მამია	ქვედა ქვემო	ხევსურეთი	591 12 48 614	
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	სახელი და გვარი	სოფელი	რაიონი	ტელეფონის ნომერი	ხელმოწერა
1	ლევან ივლიძე	ქვედა ქვემო	ხევსურეთი	593366755	
2	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	592496579	
3	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	555 671008	
4	მ. თევზაძე	ქვედა ქვემო	ხევსურეთი	599254312	
5	მ. თევზაძე	ქვედა ქვემო	ხევსურეთი	593786105	
6	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	593957740	
7	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	593 94 6094	
8	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	555 499997	
9	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	593 65-52-06	
10	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	593-40-22	
11	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	59140900	
12	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	598300-712	
13	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	555-624716	
14	ქუთაია სარაძე	ქვედა ქვემო	ხევსურეთი	593 1896	
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1	ყსიანი ნოქა	ქაქუ	ხეობაძე	552 386343	ნ. სი
2	ყსიანი ნოქა	ყსიანი	ხეობაძე	558 791328	ყსიანი
3	ყსიანი ნოქა	ყსიანი	ხეობაძე	555 98 3089	ყსიანი
4	ყსიანი ნოქა	ყსიანი	ხეობაძე	557 560129	ყსიანი
5	ყსიანი ნოქა	ყსიანი	ხეობაძე	599 259183	ყსიანი
6	ყსიანი ნოქა	ყსიანი	ხეობაძე	593 459963	ყსიანი
7	ყსიანი ნოქა	ყსიანი	ხეობაძე	538 740102	ყსიანი
8	ყსიანი ნოქა	ყსიანი	ხეობაძე	599 800488	ყსიანი
9	ყსიანი ნოქა	ყსიანი	ხეობაძე	552 386343	ნ. სი
10	ყსიანი ნოქა	ყსიანი	ხეობაძე	593 307182	ყსიანი
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1	ხეობაძე ნოქა	ქაქუ	ხეობაძე	572 14 12 09	ნ. სი
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3	ხეობაძე ნოქა	ქაქუ	ხეობაძე	551 666670	ნ. სი
4	ხეობაძე ნოქა	ქაქუ	ხეობაძე	591 70 7060	ნ. სი
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1	ხეობაძე ნოქა	ქაქუ	ხეობაძე	592 17 14 80	ნ. სი
2	ხეობაძე ნოქა	ქაქუ	ხეობაძე	599 729136	ნ. სი
3	ხეობაძე ნოქა	ქაქუ	ხეობაძე	557 250030	ნ. სი
4	ხეობაძე ნოქა	ქაქუ	ხეობაძე	355 23898	ნ. სი
5	ხეობაძე ნოქა	ქაქუ	ხეობაძე		ნ. სი
6	ხეობაძე ნოქა	ქაქუ	ხეობაძე	593 376448	ნ. სი
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1	გვინხა ალბაძე	ქ. ჯიჯი	სევერსკი	593 429714	გ. ალბაძე
2	ვახა ალბაძე	ქ. ჯიჯი	სევერსკი	557-50-59-54	ვახა ალბაძე
3	ვალი მანუჩი	ქ. ჯიჯი	სევერსკი	577-19-67-93	ვალი მანუჩი
4	მხარაი	მანსარბი	სევერსკი	557-53-62-63	მხარაი
5	ახლია მანუჩი	ქ. ჯიჯი	სევერსკი	558-72-19-82	ახლია მანუჩი
6	ვალი ალბაძე	ს. ეხვე	სევერსკი	593-79-85-54	ვალი ალბაძე
7	ვალი ალბაძე	სევერსკი	ქ. ჯიჯი	597-82-38-45	ვალი ალბაძე
8	ვალი ალბაძე	სევერსკი	ქ. ჯიჯი		ვალი ალბაძე
9	მხარაი	ქ. ჯიჯი	სევერსკი	577-70-37-94	მხარაი
10	მხარაი	მანსარბი	სევერსკი	557-60-038	მხარაი
11	ვალი ალბაძე	მანსარბი	სევერსკი	557-63-27-94	ვალი ალბაძე
12	ვალი ალბაძე	ქ. ჯიჯი	სევერსკი	599-26-27-94	ვალი ალბაძე
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1	ვალი ალბაძე	ქ. ჯიჯი	სევერსკი	555-79-19-24	ვალი ალბაძე
2	სევერსკი	ქ. ჯიჯი	სევერსკი	558-172-433	სევერსკი
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4	მხარაი	ქ. ჯიჯი	სევერსკი	551-22-12-70	მხარაი
5	ვალი ალბაძე	ქ. ჯიჯი	სევერსკი	593-35-91-61	ვალი ალბაძე
6	სევერსკი	ქ. ჯიჯი	სევერსკი	594-60-04	სევერსკი
7	ვალი ალბაძე	ქ. ჯიჯი	სევერსკი	5140717	ვალი ალბაძე
8	მხარაი	ქ. ჯიჯი	სევერსკი	558-44-50-32	მხარაი
9	ვალი ალბაძე	ქ. ჯიჯი	სევერსკი	790-87-57-8	ვალი ალბაძე
10	ვალი ალბაძე	ქ. ჯიჯი	სევერსკი	558-1717-37	ვალი ალბაძე
11	ვალი ალბაძე	ქ. ჯიჯი	სევერსკი	555-927476	ვალი ალბაძე
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1	ლაგაიძის დიმიტრი	სანადგომი	სევერსკი	59391414	ლაგაიძე
2	ლაგაიძის შალვა	სანადგომი	სევერსკი	558468264	ლაგაიძე
3	ლაგაიძის ივანე	სევერსკი	სევერსკი	5939322757	ლაგაიძე
4	ლაგაიძის გიორგი	სევერსკი	სევერსკი	577-02-3764	ლაგაიძე
5	ლაგაიძის ივანე	სევერსკი	სევერსკი		ლაგაიძე
6	ლაგაიძის ივანე	სევერსკი	სევერსკი	555-63-79-55	ლაგაიძე
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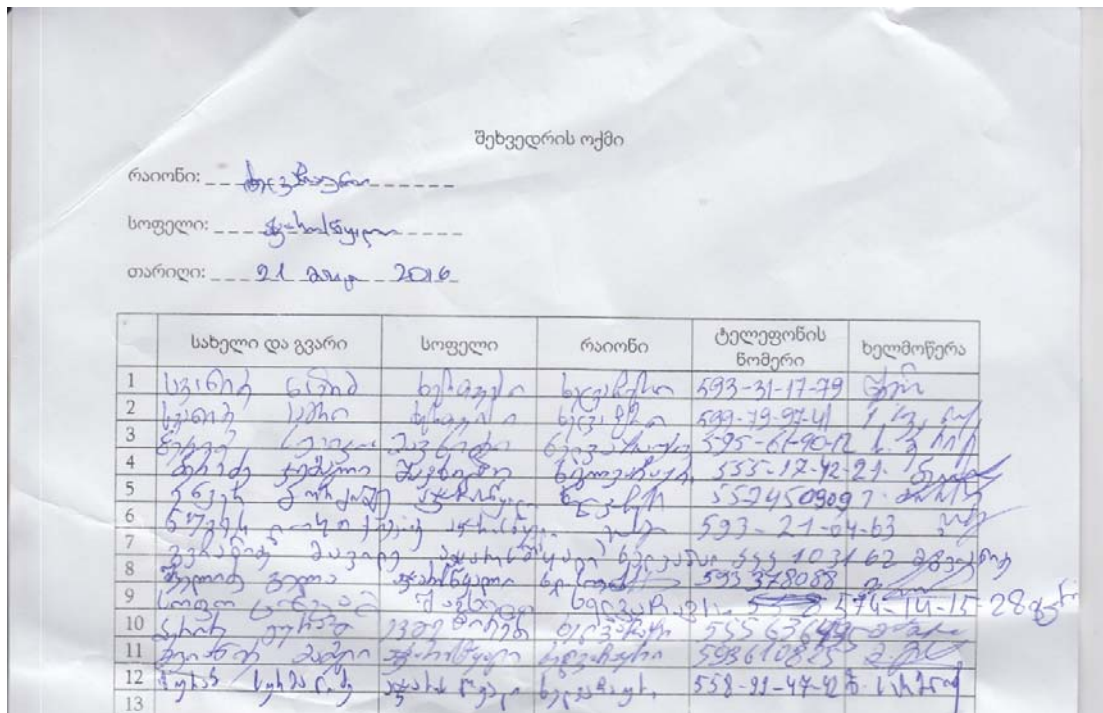
	Question	Answer
1	Will you employ locals?	The Builder's contract envisages the prioritized employment of the locals and company and local authorities will take care that these conditions are met.
2	What are the compensation rates? What is the land compensation rate?	Independent auditors are fixing the 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.
3	When will be we approached for signing agreement on compensation?	Presumably for the end of April of 2015 the representatives of the GSE will approach you with detailed description of losses, valuation and compensation proposal elaborated by the independent valuers 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.
4	What is the source of financing this project?	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.
5	Who is paying registration fees?	GSE as a representative of the Government will cover land registration fees in case if registration will be required.

6	How will be compensated crop impacts? Do we have possibility to harvest crops this year?	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.
7	How to deliver our concerns and request for some social needs of community to the government?	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	How will be compensated lost buildings and ancillary structures?	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.
9	I was going to build a house on the plot that is being taken. Will you compensate for this house / project?	According to WB resettlement regulation only existing buildings are being compensated
10	Does it make sense to cultivate the land this year?	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.
11	How will the company treat damaged infrastructure?	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 civil works company to ensure rehabilitation of all damaged infrastructure.
12	What is the land compensation fee?	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.
13	How will be compensated perennial plants?	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.
14	In case if the compensation price will not be acceptable for us, what is the scenario: will be land taken anyway?	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

		<p>of your valuers 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.</p>
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**Stakeholder Consultations
on the Resettlement Issues
(Khelvachauri Municipality, March 21, 2016)**





The public meeting was attended by the representatives of the project affected village (Segment 2 Subsection 3 (km 40.8- km 52.6)). 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	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 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	What about the compensations calculated in previous RAP – will the individuals affected in previous RAP be compensated?	In case the individuals are no more affected by the project due to changes in OHL alignment, they will not be compensated,
4	I was planning to build house on a land plot where the tower is located – will I be reimbursed for the loss?	You will be reimbursed for the permanent impact of the land plot, although reimbursement for the planned buildings is not considered in the RAP.