



220kV AKHALTSIKHE - BATUMI OVERHEAD TRANSMISSION LINE PROJECT

(From Tower # 158– to Tower # 250)

RESETTLEMENT ACTION PLAN

July 2019

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CURRENCY EQUIVALENTS

(As of 6 February 2019)

Currency Unit	–	Lari (GEL)
\$1.00	=	GEL 2.65

ABBREVIATIONS

ACS	Acquisition and compensation scheme
CSC	Construction supervision consultant
AH	Affected household
AP	Affected Person
CBO	Community based organization
DMS	Detailed measurement survey
GSE	Georgian State Electrosystem
GoG	Government of Georgia
GRC	Grievance redress committee
IA	Implementing agency
IFI	International Financial Institution
IP	Indigenous peoples
EMA	External monitoring agency
km	Kilometer
LAR	Land acquisition and resettlement
LARC	Land acquisition and resettlement commission
LARF	Land acquisition and resettlement framework
RAP	Resettlement action plan
M&E	Monitoring and evaluation
MFF	Multi tranche financing facility
MOF	Ministry of Finance
MPR	Monthly progress report
MRDI	Ministry of Regional Development and Infrastructure
NAPR	National Agency of Public Registry
NGO	Non-governmental organization
OHL	Over Head Line
PAP	Project Affected People
PEMI	Persons experiencing major impact
PFR	Periodic financing request
PPR	Project progress report
PPTA	Project preparatory technical assistance
PRRC	Property Rights Recognition Commission
R&R	Resettlement and rehabilitation
RMT	Resettlement Management Team
RoW	Right of way
SSC	Social Safeguards Consultant
SES	Socioeconomic survey
SPS	Safeguard policy statement
TL	Transmission Line
WB	World Bank

NOTE

In this report, '\$' refers to US dollars.

GLOSSARY

Compensation: Payment in cash or in kind of the replacement cost of the acquired assets

Entitlement: Range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation which are due to affected people, depending on the nature of their losses, to restore their economic and social base.

Improvements: Structures constructed (dwelling unit, fence, waiting sheds, animal pens, utilities, community facilities, stores, warehouses, etc.) and crops/plants planted by the person, household, institution, or organization.

Land Acquisition: The process whereby a person is compelled by a government agency to alienate all or part of the land a person owns or possesses to the ownership and possession of the government agency for public purpose in return for a consideration

Affected People (AP): Individuals affected by Project-related impacts.

Affected Household (AH): All members of a household residing under one roof and operating as a single economic unit, who are adversely affected by the Project. It may consist of a single nuclear family or an extended family group

Rehabilitation: Compensatory measures provided under the Policy Framework on involuntary resettlement other than payment of the replacement cost of acquired assets.

Relocation: The physical relocation of an AP/AH from her/his pre-Project place of residence.

Replacement Cost: The calculation of replacement costs of land and structures will be based on (I) fair market value at the time of dispossession, (ii) transaction/legalization costs, other taxes and fees (III) transitional and restoration (land preparation and reconstruction) costs, and (iv) other applicable payments. The value determined to be fair compensation for land based on its productive potential and location. The replacement cost of houses and structures (current fair market price of building materials and labor without depreciation or deductions for salvaged building material), and the market value of residential land, crops, trees, and other commodities.

Resettlement: All measures taken to mitigate any and all adverse impacts of the Project on AP's property and/or livelihood, including compensation, relocation (where relevant), and rehabilitation of the damaged/removed infrastructure and installations. The objective is to improve, or at least restore the livelihood and living conditions of people affected by project-related land acquisition.

Sakrebulo: The representative body of local self-government. Self-governing unit is a municipality. A municipality is a settlement (self-governing city) which has administrative borders or unity of settlements (self-governing community), which has administrative borders and administrative center. A municipality has elective representative and executive bodies (hereinafter municipality bodies), registered population and has its own property, budget, receipts. A municipality is a legal entity of public law. Local self-governance is implemented in municipalities – self-governing city and self-governing community. Self-governing city is an urban settlement which has or will have legally assigned status of municipality, while self-governing community is a unity of several settlements, which, in compliance with this law, has or will have assigned status of municipality. A status of self-governing cities is assigned and will be assigned in compliance with this law to the following cities: Tbilisi, Rustavi, Kutaisi, Poti, Batumi, Telavi, Ozurgeti, Zugdidi, Gori, Ambrolauri, Mtskheta and Akhaltsikhe. Representative body of the municipality is collegial administrative body – municipality council (Sakrebulo). Executive body of the municipality and highest official of the municipality is a governor (Gამგებელი) in self-governing community and mayor in self-governing city.

Vulnerable groups: People who by virtue of gender, ethnicity, age, physical or mental disability, economic disadvantage, or social status may be more adversely affected by resettlement than others and who may be limited in their ability to claim, take advantage of resettlement assistance and related development benefits.

EXECUTIVE SUMMARY

The Government of Georgia, acting through its Ministry of Energy and the Georgian State Electrosystem (GSE), would like to strengthen grid access for South Western Georgia by constructing a 220-kV double circuit overhead power transmission line connecting the sub stations in Akhaltsikhe and Batumi.

New overhead power transmission line will ensure stability of energy supply in the region, will minimize risks of energy shortages and will allow GSE and the main stakeholders to satisfy increasing demand on the electricity locally as well as will increase GSE's export potential. The new transmission line will connect "Shuakhevkhesi" and "Koromkhethesi" with the state electro system.

In 2015 a Resettlement Action plan has been prepared on this particular section; although due to the design changes new planning is required. In order to decrease impacts transmission line geography has been changed and instead of populated areas, now the line goes mostly through the unpopulated mountainous areas. Even though the number of land plots to be acquired and subject to land restrictions are more in case of the new alignment, it should be considered that in general and in particular the area between tower # 160-#172 mainly impacts the pastures with no assets (buildings, trees or annual crops) on them. Additionally, new alignment will have less impacts related to noise, dust and other construction related impacts as it does not cross populated areas.

Resettlement Action Plan under the 220-kV double circuit overhead power transmission line, tower # 158 – to tower # 250, has been prepared by LTD Alligator.

The project will be implemented in compliance with social and environmental policy of World Bank and the Georgian legislation. Given its large scale, the project is divided into several sections. This Resettlement Action Plan refers only to the transmission line corridor from tower N158 to tower N250.

Image #1 presents section of construction project of Akhaltsikhe-Batumi 220 kV power transmission line from tower N158 to tower N250.

In total, 411 **privately** owned registered land plots are affected by the project. Out of these 411 land plots, 85 land plots (34533 sq.m.) are affected by permanent land acquisition, while 410 land plots (678407 Sq.m) are affected by easement (land use restrictions). Only 1 land plot is acquired fully, 85 land plots are split in two and part of the land under towers needs to be acquired, other part of the lands fall under safety zone and are imposed to land restrictions.

Out of these 411 privately owned plots the project impacts 77 registered (with full and valid registration) land plots (180144 sq.m. / 18.01 ha). Out of 77, 16 land plots (6212 sq.m. / 0,6 ha) partially (area under the towers) fall under permanent impact and have to be acquired, residual parts of all 77 land plots (76500 sq.m. / 7.65 ha) fall under safety zone and are subject to land restrictions.

Out of 411 privately owned plots 334 plots are non-registered subject to legalization (1,492,161 sq.m./ 149,22 ha). Out of these, 69 (28321 sq.m. / 2,83 ha) are affected by land acquisition and 333 (598253 sq.m / 59,83 ha) by easement. 1 land plot (2102 sq.m.) has to be acquired fully due to the residential building located on it.

The given project also affects **state-owned** plots of land. 14 state-owned land plots (5491 Sq.m.) are under permanent impact while 84 land plots (158334 Sq.m.) are affected by easement.

According to categories determined by independent valuator, project impact area is divided into 2 areas as project affected land plots differ in terms of location, placement, purpose and other characteristics. Each zone includes 5 categories which divide land plots according to types and purpose.

254 households are to be affected by the project, however only 1 household is subject to physical relocation and 24 households are severely affected (they permanently lose more than 10% of productive land). In all other cases, impact will be minor considering that the affected individuals will be able to continue agricultural and farming activities on the land plots that are within the Right of Way. It is worth mentioning that there are no cases using state-owned land plots being used by private users.

In total, 495 land plots are affected: **86** are permanently losing some part of their land (**16 registered and 69 non-registered** land plots; 1 non-registered land plot subject to legalization to be acquired fully) and the rest are affected by easement (land use restrictions), which implies limitation of land use (growing tall trees or plants above 4 m, as well as construction/existence of the structures are prohibited). 1 AH is losing residential house with associated land plots. 24 households are estimated to lose more than 10% of affected productive land. Respectively, those 24 households including 1 household which loses residential house, are classified as severely affected and subject to additional allowances. The given RAP includes 23 households classified as vulnerable.

Table #1 presents summary impact of the project including legal status of land plots, category of use, information on annual and perennial crops, structures and affected households.

Table E.1 - Summary Impact on Land Acquisition and Resettlement

#	Impacts					Sq.m
1	Plots Total affected area					875213
2	Total number of land plots (private + state-owned)					495
		Permanent Land Take (Land to be Acquired)		Land Use Restrictions (Land Plots within the RoW/Easement)		Total area of Affected Land
		N	Sq.m	N	Sq.m	Sq.m
Tenure Categories						
	Category 1. Private Registered land plots	16	8314	77	76500	84814
	Category 2. Private land plots not registered (under traditional/historical use)	69	28321	334	598253	626574
	Category 3. State owned land plots	14	5491	84	158334	163825
	Total	99	42126	495	833087	875213
Categories by Land Use and Costs						
Area 1						
	Type 1. Agricultural and non-agricultural land plots, which are located in the small town of Shuakhevi boundaries	3	242	25	15780	16022
	Type 2. Agricultural and non-agricultural land plots, which are located near to the Akhaltsikhe-Batumi road, about 5-50 meters.	3	1695	12	15560	17255
	Type 3. Agricultural and non-agricultural land, which are located away from Akhaltsikhe-Batumi road and are used for homestead or commercial purposes.	1	123	4	4721	4844
	Type 4. Agricultural and non-agricultural land, which are located away from Akhaltsikhe-Batumi road and are used for agricultural purposes (annual and perennial crops cultivation).	13	4303	49	42486	46789
	Type 5. State owned land plots	10	1928	73	60653	62581
Area 2						

	Type 1. Agricultural land plots used for residential purposes.	2	2886	13	22115	25001
	Type 2. Agricultural land plots with summer and/or temporary houses on them.	1	635	6	12874	13509
	Type 3. Agricultural land plots used for farming (annual and perennial crops cultivation).	60	25076	299	550772	575848
	Type 4. Agricultural non-cultivation land plots which do not belong to type I-III, are not used for cultivating crops.	2	1675	3	10445	12120
	Type 5. State owned land plots	4	3563	11	97681	101244
Crops and Trees						
	Maize Area			Sq.m		3079
	Beans Area			Sq.m		5006
	Potato Area			Sq.m		5860
	Pepper Area			Sq.m		100
	Tobacco Area			Sq.m		22
	Vegetable Area			Sq.m		905
	Cabbage Area			Sq.m		200
	Tomato Area			Sq.m		260
	Pumpkin Area			Sq.m		304
	Strawberry Area			Sq.m		15
	Trees ¹			No.		4690
Affected structures						
	Residential Houses			No.		1
	Residential house under construction			No.		1
	Foundation of demolished building			No.		1
	Auxiliary structures, total			No.		17
Affected businesses						
	Businesses			No.		0
Affected Households						
	Severely affected Households			No.		24
	Resettled households			No.		1
	AH losing Jobs			No.		0
	Vulnerable Households			No.		23
	Total AH			No.		254

¹ This is an inventory of all trees in the RoW. Only trees taller than 4m or having the potential to grow taller than 4m will be affected and compensated. This decision will be made by GSE technical team during RAP implementation.

37	Total Aps (estimated) ²			1313
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The commencement date of Census of affected individuals and detailed measurement survey (DMS), September 3, 2018, is declared as the cut-off date for this RAP.

The compensation entitlement matrix describes types of project impact and respective compensations for affected individuals. Affected individuals include land owners and renters, as well as potentially those who may lose business, salaries and income (as per current data, impacts on businesses are not expected). Compensation entitlement matrix is given in Table 1 below.

Table 1 Compensation Entitlement Matrix

Type of Loss	Application	Affected individuals	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 and taxes or replacement land of same value of land lost and at location acceptable to PAPs where feasible. If any remaining part of the land owned by the registered owners is no longer appropriate for use, such remaining part will be purchased subject to the agreement with the owner. For non-agricultural lands - Cash compensation at full replacement cost at market value without deduction of depreciation value and transaction fees.
		Legalizable Owner (historical users/having title documents required for registration, owning residential house on a plot, etc.)	For agricultural lands - These PAPs will be assisted with legalization and provided with cash compensation at full replacement cost of land including transaction fees or taxes. 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 assistance with legalization and registration, and the cash compensation after their title is legalized and registered
		Renters/Lease	Not eligible for land compensation; though, they are eligible for allowance considered in the Entitlement Matrix for other losses.
		Non-legalizable owners (squatters/encroachers of a state land)	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 (348.8 ³ GEL X 12 = 4185.6 GEL). Besides, they will be paid allowance considered in the Entitlement Matrix for all other losses.

² Only 80% (203 AHs) of AHs were interviewed in scopes of the census, the average size of the household based on the census is 5.17, estimation for total number of APs was made based on census data – 254*5= 1313

³ Minimum subsistence for 5-member household – December, 2018. GeoStat. Information leaflet distributed during public meetings uses minimum subsistence income for 5-member household as of August, 2018.

Type of Loss	Application	Affected individuals	Compensation Entitlements
Restrictions on land use (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 expert.
		Legalizable Owner (historical users/having title documents required for registration, owning residential house on a plot, etc.)	These PAPs will be legalized and the owner will receive easement fee as a lump sum in the amount as determined by an independent valuation expert
		Renter/Leaseholder	Not eligible for easement fee for land-use restriction; though, they are eligible for allowance considered in the Entitlement Matrix for all other losses.
		Non-legalizable owners (squatters/encroachers of a state land)	Not eligible for easement fee for land-use restriction; however, PAP will receive allowance for all 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 to 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 (historical users/having title documents required for registration, owning residential house on a plot, etc.)	These PAPs will be legalized and in addition to compensation for loss of land, PAPs will receive compensation and replacement value for the house and other assets lost and will be provided with resettlement assistance to ensure that the family relocates in a new house with access to services and security of tenure
		Renter/Leaseholder	Not 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 owners (squatters/encroachers of a state land)	Not 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 are prohibited	Registered owners	Compensation at full replacement cost for lost structures, in addition of compensation for loss of land.
		Legalizable Owner (historical users/having title documents required for registration, owning residential house on a plot, etc.)	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 owners (squatters/encroachers of a state land)	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/P ublic Assets	Community/Government	Reconstruction of the lost structure or reestablishment of agricultural lands in consultation with the community and restoration of their functions
Loss of Income and Livelihood			
Crops	Standing crops	All PAPs regardless of legal status (including registered owners,	When possible, people will be given enough time to harvest existing crops. Crop compensation in cash at

Type of Loss	Application	Affected individuals	Compensation Entitlements
	affected or loss of planned crop incomes	legalizable, non- legalizable users, and renters)	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 ⁴	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 to the 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/employed individuals	Compensation for work trainings and lost salary for 3 months. If the temporary impact lasts more than 3 months, 1-year net compensation will be given (same as for permanent impact)
Allowances			
Severe Impacts	>10% loss of productive lands or >10% of non-agricultural income	APs losing permanently (sitting of towers) more than 10% of affected agricultural land or more than 10% of non-agricultural income (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 ⁵ : 1 additional compensation for 3 months of minimum subsistence income. (348.8 GEL per month x 3 months=1046 GEL per AH).
Physical relocation /Transportation of personal belongings to new location (new house)	Transport/transition assistance or cost	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 +348.8 GEL as minimum subsistence income x 3 months = 1,246 GEL per AH.
Vulnerable people allowance	Impact on vulnerable people	Economically Disadvantaged AHs, households headed by women, person with disability or a pensioner with no other breadwinner	One-time allowance equal to 3 months minimum subsistence income (348.8 GEL/month X 3 months = 1046GEL); 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

⁴ The actual number of the trees to be cut will be identified during the civil works, in particular trees higher than 4 meters, the trees under the towers and located on the temporary access roads or the area required for the stringing activities will be cut. The RAP includes all trees falling under the RoW, although only those trees subject to cut will be counted and compensated.

⁵ Non-agricultural income implies all kinds of economic activities that are not included in agriculture.

Type of Loss	Application	Affected individuals	Compensation Entitlements
			less than lease at current market rates, plus compensation for any loss of crops or tress ⁶ 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.

In specific cases when the construction impacts are imposed, such as damages to houses, buildings, or crops, etc. due to stringing activities, building of temporary roads, increased traffic, etc. and the impacts are not related to land acquisition construction contractor is responsible to compensate the losses caused by the impacts. Construction Company is responsible to conduct a baseline assessment of possible damages outside the RoW and then compare the existing baseline information with actual damages and propose remedial actions or compensate the losses. 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 will be compensated in full for the whole building irrespective of the specific degree of impact. Damages can be identified through comparing the baseline data with actual damages as well as information received from AHs through grievance redress mechanisms. 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. Requirement needs to be envisaged in the agreement of Construction Contractor.

The Georgian State Electrosystem (GSE) is the implementing agency (IA) of the Project. GSE is responsible for OHL construction as well as for implementation of this Resettlement Action Plan. GSE is assisted by a number of other government departments and private agencies in the design, construction and operation of the Project. Pursuant to the active legislation, the National Agency of Public Registry (NAPR) within the Ministry of Justice is in charge of the recognition of ownership rights of legitimate possessors and registration of ownership rights. The local/district NAPRs are also responsible for registering the ownership rights of acquired land from landowners to the GSE based on relevant agreements. The local governments at district and village levels are involved in the legalization of land plots, land acquisition and resettlement. The Ministry of Environmental and Natural Resources Protection is responsible for environmental issues. Various features/sections of the OHL Project are located in each of the following municipalities: Akhaltsikhe, Adigeni, (Samtskhe-Javakheti Region) and Khulo, Shuakhevi, Keda, Khelvachauri and Batumi (Adjara Autonomous Republic). All corresponding Sakrebulo, Gamgeoba, Territorial Registration Offices and Property Rights Recognition Commissions (PRRC) will be involved in RAP. Local Sakrebulos and Rtsmunebuli of villages are involved for local level land acquisition and resettlement (LAR) activities.

A grievance mechanism will be available to allow PAPs to seek redress for issues related to land acquisition. Grievance redress committees (GRCs) at local level involving the local government officials, representative of APs, representative of local NGOs and consultant will be formed. APs will be fully informed of their rights and of the procedures for addressing complaints whether verbally or in writing during consultation, survey, and time of compensation. Care will always be taken to prevent grievances rather than going through a redress process.

Payment of compensation and cash allowances will be executed during the implementation of the RAP. All activities related to the land acquisition and resettlement have been scheduled to ensure that compensation is paid prior to displacement and commencement of construction. In all cases compensation will be paid, and where necessary physical resettlement completed, prior to starting works on that land and causing the displacement. Public consultation, internal monitoring and grievance redress will be undertaken

⁶ Construction Company will adopt the same approach of compensating the felled trees as described in the compensation entitlement matrix during construction activities outside of the RoW.

intermittently throughout the project duration. The total LAR cost calculated for the implementation of this RAP constitutes **GEL 3 349 819 (USD 1 264 083)**. This amount will be allocated by the Ministry of Finance of Georgia for the purposes of this RAP.

Land acquisition and resettlement tasks under the project will be subject to monitoring. Monitoring will be the responsibility of GSE. Internal monitoring will be carried out routinely by GSE. The results will be communicated to the WB through the quarterly project implementation reports. External monitoring will be carried out by a Social Safeguards Consultant on a regular basis, and its results communicated to the resettlement management team (RMT) of GSE and WB through quarterly reports. The GSE (with help from the Social Safeguards Consultant) will carry out a post-implementation evaluation of the RAP about a year after completion of its implementation.

1. INTRODUCTION

1.1 Project Background

The Government of Georgia, acting through its Ministry of Energy and the Georgian State Electrosystem (GSE), would like to strengthen grid access for South Western Georgia by constructing a 220- kV double circuit overhead power transmission line.

The new transmission line will ensure more stable electricity supply in the region, reducing outages, and enable GSE to meet the growing demand for electricity, as well as enhance export opportunities. The new transmission line will also connect electricity generated by Shuakhevi HPP and Koromkheti HPP to the state electricity system.

In 2015 a Resettlement Action Plan was prepared for this section; however, due to changes in design a new survey of impacts and RAP were required. In order to minimize impacts, the route of the transmission line has been changed and instead of populated areas, the line was rerouted to cross mostly unpopulated mountainous areas. Even though the number of land plots to be acquired and subject to land restrictions are more in case of the new alignment, it should be considered that in general and in particular the area between tower # 160-#172 mainly impacts the pastures with no assets (buildings, trees or annual crops) on them. Additionally, new alignment will have less impacts related to noise, dust and other construction related impacts as it does not cross populated areas.

Preparation of this Resettlement Action Plan including field, measurement and valuation works are carried out by winner of the tender announced by JSC Georgian Electrosystem – Alligator LTD. Audit Escort – an independent valuation company was subcontracted by LTD Alligator for the valuation works.

The 220-kV overhead power transmission line (OHL) will start from the existing Akhaltsikhe 500/400 kW permanent voltage sub-station and will connect the existing Batumi 200 kV substation (see image #2). Total length of this section of the line is 39 km, double circuit line with AAAC, OPGW and ground strap.

Image #1 presents Akhaltsikhe-Batumi 220 kV power transmission line construction project section from tower N158 to tower N250. Changes made in the project design are presented in image three (see image #3).

The given RAP refers to section from transmission line tower N158 to tower N250.

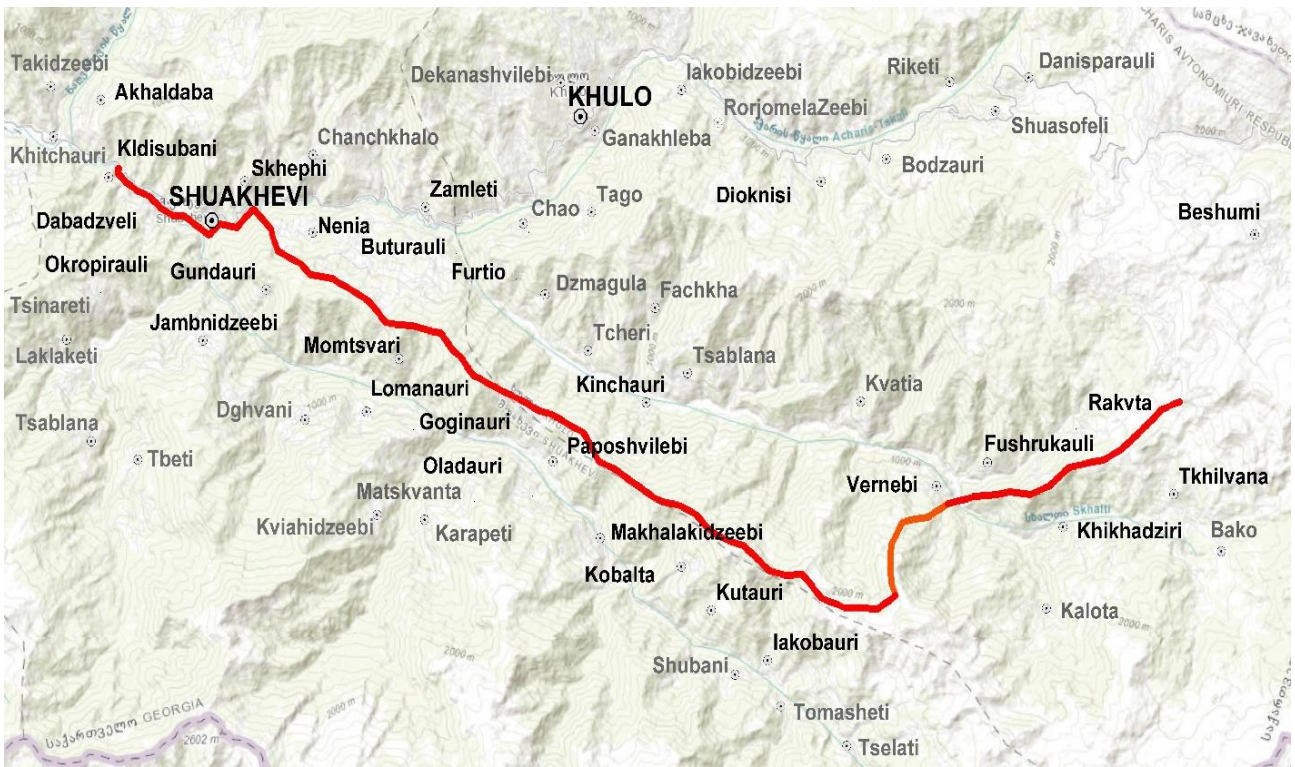


Image 1 - 220 kV power transmission line section from tower N158 to tower N250

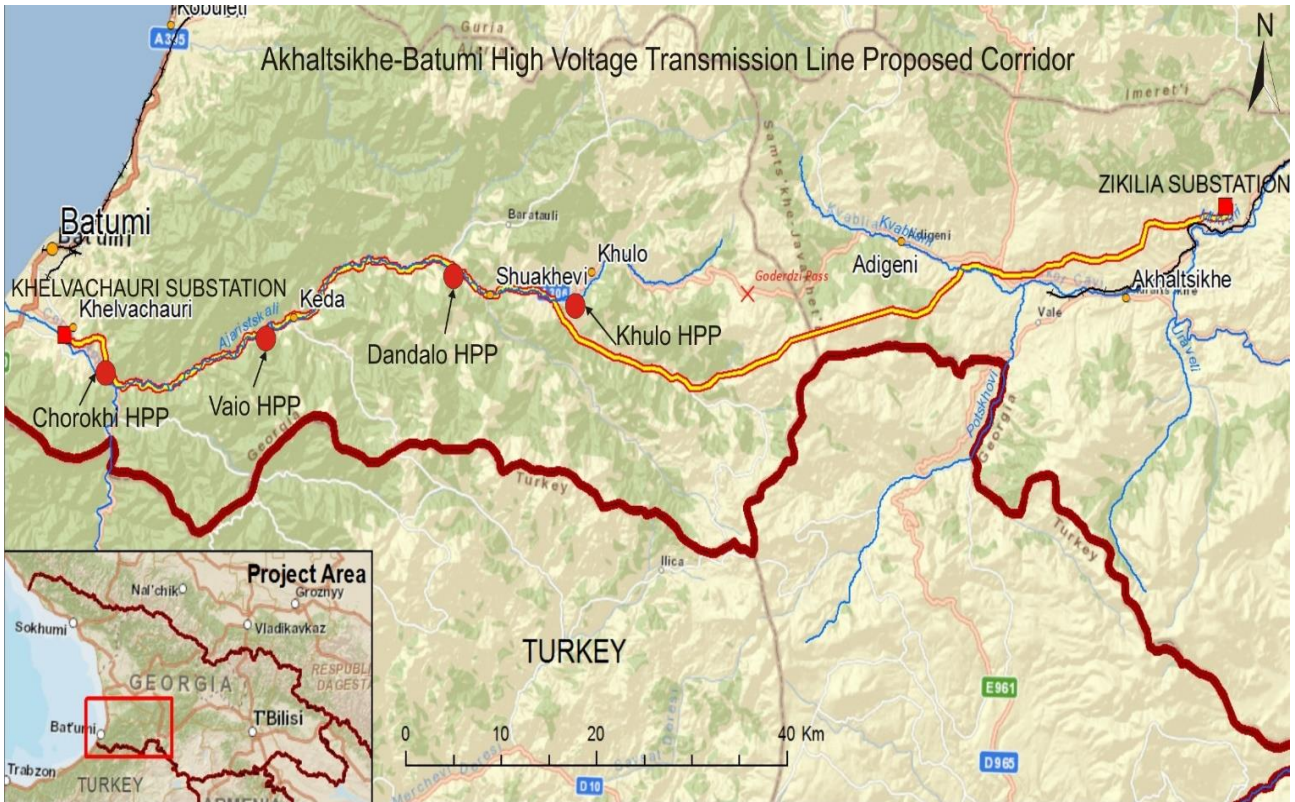


Image 2 - 220 kV power transmission line entire route from Akhaltsikhe 500/400 kV permanent voltage substation to Batumi 220 kV substation.

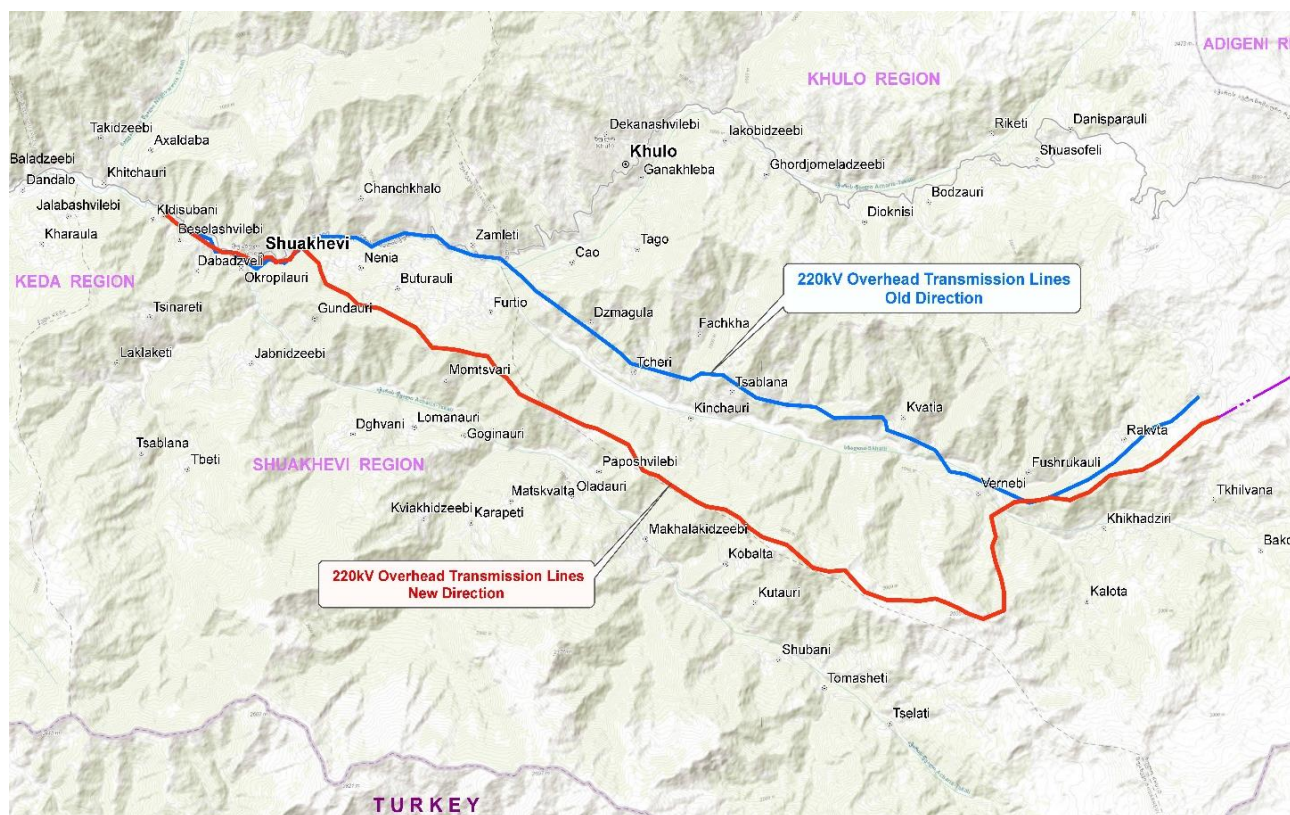


Image 3 - changes made in the design of 220 kV power transmission line project

In total, 411 privately owned registered land plots are affected by the project. Out of this 411, 77 registered land plots (180144 sq.m. / 18.01 ha). Out of 77, 16 land plots (6212 sq.m. / 0,6 ha) fall under permanent impact and have to be acquired, while all 77 land plots (76500 sq.m. / 7,65 ha) also fall under easement (land use restrictions).

The project affects 334 non-registered land plots (1,492,161 sq.m./ 149,22 ha). Out of this 334, part of 69 (28321 sq.m. / 2,83 ha) are under permanent impact and need to be acquired and 333 (598253 sq.m / 59,83 ha) are affected under easement (land use restrictions). One land plot (2102 sq.m.) has to be acquired fully due to the residential building located on it.

The given project also affects state-owned plots of land. 14 state-owned land plots (5491 Sq.m.) are under permanent impact while 84 land plots (158334 Sq.m.) are under easement impact.

According to the categories determined by independent valuator, project impact area is divided into 2 areas. Each zone includes 5 categories which classify land plots according to their agricultural or non-agricultural and residential uses, vicinity to the road as well as according to private versus state-owned status.

254 households are to be affected by the project, however only 1 household is subject to physical replacement and 24 households are severely affected (they permanently lose more than 10% of productive land). In all other cases, impact will be minor considering that affected individuals will be able to continue agricultural and farming activities on the land plots that are within the Right of Way. It is worth mentioning that there are no cases of state-owned land plots being used by private users.

1.2 The impacts corridor

The width of the OHL corridor is defined following the standards set up in the Decree #366 of Government of Georgia (dated 24 December 2013) "On the Protection Procedures for Electricity Grid Linear Facilities and Determination of its Protective Zones" This document sets/regulates the procedures for the protection of power lines including the parameters (area, distances, width, clearances) of the protective zones, access roads, ROW in forests and other tree covered/vegetated areas, conditions for locating/constructing buildings (other facilities) and conducting works in these protective areas. The document is based on Law of Georgia "On Normative Acts" (Clause 18, paragraph 2) and its objective is to facilitate the uninterrupted functioning of the power grid, to ensure safe operations, to meet the requirements of the sanitary and safety norms, and to prevent accidents. According to Clause 3.1.a.a.b. of the Decree #366 of Government of Georgia, the width of the protective zone for the 220kV OHL RoW is 25m from the edge conductors on each side (more precisely - from the parallel projection of the edge conductors to the land surface), additionally the distance from the center of the tower to the edges is 6m, 12 m in total, thus $25+25+12 = 62\text{m}$. Clause 3.2 a.b.a. regulates the tree felling/clearing width in forests, forested areas and parks – which is distance between edge conductors plus distance equal to maximum height of forest trees in that particular area, to the both sides of the line. Other clauses of the Decree regulate distances to water bodies, buildings in settlements, motor roads, other OHLs, restrictions for building/construction development, planting/agriculture, other works/activities within sanitary zones, safety requirements, etc.

Within the Shuakhevi-Akhaltzikhe power transmission line corridor the width of the safety corridor is taken as 62m. It is prohibited to plant trees taller than 4 m or construct structures and buildings within this corridor. Other agricultural activities such as crops cultivation and grazing can continue within this corridor. The existing structures should be demolished and the existing trees (taller than 4 m or ones that are expected to grow higher than 4 m) will be removed. The land plots intended for installation of towers are subject to permanent land acquisition. The area of land for installing towers depends on the type of tower and is expected to vary between 169 sq.m. and 529 sq.m. Land plots with residential houses falling within the safety corridor of 62 m, will be acquired entirely. Other lands which fall partially within the safety corridor, will remain in a possession of the owners, however the affected owners will be compensated for imposed restrictions under an easement (land use restrictions) agreement.

1.3 Minimizing Land Acquisition and Resettlement

Due considerations have been given during the design of the OHL alignment and towers layout to minimize the adverse impacts of land acquisition and involuntary resettlement. Efforts have been put to incorporate best engineering solution in order to avoid large scale land acquisition and resettlement. Following are the specific measures adopted for the selection of the route:

- (I) In order to reduce the scale of the resettlement, changes were made to the design. The transmission line crossed the mountainous unsettled area instead of populated areas.
- (II) Tower locations have been designed to avoid resettlement as much as possible;
- (III) The OHL alignment has been reviewed by resettlement specialists and their recommendations were considered in the final alignment.

The table below describes the differences between the new and old OHL alignment. As it can be seen from the table the number of land plots to be acquired and subject to land restrictions are more in case of the new OHL alignment. Although, it should be considered that in general and particularly the area between tower # 160-#172 mainly impacts the pastures with no assets (buildings, trees or annual crops) on them. Additionally, new alignment will have less impacts related to noise, dust and other construction related impacts as it does not cross populated areas.

Table 2 Impacts Comparison of Old and New OHL alignments

#	Item	New Alignment	Old Alignment	Difference
1	Total number of land plots subject to easement restrictions	411	384	27
2	Total sqms with easement restrictions	674753	604133	70620
3	Total number of land plots to be acquired	86	44	42
4	Total sqms of land plots to be acquired	36635	9248	27387
5	Total number of trees	4690	5335	-645
6	Total sqms of annual crops	15751	44099	-28348
7	Physical Resettlement	1	1	0
8	Residential houses	1	1	0
9	Auxiliary buildings	17	9	8
10	Total number of AHs	254	290	-36
11	Total number of severely affected AHs	24	10	14
12	Number of Vulnerable Ahs	23	41	-18

1.4 RAP Preparation

The present RAP for Akhaltsikhe-Batumi 220kV OHL from Tower # 158– to Tower # 250 (the relevant section of the line was referred as Segment 1 Section 3 and RAP prepared for this section is dated May 2016) is based on DMS (Detailed measurement survey), census and socio economic survey which were conducted in September 2018 – January 2019. The RAP includes (I) description of impacts and AP figures reflecting current design (basic design); (II) schedule for land acquisition and implementation of RAP (III) corresponding LAR budget; and (IV) loss and entitlement profile for individual owners of land plots and APs. Intensive consultations were held with stakeholders in the process of preparing the given RAP with particular focus on affected individuals and their engagement for the purpose of informing them on the impact scales and evaluation of severity level and compensation measures.

1.5 Pending RAP Implementation Tasks

Funds allocated for the implementation of this RAP will be transferred from Ministry of Finance of Georgia to GSE upon its completion and approval of final Resettlement Action Plan by World Bank and Government of Georgia. Before distribution of allocated funds to affected people, Legalizable APs according to the government decree will be assisted by GSE to become registered (obtain legal title), and will sign an agreement specifying the appropriate impact and compensation. GSE will provide all necessary information to affected persons regarding their entitlements under this RAP, and provide assistance needed to facilitate the delivery of compensations and entitlements to the affected persons. If an agreement cannot be reached between GSE and an affected person, in the event of permanent acquisition of land or assets, the case shall be transferred to eligible court for expropriation. Where compensation cannot be delivered to the affected persons within a specified timeframe, e.g., where affected persons cannot be located, corrections are needed to land borders, PAPs or disagree with the offered compensation, or for any other reason (see Standard Operating procedure, Annex 8 the due compensation will be deposited in an interest-bearing escrow account where it be available to PAPs at any time.

Within the systematic land registration pilot program, led by the NAPR with assistance from the World Bank-funded *Irrigation and Land Market Development Project*, land measurements were carried out in Shuakhevi and the land registration process was initiated. This pilot, implemented by Ministry of Justice through its National Agency of Public Registry (NAPR) aims to refine and test the land registration strategy and procedures for agricultural and non-agricultural land plots.

The pilot project provides the foundation for the national land registration program. Pilot phase will implement a new systematic and sporadic registration law (law “on the improvement of cadastral data and the procedure for systematic and sporadic registration of rights to plots of land within the framework of the state project”), which aims to overcome several common challenges, such as incomplete documentation, significant amount of non-official deals, disputes on borders, difference between actual land use and ownership documentation, unregistered state lands and etc. There might be difference between lands measured and registered within the mentioned pilot project and lands measured within the frames of this Resettlement Action Plan.

1.6 Conditions for Project Implementation

Based on the WB policy/practice, the approval of project implementation will be based on the following RAP-related conditions:

- (i) **Signing of Contract Award:** Conditional to the approval of the RAP by WB and the Government of Georgia. The RAP reflects impacts, final AP lists and compensation rates at replacement cost approved by GSE.
- (ii) **Notice to Proceed to Contractors:** Conditional to the full implementation of RAP- (legalization of legalizable owners, and full delivery of compensation and rehabilitation allowances).

The above will be ensured by applying a Standard Operating Procedure which has been adopted by GSE and describes adequate sequencing of RAP and construction activities (see Annex 8).

2. CENSUS AND IMPACT ASSESSMENT

2.1 Introduction

The given impact assessment provides detailed information on loss of land, structures and other assets on the section of Akhaltsikhe-Batumi 220 kV power transmission line from tower N158 to tower N250 in Khulo and Shuakhevi municipalities. Compensation and rehabilitation measures have been worked out based on these impacts. A detailed inventory of all the impacts has been done following the final draft alignment of the transmission line corridor.

Digital cadastral maps were collected from the National Agency of Public Registry and updated according to actual field studies. Together with cadastral data of land measurement, DMS and inventory of affected people were conducted. The given studies were carried out from September 2018 to January 2019. In addition, socio-economic study of households within affected areas was conducted in order to identify the socio-economic condition of affected population. Commencement data of DMS and inventory of AP is set start of reporting period of compensation entitlement within the project. For this section, start date of compensation entitlement is September 3, 2018 which is also declared as cut-off date for this RAP.

2.2 Impact on Land, Other Assets and Income

The impacts on land have been distinguished as a permanent impact (permanent land take) and partial impact⁷, which means that the land is not taken and is left in a possession of the private owner, however certain limitations are imposed on the mentioned land plots in terms of admissible land use. The limitations comprise prohibition of growing tall trees (higher than 4m) within the RoW and prohibition of existence of structures and buildings in the RoW⁸.

Permanent impact is related to the land plots where towers will be located or to the land plots, on which the residential houses are situated. It is obvious, that the land plots needed for erection of towers needs to be acquired. In relation with the land plots with residential houses the situation is as follows: as all the structures within the RoW, including residential houses, should be demolished, the mentioned land plots lose their value as a residential land and the AHs should be relocated. The land plots and affected structures will be compensated at full replacement cost and this land will be permanently acquired by the project, as well as the land plots under the towers. The land plots without residential houses, which are located within the RoW between the towers, do not need to be acquired by the project. These land plots will remain in the ownership of AHs; however, the AHs will be compensated for the partial impact (limitations on land use) through the Easement Agreement. The cost to be paid as a compensation for partial impact should reflect the loss of real estate value of the affected land plots due to the imposed limitations.

In all, private land impacts amount to some **1,672,305** sq.m (**167,23** ha); in addition, some of the land plots (e.g. 409) are divided into two parts (one part which under permanent impact will be acquired while the other part under partial impact will be compensated in accordance with the easement agreement). Table 2 presents land plots under partial⁹ as well as permanent impact.

⁷ The validity period of the easement agreements (partial long-term temporary impact) are temporary for this particular project.

⁸ The Decree No 366 of the Government of Georgia of 24.12.2013 about protection rules and protection zones of the Electric Transmission Lines Linear Facilities

⁹ Temporary long-term impact covers those land plots that are within RoW. Temporary long-term impact will be processed within the easement agreement – by imposing restrictions on land use on those sections of land which are within sanitary zones between the towers.

Affected land plots are classified into the following categories according to status of legal rights to property:

Category 1. Land plots assigned in private ownership with full and valid registration. This section of transmission line covers **77** registered land plots (**180144** sq.m. / **18.01** ha). Out of these land plots **16** (**6212** sq.m. / **0,6** ha) are under permanent impact and are subject to acquisition, while **77** land plots (**76500** sq.m / **7,65** ha) are under partial impact and will be compensated in accordance with easement agreement.

Category 2. Private land plots not registered (under traditional/historical use). Land plots used by APs which are not registered privately in the Public Registry, but used by private users on the basis of traditional right, these Land plots may not be registered or officially registered under the State, Adjara A.R. or local municipality ownership, The traditional right of the affected persons were identified during the census survey, has been confirmed by the neighbors and by the assigned representatives of local authorities at the village/sakrebulo level. These land plots have not been privatized only due to the fact, that the land reform has not been accomplished in Adjara AR. The land plots with similar status have been privatized in other regions of Georgia and given for free to the traditional users. Category 2 land plots are also subject for compensation for permanent and partial impacts. However, prior to compensation the status of these land plots and procedure of compensation (through registration or through special Governmental decree N 1052, June 9, 2016) should be defined/confirmed by the government of Adjara A.R. or the land plots should be legalized/registered. 334 land plots (1,492,161 sq.m / 149,22 h) under this category are within the project affected area. 69 land plots (28321 sq.m / 2,83 ha) are under permanent impact and will be acquired by the project while 333 land plots (598253 sq.m./ 59,83 ha) are under partial impact and will be compensated according to easement agreement. **1** land plot (**2102** sq.m.) has to be acquired fully as residential building is located on it.

Category 3. **State-owned land plots that are not used by private users.** This section of the transmission line covers total of **84** state-owned land plots with total area of **1141533** sq.m/**114.15** ha.

The land costs and compensation categories within the project area are determined by the land use factor and distance from the existing road. Figures on Land impacts are provided in accordance with the land classification and legal categories that are relevant to determine compensation rates and amounts due to their use modalities and location. Affected land plots are divided into 2 areas and they are classified in 4 main types in each area:¹⁰

Area 1 – From borough Shuakhevi to village Shkhepi (from tower 238 a to tower 250 a)

- **Type 1.** Non-agricultural and agricultural land plots which are located within the administrative borders of borough Shuakhevi. Value of 1 m² of such land plot is 19 GEL (price of easement- 10.20 GEL/ m²). **3** land plots of first category will be under permanent impact (**242** m²/**0.02** ha and are subject to acquisition and

¹⁰ Category of land purpose recognized/registered in NARP is envisaged when defining land types (agricultural, non-agricultural). If the land plot is not registered, it is considered as agricultural.

25 land plots **15780 m²/1.57 ha**) will be within RoW between towers (under partial impact) and are subject to compensation with easement agreement.

- **Type 2.** Non-agricultural and agricultural land plots located alongside Akhaltsikhe-Batumi highway within 5-50 meters. Value of 1 m² of such land plot is 16.20 GEL (price of easement – 7.40 GEL). **3** land plots of second category (**1695 m²/0.16 ha**) are subject to acquisition and **12** land plots (**15560 m²/1.55 ha**) are subject to compensation as partially affected.
- **Type 3.** Non-agricultural and agricultural land plots located remotely from Akhaltsikhe-Batumi highway and are used for residential or commercial purposes. Value of 1 m² of such land plot is 13.50 GEL (price of easement – 4.70 GEL). **1** land plots of third category (**123 m²/0.01 ha**) is subject to acquisition and **3** land plots (**4721 m²/0.47 ha**) are subject to compensation as partially affected.
- **Type 4.** Agricultural land plots located remotely from Akhaltsikhe-Batumi highway and are used for cultivating crops (perennial and/or annual). Value of 1 m² of such land plot is 8.80 GEL (price of easement – 1.80 GEL). **13** land plots of fourth category (**4303 m²/0.43 ha**) are subject to acquisition and **49** land plots (**42486 m²/4.2 ha**) are subject to compensation as partially affected.

Area 2 – From village Nenia to administrative border of Adigeni (from tower 158 through tower 238)

- **Type 1.** Agricultural land plots that are used for residential purposes. Value of 1 m² of such land plot is 6 GEL (price of easement – 2.70 GEL). **2** land plots of first category (**784 m²/0.08 ha**) are subject to acquisition and **13** land plots (**23370 m²/2.3 ha**) are subject to compensation under easement agreement.
- **Type 2.** Agricultural land plots with summer or/and temporary residential houses on them. Value of 1 m² of such land plot is 4.50 GEL (price of easement – 1.20 GEL). **1** land plot of second category (**635 m²/0.06 h**) is subject to acquisition and **6** land plots (**12874 m²/1.28 h**) are subject to compensation as partially affected.
- **Type 3.** Agricultural land plots that are used for cultivating crops (perennial and/or annual). Value of 1 m² of such land plot is 3.30 GEL (price of easement – 0.70 GEL). **60** land plots of third category (**25076 m²/2.5 ha**) are subject to acquisition and **299** land plots (**550772 m²/55 ha**) are subject to compensation as partially affected.
- **Type 4.** Agricultural, non-cultivation land plots that do not belong to type I-III, are not used for agricultural crops. Value of 1 m² of such land plot is 2.10 GEL (price of easement – 0.40 GEL). **2** land plots of fourth category (**1675 m²/0.16 ha**) are subject to acquisition and **3** land plots (**10445 m²/1 ha**) are subject to compensation as partially affected.
- **In case of both areas,** state-owned land plots which are not used by private users are classified as lands of 5th Type. In total, 98 land plots are within this section of transmission line with total area of 163825 m²/**16.3 ha**.

Total numbers of various categories of land plots are given in tables 2 and 3. These tables separately present permanently affected land plots which are subject to acquisition and partially affected land plots which are subject to compensation under easement agreement.

Table 3 Type of Land Ownership

Tenure Categories	Permanent Land Take (Land to be Acquired)		Partial Impacts (Land Plots within the RoW/Easement)		Total area of Affected Land (sq.m)
	Plots No.	Area (sq.m)	Plots No.	Area (sq.m)	
Compensable land					
Category 1. Private Registered	16	6212	77	76500	82712
Category 2. Private land plots not registered (under traditional/historical use).	69	28321	334	598253	626574
Subtotal Compensable	85	34533	409	674753	709286
Non-compensable land					
Category 3. State Owned, not used by Private Users (squatters) – Non Legalizable	14	5491	84	158334	163825
Subtotal Non-compensable	14	5491	84	158334	163825
Total	99	40024	495	833087	873111

Table 4 Type of Land Use and Land Groups by Land Purchase Compensation Rates

Categories by Land Use and Costs	Permanently Affected Land to be Acquired (land plots under the towers)		Partial Impacts/Land use Restrictions (Land Plots within the RoW/)		Total area of Affected Land
	Plots No.	Area (sq.m)	Plots No.	Area (sq.m)	
Compensable land					
Area 1					
Type 1. Agricultural and non-agricultural land plots, which are located in the small town of Shuakhevi boundaries.	3	242	25	15780	16022
Type 2. Agricultural and non-agricultural land plots which are located near to the Akhaltsikhe-Batumi road, about 5-50 meters.	3	1695	12	15560	17255
Type 3. Agricultural and non-agricultural land, which are located away from Akhaltsikhe-Batumi road and are used for homestead or commercial purposes.	1	123	4	4721	4844
Type 4. Agricultural and non-agricultural land, which are located away from Akhaltsikhe-Batumi road and are used for agricultural purposes (annual and perennial crops cultivation).	13	4303	49	42486	46789
Area 2					
Type 1. Agricultural land plots used for residential purposes.	2	784	13	22115	22899

Categories by Land Use and Costs	Permanently Affected Land to be Acquired (land plots under the towers)		Partial Impacts/Land use Restrictions (Land Plots within the RoW/)		Total area of Affected Land
	Plots No.	Area (sq.m)	Plots No.	Area (sq.m)	
Type 2. Agricultural land plots with summer and/or temporary residential houses on them.	1	635	6	12874	13509
Type 3. Agricultural land plots which are used for cultivating crops (annual and/or perennial).	60	25076	299	550772	575848
Type 4. Agricultural non-cultivation land plots which do not belong to type I-III, are not used for cultivating crops.	2	1675	3	10445	12120
Compensable Subtotal	85	34533	411	674753	709286
Non-compensable land					
Type 5. State Owned	14	5491	84	158334	163825
Subtotal Non-compensable	14	5491	84	158334	163825
TOTAL	99	40024	495	833087	873111

2.2.2 Impact on Crops

This section of the project covers 23 land plots that are used for cultivating crops. Number of households that harvest crops on these land plots is 23. Crops harvested on the affected land plots include: potato, beans, maize and so on (detailed list is provided in table 4). The largest area of land plot is utilized for **potato** – 5800 sq.m. (0.5 h), it is followed by **beans** – 5006 sq.m (0.5 h) and **maize** – 3079 (0.3 h). Details are provided in table 2.3.

Table 5 Affected Crops

Crop	Number of Land Plots	Area sq.m	Number of AHs
Potato	14	5800	12
Beans	12	5006	11
Corn	9	3079	8
Vegetables	8	905	7
Pumpkin	3	304	3
Cabbage	1	200	1
Tomato	3	260	3
Pepper	1	100	1
Tobacco	1	22	1
Strawberry	1	15	1
Total	23	15691	22

2.2.3 Impact on trees

It is prohibited to plant trees within the RoW and the existing trees should be cut. The inventory studies identified **4,690** privately owned productive and semi-productive fruit trees within the RoW. The actual number of the trees to be cut will be identified during the civil works, in particular trees higher than 4 meters, the trees under the towers and located on the temporary access roads or the are required for the stringing activities will be cut. The affected timber trees are mostly state owned and are not included in the inventory list. The timber trees as well as timber from fruit bearing trees that will be felled on private land plots will be passed in a possession of the owners: they may use it as timber material or sell it; this is in addition to the compensation for felled trees as per the Entitlement Matrix. In general, loss of timber trees including the state-owned trees will comprise impacts on forests (forest fund lands) and induce some impact on wind belt and greenery plantations. A counter program of replanting is included within the ESIA.

On most land plots several species of trees are grown. In total 160 AHs lose trees. The details of the impacts on trees is given in the table 5. Method for determination of average productivity of fruit trees is described in the Annex 2.

Table 6 Affected trees

Type	Groups by Age	Value of seedling, GEL	Value of unit yield, GEL	Years to be compensated	Full annual yield, kg	Compensation for 1 year of yield, GEL	Total value	Compensation amount (Annual Caregiving expenses deducted ¹¹)	No of trees	Number of affected HHs
Black Cherry /Sweet Cherry	Seeding (<5)	5	2	5	4	8,0	45	35	18	10
	5-10	5	2	5	10	20,0	105	75	58	29
	10-20	5	2	5	16	32,0	165	115	92	41
	20+	5	2	5	10	20,0	105	75	16	6
Subtotal									184	65
Peach	Seeding (<5)	6	1,5	5	4	6,0	36	25	1	1
	5-10	6	1,5	5	15	22,5	118.5	85	8	6
	10-20	6	1,5	5	40	60,0	306	215	3	1
	20+	6	1,5	5	25	37,5	193.5	135	0	0
Subtotal									12	7
Blackberry	Seeding (<5)	2	5	2	1,5	7,5	15	10	0	0
	5-10	2	5	3	3.5	17,5	52,5	35	1	1
	10-20	2	5	3	2	10	30	20	0	0
Subtotal									1	1
Blueberry	Seeding (<5)	4	3	5	2	6	34	25	0	0
	5-10	4	3	5	5	15	79	65	0	0
	10-20	4	3	5	4	12	64	50	5	1
Total									5	1
Walnut	Seeding (<5)	10	5	5	4	20,0	110	80	626	33
	5-10	10	5	10	15	75,0	760	535	341	36
	10-20	10	5	10	30	150	1560	1235	84	24
	20+	10	5	10	40	200	2010	1510	75	18
Subtotal									1126	81
Quince	Seeding (<5)	4	1,5	5	3	4,5	26.5	20	4	1
	5-10	4	1,5	5	15	22,5	116.5	85	3	2
	10-20	4	1,5	5	30	45,0	229	160	8	6
	20+	4	1,5	5	20	30,0	154	110	0	0
Subtotal									15	8
Pear	Seeding (<5)	4	1,2	5	7	8,4	46	35	222	20
	5-10	4	1,2	7	20	24,0	172	120	104	28
	10-20	4	1,2	7	70	84,0	592	415	53	28
	20+	4	1,2	7	45	54,0	382	270	39	16
Subtotal									418	63
Plum	Seeding (<5)	4	1	5	8	8	44	35	19	4
	5-10	4	1	5	15	15	79	60	31	9
	10-20	4	1	5	30	30	154	115	66	16
	20+	4	1	5	20	20	104	80	0	0
Subtotal									116	23
Mulberry	Seeding (<5)	5	1,5	5	4	6,0	35	25	1	1
	5-10	5	1,5	5	10	15,0	80	60	4	2
	10-20	5	1,5	5	16	24,0	125	90	7	6
	20+	5	1,5	5	10	15,0	80	60	0	0
Subtotal									12	8

¹¹ Annual caregiving expenses refer to costs related to fertilizers, irrigation, harvesting, etc.

Type	Groups by Age	Value of seedling, GEL	Value of unit yield, GEL	Years to be compensated	Full annual yield, kg	Compensation for 1 year of yield, GEL	Total value	Compensation amount (Annual Caregiving expenses deducted ¹¹)	No of trees	Number of affected HHs
Hazelnut	Seeding (<5)	2	4	5	2	8,0	44	30	678	17
	5-10	2	4	5	5	20,0	102	75	361	22
	10-20	2	4	5	6	24,0	122	90	374	35
	20+	2	4	5	4	16,0	82	55	13	5
Subtotal									1426	71
Wild plum	Seeding (<5)	3	0,8	5	7	5,6	31	25	4	2
	5-10	3	0,8	5	15	12,0	63	45	35	9
	10-20	3	0,8	5	50	40,0	203	145	59	26
	20+	3	0,8	5	25	20,0	103	75	3	2
Subtotal									101	33
Apple	Seeding (<5)	4	1	5	5	5,0	29	20	14	8
	5-10	4	1	6	25	25,0	154	150	27	11
	10-20	4	1	6	70	70,0	424	300	32	11
	20+	4	1	6	40	40,0	244	170	2	1
Subtotal									75	24
Grape	Seeding (<5)	2	1,5	4	5	7,5	32	25	8	1
	5-10	2	1,5	4	7	10,5	44	30	0	0
	10-20	2	1,5	4	9	13,5	56	40	795	14
	20+	2	1,5	4	5	7,5	32	25	6	2
Subtotal									809	16
Cornelian cherry	Seeding (<5)	3	2	5	2	4,0	23	15	0	0
	5-10	3	2	5	3	6,0	33	25	1	1
	10-20	3	2	5	4	8,0	43	30	0	0
	20+	3	2	5	3	6,0	33	25	0	0
Subtotal									1	1
Persimmon	Seeding (<5)	2	1	5	5	5,0	27	20	1	1
	5-10	2	1	6	10	10,0	62	45	53	7
	10-20	2	1	6	30	30,0	182	130	13	3
	20+	2	1	6	20	20,0	122	85	0	0
Subtotal									67	10
Fig	Seeding (<5)	3	1,5	5	5	7,5	40,5	30	1	1
	5-10	3	1,5	6	10	15,0	93	65	1	1
	10-20	3	1,5	6	30	45,0	273	190	8	7
	20+	3	1,5	6	20	30,0	183	130	0	0
Subtotal									10	8
Kiwi	Seeding (<5)	3	1,5	4	5	7,5	33	25	2	1
	5-10	3	1,5	4	10	15,0	63	45	0	0
	10-20	3	1,5	4	30	45,0	183	130	19	4
	20+	3	1,5	4	20	30,0	123	85	0	0
Subtotal									21	4

Type	Groups by Age	Value of seedling, GEL	Value of unit yield, GEL	Years to be compensated	Full annual yield, kg	Compensation for 1 year of yield, GEL	Total value	Compensation amount (Annual Caregiving expenses deducted ¹¹)	No of trees	Number of affected HHs
Pomegranate	Seeding (<5)	4	2	5	5	10,0	54	40	0	0
	5-10	4	2	6	10	20,0	124	90	1	1
	10-20	4	2	6	30	60,0	364	255	0	0
	20+	4	2	6	20	40,0	244	170	0	0
Subtotal									1	1
Chestnut	Seeding (<5)	7	1	5	30	30,0	157	110	17	6
	5-10	7	1	10	50	50,0	507	355	63	12
	10-20	7	1	10	120	120,0	1207	1055	149	23
	20+	7	1	10	125	125,0	1257	1145	23	6
Subtotal									252	35
Cherry Lauer	Seeding (<5)	2	0,25	8	2	0,5	6	5	0	0
	5-10	2	0,25	8	4	1,0	10	10	2	1
	10-20	2	0,25	8	10	2,5	22	15	0	0
	20+	2	0,25	8	7	1,75	16	10	0	0
Subtotal									2	1
Barberry	Seeding (<5)	5	2,5	5	3	7,50	42.5	30	0	0
	5-10	5	2,5	5	5	12,50	67.5	50	1	1
	10-20	5	2,5	5	7	17,50	82.5	65	0	0
	20+	5	2,5	5	5	12,50	67.5	50	0	0
Subtotal									1	1
Medlar	Seeding (<5)	4	1,5	6	3	4,5	31	20	2	1
	5-10	4	1,5	6	10	15,0	94	65	3	1
	10-20	4	1,5	6	20	30,0	184	130	1	1
	20+	4	1,5	6	10	15,0	94	65	1	1
Subtotal									7	4
Feijoa	Seeding (<5)	4	1.5	3	5	7.5	26.5	20	2	1
	5-10	4	1.5	5	15	22.5	116.5	95	0	0
	10-20	4	1.5	5	30	45	229	190	0	0
	20+	4	1.5	5	25	37.5	191.5	155	0	0
Subtotal									2	1
Raspberry	Seeding (<5)	4	6	3	0,8	4,8	18,40	12	0	0
	5-10	4	6	4	1,7	10,2	44,80	30	25	1
	10-20	4	6	4	1,5	9	40	25	0	0
	20+	4	6	4	1,5	9	40	25	0	0
Subtotal									25	1
Bay tree	Seeding (<5)	1	4	5	1	4,0	21	15	0	0
	5-10	1	4	5	2	8,0	41	29	0	0
	10-20	1	4	5	2	8,0	41	29	1	1
	20+	1	4	5	1	4,0	21	15	0	0
Subtotal									1	1
Total									4690	160

2.2.4 Types of Buildings/Structures

2.2.4.1 Type of affected Structures

Major structure affected by the project is 1 residential house. This residential building will be compensated at replacement cost, the land plot will be acquired and in addition to that the owner (1 AH) will receive relocation allowance Besides, 1 not finished residential house is affected, where people do not live. Therefore, the unfinished structure will be compensated at replacement cost and the land plot will be acquired, but no relocation allowances will be provided to the owner (1 AH).

Apart from privately owned structures, the line also affects a shared mill in village Paposhvilebi, as well as an administrative building of JSC Energo-Pro Georgia and 3 facilities. In addition, the line also affects the building under construction owned by Adjara Autonomous Republic. RAP envisages replacement cost of the mentioned buildings despite their ownership status except for the replacement cost of the building owned by Adjara Autonomous Republic, as the building is depreciated and does not have any market value, according to the valuation expert the building cannot be used for any purposes, detailed description of the building can be found in Annex 1, pg. 46. Apart from affected residential houses, there are several buildings that are subject to demolition/compensation. Detailed description of structures is provided in table 6.

Table 7 Permanent Impacts on Buildings

N	Type of Structure	Number	Area sq.m	No of Ahs
236	Residential house	1	173.56	1
416	Residential house under construction	1	333.01	1
268	Facility	3	20.86	3 *1 state-owned building
236			9.93	
84			-	
373	Foundation of demolished building	1	30	1
236	Lavatory	4	1.66	4
373			2.37	
383**			3.63	
416			0.83	
399	Mill	2	20.43	2 *1 state owned building
236			3.61	
383**	Shed	1	33.3	1
383**	Warehouse	1	83.62	1
234	Barn	1	66.87	1
383**	Administrative building	1	475.38	1
236	Maize storage	1	14.48	1
111	Temporary residence and barn	2	34.24	2
112			72.91	
236	Barn with hayloft	1	78.49	1
395	Rabbit place	1	4.12	1
395	Shed for pig	1	16.47	1
419	Building under construction	1	N/A	Adjara Autonomous Republic

** buildings owned by JSC Energo-Pro Georgia

2.3 Relocation Needs and Strategy

One household will be affected by physical resettlement, as their residence is located in the safety corridor. This household is eligible for compensation at replacement rate, which is estimated to be significantly higher than the market price. The compensation costs are calculated without any depreciation. The AH has a chance to purchase new residence (house or apartment) of a better quality. The AH is eligible for provision of allowance covering transport expenses and livelihood expenses for the transitional period for 3 months equal to 3 months of minimum subsistence income. (200 GEL as vehicle hire charge + 348 GEL¹² as minimum subsistence income x 3 months = 1246 GEL per AH). Residual construction materials (of residential and ancillary buildings) after demolition of the buildings will be deemed as a property of AH and it will be only requested to remove these materials after completion of dismantling works.

All compensation prices also cover taxes and selling/buying transaction, as well as registration fees. 1 AH that is subject to physical relocation, lose more than 10% of their agricultural land and are deemed as severely affected. It is expected that the living conditions, including the access to schools and jobs will be better than before the project. The social development specialist of GSE will monitor that these expectations and social development goals of the project are met.

2.4 Impacts on Business and Employment

Land acquisition and resettlement will not affect registered or unregistered operating businesses.

2.4.1 Impact on Employment and Agricultural Tenants

Construction of OHL will not affect any agricultural tenants (renters). The project will not have impact on employees of any businesses.

2.4.2 Impact on shared resources

Construction of overhead transmission line affects a non-commercial mill in village Paposhvilebi in Shuakhevi. Full replacement cost of the mill is envisaged in complete budget of RAP.

2.5 Severely Affected and Vulnerable Households

Severely affected¹³ are those households / persons who permanently lose more than 10% of their productive land. 1 household loses residential house with land plots and 29 households lose more than 10% of their agricultural land due to placement of towers. Thus, a total of 30 affected households, including the one household which is subject to physical replacement are classified as severely affected and are entitled for additional allowances.

¹²Minimal subsistence for 5-member family as of December, 2018; GeoStat, available at: http://geostat.ge/?action=page&p_id=178&lang=geo

¹³ Within the scope of the project severity of the impacts for AHs is defined by the percent of the productive land lost due to permanent land acquisition.

Economically disadvantaged (households living under the poverty line) and households headed by women, a pensioner or a person with disability with no other breadwinner are considered as vulnerable households.¹⁴ The vulnerable household requires special assistance for resettlement. Vulnerable HHs will be provided with additional rehabilitation allowances, as described in the Entitlements Matrix. Please see Chapter 4. Legal and Policy Framework, Table 10 Compensation Entitlement Matrix.

When conducting census and detailed measurement works on the section, 17 economically disadvantaged AHs, three households headed by women and three headed by a person with disability with no other breadwinners have been identified (see description in table 7).

Table 8 Vulnerable AHs

Category of vulnerability	No. of Ahs
Economically disadvantaged Ahs	17
Women headed AHs without other breadwinners	3
Household headed by a person with disability without other breadwinners	3
Household headed by a pensioner without other breadwinners	0
Total	23

2.6 Gender and Resettlement Impacts

The project directly affects 254 households. Out of these 254 households a socio-economic survey was conducted with 203 households. Among these families, 3 are headed by female member, 3 are headed by a disabled person and 17 households are below the poverty threshold. During monitoring and evaluation of the RAP implementation special attention will be given to the impact of resettlement on women and other vulnerable groups. List of women seeking for employment and their CVs will be provided to Construction Contractor. Additionally, women headed households have been considered as vulnerable and special assistance are provided in the RAP entitlements in amount equivalent to 3 months of minimum subsistence income. The GSE is requested to include women representatives in Grievance Redress Commission.

¹⁴ The eligibility for allowances for the vulnerable AHs is defined according to the census survey conducted within the scopes of the project.

2.7 Summary of Impacts

A summary of Project impacts is included in Table below

Table 9 Summary of Impacts

N	Impacts					Sq.m
1	Plots Total impacted area					875213
	Total number of land plots					495
		Permanent Land Take (Land to be Acquired)		Partial, long-term temporary impacts (Land Plots within the RoW/Easement)		Total area of Affected Land
		N	Sq.m	N	Sq.m	Sq.m
Tenure Categories						
2	Category 1. Private Registered	16	8314	77	76500	84814
3	Category 2. Private land plots not registered (under traditional/historical use).	69	28321	334	598253	626574
4	Category 3. State Owned, Used by Private Users (squatters) – Non Legalizable	14	5491	84	158334	163825
	Total	99	42126	495	833087	875213
Categories by Land Use and Costs						
Area 1						
5	Type 1. Agricultural and nonagricultural land plots, which are located in the small town of Shuakhevi boundaries	3	242	25	15780	16022
6	Type 2. Agricultural and nonagricultural land plots which are located near to the Akhaltsikhe-Batumi road, about 5-50 meters.	3	1695	12	15560	17255
7	Type 3. Agricultural and nonagricultural land, which are located away from Akhaltsikhe-Batumi road and are used for homestead or commercial purposes	1	123	4	4721	4844
8	Type 4. Agricultural and nonagricultural land, which are located away from Akhaltsikhe-Batumi road and are used for agricultural purposes (annual and perennial crops cultivation).	13	4303	49	42486	46789
9	Type 5. State Owned land plots	10	1928	73	60653	62581
Area 2						
10	Type 1. Agricultural land plots used for residential purposes.	2	2886	13	22115	25001
11	Type 2. Agricultural land plots with summer and/or temporary houses on them.	1	635	6	12874	13509
12	Type 3. Agricultural land plots used for farming (annual and perennial crops cultivation).	60	25076	299	550772	575848
13	Type 4. Agricultural non-cultivation land plots which do not belong to type I-III, are not used for cultivating crops.	2	1675	3	10445	12120
14	Type 5. State-owned land plots.	4	3563	11	97681	101244
Crops and Trees						
15	Maize Area				Sq.m.	3079

16	Beans Area		Sq.m.	5006
17	Potato Area		Sq.m.	5800
18	Pepper Area		Sq.m.	100
19	Tobacco Area		Sq.m.	22
20	Vegetable Area		Sq.m.	905
21	Cabbage Area		Sq.m.	200
22	Tomato Area		Sq.m.	260
23	Pumpkin Area		Sq.m.	304
24	Strawberry Area		Sq.m.	15
25	Affected trees		Quantity	4690
Affected structures				
26	Residential house		Quantity	1
27	Residential house under construction		Quantity	1
28	Foundation of demolished building		Quantity	1
29	Auxiliary structures, total		Quantity	17
Affected businesses				
30	Businesses		Quantity	0
Affected HHs				
31	Severely affected HHs		Quantity	24
32	Relocated HHs		Quantity	1
33	AHs losing job		Quantity	0
34	Vulnerable		Quantity	23
35	AH total		Quantity	254
	Total APs		Quantity	1313

3. SOCIO-ECONOMIC INFORMATION

3.1 Introduction

A census of 80% of the AHs available on site was conducted to enumerate the APs. Socio-economic survey of 203 households under the direct impact of project (through physically displacement and/or permanent or partial loss of land) was conducted in September 2018 – January 2019. The objective of the socioeconomic survey was to gather general information on the socioeconomic condition of the affected people. The socioeconomic information of the affected population as per census and socioeconomic survey is presented hereunder.

3.2 Affected Population

3.2.1 Demography

According to the socio-economic survey the project will be affecting 254 households and out of this number 203 households are included in the study. These households comprise of 1,050 persons. Census of the identified households shows that out of total 1,050 persons 51% (535 persons) of APs are female and 49% (515 persons) are male. The average family size is 5.17 members per household. Information providing detailed demographics of the affected households is presented below in the table 3.1.

Table 3.1: Demographic Profile of APs

Age Group	Female		Male		Total	
	No.	%	No.	%	No.	%
Children (Below 6 Years)	26	4.9%	42	8,2%	68	6.5%
Children (6–18 Years)	56	10.4%	55	10,7%	111	10.6%
Adult (19–64 Years male and 19 – 59 years for female)	370	69.2%	343	66,5%	713	67.9%
Pension age (65 Years and Over males and 60 years and over - female)	83	15.5%	75	14,6%	158	15.0%
Total	535	100%	515	100%	1050	100%
%		51		49		

Socio-economic study reveals that 33% of affected population has higher education. The share of population having secondary education is higher as that of those having technical/vocational education (37%, 14% respectively). Details are provided in the Table 3.2.

Table 3.2: Level of Education of APs

Education	Female		Male		Total	
	No.	%	No.	%	No.	%
Without education	6	1,1%	10	1.9%	16	1.5%
Preschool	25	4,7%	41	8,0%	66	6,3%
Primary	40	7.5%	59	11,5%	99	9,4%
Secondary	194	36,3%	190	36,8%	384	36,6%
Technical/vocational	69	12,9%	75	14,6%	144	13,6%
Higher education	201	37,5%	140	27,2%	341	32,5%
Total	535	100.0%	515	100.0%	1050	100.0%

49% of the AH members are married, while 42% are not. Details are provided in the Table 3.3.

Table 3.3: Marital Status of APs

Marital Status	Female		Male		Total	
	No.	%	No.	%	No.	%
Not married (includes children)	205	38,3%	231	44,9%	436	41,5%
Married	252	47,1%	262	50,9%	514	49,0%
Divorced	8	1.5%	4	0.8%	12	1,1%
Widow	70	13.1%	18	3,5%	88	8.4%
Total	535	100.0%	515	100.0%	1050	100.0%

Absolute majority of APs represent ethnic Georgians (99.5%), two women are Ossetians.

3.2.2 Households Socio-economic Conditions

Half of the AHs (50%) receive income from more than one source. As for the income sources, the most common one is the pension. Although the highest income comes from the employment in public or private sector, the incomes received from these sources are somewhat similar. Fewer cases of owning a private business were named, although the income from private income appears to be highest (Table 3.4).

Table 3.4: AH Income Sources

Income Sources	No.	Average monthly income in GEL
Salary from public sector	60	801.6
Salary from private sector	32	777.97
Income from agriculture	10	492.4
Pension	76	308.08
Social allowance	47	136.94
Assistance from relatives	0	-
Private business	6	2016.67
Temporary jobs	3	483.33

Total average household monthly expense is GEL 825 monthly expense. 41% of this amount (GEL 335) is spent on the purchase of food products (Table 3.5).

Table 3.5: AH Expenses

Expences	Average in GEL	%
For food	335	41
Other (non-food)	490	59
Total	587	100

More than half of the surveyed households (61%) do not have loans at all. For the rest part of the AHs the most common way is to borrow the money form the banks (53%) (Table 3.6).

Table 3.6: Credit Consumption by AHs

Credit Consumption	No.	%
No loan	91	60
Loan from bank	53	39
Loan from private entity	3	2
Loan form micro-finance organization	2	1.3

3.2.3 Access to Infrastructure

The most common water source for the AHs is the tap in the yard and inside the house (49.3%). A part of the households (23.3%) use the water from the spring (Table 3.7).

Table 3.7: Water Supply Sources

Water Sources	No.	%
Tap water in the yard	199	98
Tap water inside house	177	87
Spring	31	15
Own well	5	2,5
Shared well	12	6
Movable water cistern	0	0

Only small share of AHs has the access to the centralized sewage system (20%); 82 % of households use the pits (Table 3.8).

Table 3.8: Sewage System

Sewage System	No.	%
Pit latrine	191	94
Central sewage system	12	6

Almost all AHs have access to central electricity system (99%) and piped gas supply (99%). It is worth noting that 35% of AHs uses firewood (Table 3.9).

Table 3.9: Access to Energy Sources

Energy Sources	No.	%
Electricity	201	99
Natural gas	0	0
Liquid gas	169	83
Wood	202	99,5

Distance to the nearest provider of different public services is presented in the table below. Local roads, kindergarten, school and polyclinics are available in the distance of about 2 kilometers, other services are located quite far from AHs (Table 3.10).

Table 3.10: Distance to Different Public Services

Public Services	N	Average Distance (km)
Local polyclinics	149	1.38
Local hospitals	150	8.40
District or city hospital	149	8.50
Kindergarten	150	2.37
School	150	2.09
Higher Education Institution	10	6.90
Local road	149	0.01
Central highway	148	4.07

3.2.4 Attitudes towards the Project

40% of AHs expressed negative attitude towards the project. 21% of AHs did not express any negative or positive attitudes. (Table 3.11). The negative attitude of the AHs is mainly caused by the believe that transmission line will affect the tourism potential of the region by acquiring land and establishing restrictions over the land use. AHs holding negative image of the project also think that the transmission line will affect the productivity and fertility of the soil.

Table 3.11: General Attitude towards the Project (N=125)

Attitude towards the Project	No.	%
Very negative	22	11
Negative	60	30
Neither negative nor positive	44	22
Positive	77	38
Very positive	0	0

Attitudes towards expected impact of the project and attitudes towards the project described above are alike. 34% of respondents believe that the project will have negative effects; 7% of respondents expect that the project will positively influence economic development of the municipality. The negative attitude AHs hold regarding the project are directly linked to the socio-economic activities of the municipality, as the area is considered to be attractive for tourists, any obstacles hindering tourists to visit the area will negatively impact the development of the region. (Table 3.12).

Table 3.12: Expected Impact (N=101)

Expected impact on Socio-economic Activities in the Municipality	No.	%
Very negative	20	13.2
Negative	57	33.8
Neither negative nor positive	47	12.6
Positive	79	7.3

Very positive	0	0
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4. LEGAL AND POLICY FRAMEWORK

4.1 General

The legal and policy framework of the Project is based on national laws and legislations related to Land Acquisition and Resettlement (LAR) in Georgia and the World Bank Involuntary Resettlement Policy (OP/BP 4.12). The World Bank Environmental and Social Standard 5: Land Acquisition, Restriction to Land Use and Involuntary Resettlement (ESS5) was taken into consideration as well. Based on the analysis of applicable laws and policies and Policy requirements of the mentioned IFIs, project related LAR principles have been adopted.

4.2 Legal Framework

4.2.1 Georgia's Laws and Regulations on Land Acquisition and Resettlement

In Georgia, the legislative acts given below regulate the issues of obtaining State ownership rights to privately owned land plots based on the necessary public needs.

- The Constitution of Georgia, August 24, 1995 (Last update April 2, 2018)
- The Civil Code of Georgia, June 26, 1997 (amend. 2000, 2002, 2003, 2004, 2005, 2006, 207, 2008, 2009, 2010, 2011, 2012, 2013, 2014; Last update August 7, 2018)
- The Law of Georgia on Notary Actions, December 4, 2009 (amend. 2010, 2011,2012, 2013, 2014, 2015)
- Law on Public Health 27 June 2007 (amend. 2009, 2010, 2011, 2012, 2013, 2014, 2015; Last update March 22, 2017)
- The Law of Georgia on Ownership Rights to Agricultural Land, March 22, 1996 (amend. 1997, 1998, 1999, 2000, 2003, 2004, 2007, 2010, 2012, 2014; Last update June 22, 2017)
- Law on Compensation of Land Substitute Costs and Damages due to Allocating Agricultural Land for Non-Agricultural Purposes 1997 (amend. 2005, 2006, 2007, 2009, 2010, 2011, 2013, 2014, 2015)
- The Law of Georgia on Recognition of the Property Ownership Rights Regarding the Land Plots Owned (Used) by Physical Persons or Legal entities; 11 June 2007 (amend. 2007,2008,2009 2010, 2011, 2012)
- Law on state property 2010 (amend 2011, 2012,2013,2014; Last update Aug 13, 2018)
- The Law of Georgia on Public Register- No820 –IIs; December 19 of 2008; (amended 2009 2010, 2011, 2012, 2013, 2014, 2015)
- The Law of Georgia on the Rules for Expropriation of Ownership for Necessary Public Need, July 23, 1999 (amend. 2005, 2007, 2010, 2013; last update July 19, 2018)
- The Civil Procedural Code of Georgia, November 14, 1997(amend. 1998-2015; Last amendment dated July 11, 2018)
- The Law of Georgia on State property, June 21, 2010
- Labor Code, (May 25, 2006 annulled; new Labor Code was adopted on December 17, 2010; last amendment dated July 11, 2018)
- Tax Code, January 2005 annulled; new Tac Code adopted on September 17, 2010; last amendment dated July 11, 2018)
- Law on Entrepreneurship, October 28, 1994.

The existing Laws provide that compensation for lost assets, including land, structures, trees and standing crops, should be based on the current market price without depreciation. Overall the above laws/regulations provide that the principle of replacement cost compensating at market value is reasonable and legally acceptable. The laws also identify the types of damages eligible

to compensation and indicate that compensation is to be given both for loss of physical assets and for the loss of incomes. Finally, these laws¹⁵ place strong emphasis on consultation and notification to ensure that the APs participate in the process. Income loss due to loss of harvest and business closure will be compensated to cover net loss. The above-listed laws and regulations give the possibility of applying the following mechanisms for legal application of the property rights:

- (i) Obtaining the right on way without expropriation through the payment of due compensation (on the basis of a contract or agreement) prior to commencement of the activities.
- (ii) The Law of Georgia 'On the Rules for Expropriation of Ownership for Necessary Public Need' allows expropriation which gives the possibility of obtaining permanent right to land and/or other real estate property on the basis of Eminent Domain Law and a court decision through the payment of due compensation. Additionally, Civil Code (articles 180 and 247) regulates The Right of Way of Necessity and Easement right which is granted by the court decision.

Land acquisition will be undertaken through negotiated settlement with individual affected persons. Should the negotiation fail, eminent domain will be exercised, the expropriation procedures set out in the Law of Georgia 'On the Rules for Expropriation of Ownership for Necessary Public Need' shall be applied.

Under the existing Law in Georgia and in accordance with the Law of Georgia 'On the Rules for Expropriation of Ownership for Necessary Public Need' the expropriation shall be carried out based on the order of the Minister of Economy and Sustainable Development of Georgia and a court decision. The order of the Minister of Economy and Sustainable Development of Georgia will determine the case of public needs, and grant the expropriation entity rights to obtain land. Only the court shall determine a state body or local authorities and/or legal entity under the Public Law/Private Law to which the expropriation rights can be granted. The court decision should also include a detailed inventory of the assets to be expropriated and the provisions on the compensation payable to relevant land owners.

After issuing an order by the Minister of Economy and Sustainable Development of Georgia the entities interested in obtaining expropriation rights shall notify all the relevant owners of property subject to expropriation. This information should be published in central and local newspapers and contain a short description of the project and assets to be expropriated.

4.2.2 WB's OP4.12 on Involuntary Resettlement and Environmental and Social Standard 5: Land Requisition, Restriction to Land Use and Involuntary Resettlement (ESS5)

This RAP is prepared in accordance with the World Bank's OP 4.12 on involuntary Resettlement, and associated Resettlement Policy Framework for the Transmission Grid Strengthening Project. As of October 2018, the World Bank's new Environmental and Social Framework (ESF) has entered in to force. While this project is not bound by the ESF, the present RAP would follow good practices as established in both OP 4.12 Involuntary Resettlement, and the ESF, specifically Environmental and Social Standard (ESS) 5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement. The WB's guidelines for Land Requisition, Restriction to Land Use and Involuntary Resettlement (ESS5) define involuntary resettlement principles. The three important elements of WB's involuntary resettlement policy are (I) compensation at replacement value for lost assets, livelihood, and income; (II) assistance for relocation, including provision of relocation sites with appropriate facilities and services; and (III) assistance for rehabilitation to achieve at least the same level of well-being with the

¹⁵ The Law of Georgia on the Rules for Expropriation of Ownership for Necessary Public Need emphasizes the need for prior notification of affected persons. The Civil Code, among others, speak to the accessibility of public information.

project as without it. For any WB operation requiring involuntary resettlement, resettlement planning is an integral part of project design, to be dealt with from the earliest stages of the project cycle, taking into account the following key objectives:

- (i) To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives.
- (ii) To avoid forced eviction.
- (iii) To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost and (b) assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
- (iv) To improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.
- (v) To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.
- (vi) To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

World Bank policies emphasize the importance of timely provision of compensation and/or rehabilitation assistance. Payment of all compensations and delivery of entitlements as per this RAP should occur before the occurrence of any impacts on private assets, taking possession of land or assets, or imposing restrictions on the use of land or assets.

In certain cases there may be significant difficulties related to the timely payment of compensation to particular affected persons, for example, where repeated efforts to contact absentee owners have failed, where project affected persons have rejected compensation that has been offered to them in accordance with the approved plan, or where competing claims to the ownership of lands or assets are subject to lengthy legal proceedings. On an exceptional basis, with prior agreement of the Bank, and where the Borrower demonstrates that all reasonable efforts to resolve such matters have been taken, the Borrower may deposit compensation funds as required by the Resettlement Action Plan (plus a reasonable additional amount for contingencies) into an interest-bearing escrow or other deposit account and proceed with the relevant project activities. Compensation placed in escrow will be made available to eligible persons in a timely manner as issues are resolved. All efforts should be made to provide affected persons with adequate information and entitlements on how to access due compensation prior to taking possession of land or assets.

Comparison of WB Policy with Georgian Laws and Legislation

Overall, the legislation of Georgia adequately reflects the major provisions of the WB Safeguards Policy but a few differences are to be noted. The most significant of these differences is that under Georgian legislation/regulation, emphasis is put on the definition of formal property rights and on how the acquisition of properties for public purposes is to be implemented and compensated while in the case of WB standard emphasis is put both on the compensation of rightfully owned affected assets and on the general rehabilitation of the livelihood of Affected People (AP) and Households (AH). Because of this, WB standard complements the Georgian legislation/regulation with additional requirements related to (I) the economic rehabilitation of all AP/AH (including those who do not have legal/formal rights on assets acquired by a project); (II) the provision of indemnities for loss of business and income, and (III) the provision of special

allowances covering AP/AH expenses during the resettlement process or covering the special needs of severely affected or vulnerable AP/AHs. In addition, Georgian legislation does not require any specific measure regarding the need to prepare RAPs based on extensive public consultations. The differences between Georgia law/regulation and WB standards are outlined in Table 9.

Table 10 Comparison of Georgian Laws on LAR and World Bank Resettlement Policy

Georgia Laws and Regulations	OP/BP 4.12	Corrective Action
Land compensation only for titled landowners.	Lack of title should not be a bar to compensation and/or rehabilitation. Non-titled landowners receive rehabilitation.	In practice legalizable land owners are also compensated after they are issued with the necessary papers. GSE will support those without legal titles so they can be issued relevant title to occupied land. In those cases where for some reason land users cannot be titled, the GSE will seek the Government's approval for rehabilitation/compensation of such non-titled land users.
Only registered houses/buildings are compensated for damages/demolition caused by project-related land acquisition	All affected houses/buildings, regardless of legal status, are compensated for damages/demolition caused by project-related land acquisition	It is assumed, that majority of properties will be registered to actual user, with support of the project (legal and registration support). Accordingly, the compensation will be paid to all affected households. In case of damages during construction period, the construction contractor will be responsible for compensation and GSE team will supervise the processes.
Crop and trees losses compensation provided only to registered landowners.	Crop losses compensation provided to landowners and sharecroppers/lease tenants whether registered or not	In case of leased land plots, the compensation will be paid to renters for their actual losses and be given assistance to access some other land to continue activities. The informal users of the land also are subject for crop and tree compensation.
Compensation for loss of assets is based on market value without taking into account depreciation	Compensation for loss of assets is based on market value without taking into account depreciation, salvaged materials and should also include registration and transaction costs and taxes and fees, labor and transportation costs. It should also include other resettlement costs such as cost of preparing land for cultivation.	Compensation will be paid based on market value without taking into account depreciation and the cost of salvaged materials, Including registration and transaction costs, taxes and fees, labor and transportation costs. GSE will have in place clear legal procedures to allow for recognition of transaction costs and other resettlement costs. The asset evaluation criteria will be based on replacement value as per WB safeguard policy.
Administrative body implementing the Project (GSE) is the only pre-litigation final authority to decide disputes and address complaints regarding quantification and assessment of compensation for the affected assets. Complaints are reviewed in compliance with the formal procedures (rules) established by the Administrative Code of Georgia. There is no informal	Complaints & grievances can also be resolved informally through a project-level grievance redress mechanism which in some cases can have community participation through a Grievance Redress Committees (GRC), Local governments, and NGO and/or local-level community-based organizations (CBOs).	The GSE resettlement team will have in place a mechanism to receive, register and process grievances from APs. Representatives of municipalities, local authorities and villages will be involved in the process from early stages. This will ensure solution of disputes and claims (if such occurs) at the community level, however if solution could not be found, the case will be processed in accordance to legislation of Georgia.

Georgia Laws and Regulations	OP/BP 4.12	Corrective Action
grievance redress mechanism through community participation at the local level.		
Decisions regarding land acquisition and resettlement are discussed only between the landowners and the agency in charge of land acquisition.	The RPF and RAPs including information on compensation eligibility criteria, methodology for valuation of affected assets, compensation entitlements, and technical /financial assistance are to be publicly disclosed during the planning process.	The preparation of the RPF and RAP will be done through engagement with relevant stakeholders and the RPF and RAPs will be publicly disclosed. No personal information of the APs and amounts of cash compensation will be publicly disclosed.
No provision for income/livelihood rehabilitation, allowances for severely affected or vulnerable APs, or resettlement expenses.	WB policy requires income/livelihood restoration and provision of rehabilitation for income/livelihood, severe losses, and for expenses incurred by the APs during the relocation process.	GSE will have in place clear legal procedures to allow for additional assistance for severely affected and vulnerable households in accordance to the RAP.
No specific plan for public consultation is provided under the Georgian laws	Public consultation and participation are the integral part of WB's policy which is a continuous process at conception, preparation, implementation and finally at post implementation period	The public consultation process will be accomplished in accordance to WB requirements and guidelines prior to RAP implementation

To reconcile the gaps between Georgia laws/regulations and WB Policy, GSE has prepared the Resettlement Policy Framework, for the Project, ensuring compensation at full replacement cost of all items, the rehabilitation of informal settlers, and the provision of subsidies or allowances for the AHs to be relocated, suffer business losses, or will be severely affected.

4.2.4 Resettlement Policy Commitments for the Project

The resettlement policy for the project has been designed to (a) cover all APs irrespective of their title to land or asset registration status, (b) compensation for lost assets, and restore or enhance the livelihoods of all categories of APs. The households/persons Affected by the project interventions will receive cash compensation for land and other assets at full replacement cost as per market price at the time of dispossession. Additional measures will be taken to ensure minimum disruption during the project construction period. Thus, households to affected physically and economically will receive due compensation, relocation assistance, and allowances in accordance with the following guidelines and policy which are also part of the Resettlement Policy Framework (RPF)¹⁶ of the Program and the Georgian laws on land acquisition, as well as WB safeguard policy and ESS5.

4.2.5 Land Acquisition Process

Complete and accurate registration of private land as per current laws governing land acquisition in Georgia is the precondition for proceeding with acquisition of private land by agencies requiring land for land-based infrastructure development. GSE for construction of the Batumi-Akhalsikhe transmission line will acquire private land based on meaningful consultation with APs, including those

¹⁶ Construction of Akhalsikhe-Batumi 220KV Power Transmission Line; Resettlement Policy Framework; GSE; 2014.

without legal title to assets, and offer of adequate and fair compensation and assistance as per entitlements presented in this RAP. GSE will ensure that the process of land acquisition with the APs openly address the risks of asymmetry of information and bargaining power of the parties involved in such transactions. Only in cases where affected persons disagree to proceed with agreement on land acquisition, the GSE will exercise eminent domain and expropriation¹⁷ will be sought. Expropriation procedures will be initiated and completed prior to taking possession of the land plot as per national law.

LTD “Alligator” has prepared a separate volume of the RAP containing the land acquisition plan, and estimate of compensation and entitlement of individual APs under the subtitle of Acquisition and Compensation Scheme (ACS). ACS is a detailed program for execution of RAP as per land acquisition and resettlement framework consistent with WB OP 4.12 on involuntary resettlement (refer to Annex 5 for details).

Following the ACS, a LAR Working Group assisted by LAR Team at rayon level will offer to each of the APs the compensation rates defined in this RAP. Upon successful settlement, Land Purchase Agreements will be signed with legalized/titled owners. Non-registered but legalizable land plots will be first registered in NAPR and the same Land Purchase Agreement will be signed. Any grievances of the APs will be resolved through approved grievance redress mechanism of the Project.

In case an AP does not accept the rates defined in this RAP even after the grievance redressing exercise, GSE will seek concurrence of the appropriate authority in the management for proceeding with Expropriation Process under the eminent domain for acquisition of the land through Rayon courts.

The detail design consultant has prepared fresh maps of the plots to be acquired with geometric details required for legalization. GSE will provide these maps to the concerned legalizable owners. The process will be followed by endorsement of these maps and ownership documents by the Sakrebulo and finally getting them registered in the local registration office prior to the receipt of the project compensation.

4.3 Compensation Eligibility and Entitlements

4.3.1 Eligibility

APs entitled for compensation or at least rehabilitation provisions under the Project are:

- (i) All APs losing land either covered by legal title/traditional land rights, Legalizable, or without legal status;
- (ii) Tenants and sharecroppers whether registered or not;
- (iii) Owners of buildings, crops, plants, or other objects attached to the land; and
- (iv) APs losing business, income, and salaries

The eligibility to land compensation for this project has been elaborated as follows:

- a. Titled PAPs will be fully compensated

¹⁷ GSE will continue negotiations with APs whose cases are considered as unsolved. Compensation allocated for these people will be transferred to targeted deposit accounts before negotiations are successfully completed.

- b. Untitled PAPs who were legitimate leasers under the old Soviet system and have either plots with a house or adjacent to a plot with a house will be legalized and then compensated.
- c. Untitled PAPs who were not legitimate leasers under the old Soviet system and who use or cultivate the land they occupy only extemporaneously and can't be legalized will be eligible for crop or income compensation, compensation for loss of assets other than land, and other assistance required to restore their living conditions.
- d. Residents in houses with legal titles that need to be displaced will be compensated for the land and structure at full replacement value and assisted to relocate in a new house with adequate access to services.
- e. Residents in houses that do not have legal titles will not be compensated for land value, but will receive compensation at full replacement cost of the housing and other structures and will receive assistance to relocate to new adequate housing with access to services in accordance with the Entitlement Matrix at the rear of this document.

Compensation eligibility is limited by the cut-off date for this Segment which was established as September 3, 2018. APs who settle in the affected areas after the cut-off date will not be eligible for compensation. They, however, will be given sufficient advance notice (3 months), requested to vacate premises and dismantle affected structures prior to project implementation. Their dismantled structures materials will not be confiscated and they will not pay any fine or suffer any sanction.

4.3.2 Definition of Entitlements

Entitlement provisions for PAPs losing land, houses, and income and rehabilitation subsidies will include provisions for permanent or temporary land losses, buildings losses, crops and trees losses, a relocation subsidy, and a business losses allowance based on tax declarations and/or existing minimum market rates. These entitlements are detailed below:

Agricultural land impacts: will be compensated at replacement value:

- either with replacement plots of the same value of the land lost and at location acceptable to PAPs where feasible,
- or in cash free of transaction costs at current market rates or (if no land markets are active) based on the reproduction cost of the affected land. The cash at market rates option has been selected for the Program.

When >10% of agricultural land is affected, PAP (owners, leaseholders and sharecroppers) will get an additional allowance for severe impacts equal to the market value of a 2 year's gross yield of the land lost. In case if the 2 years gross yield costs lower than 3 month of minimum subsistence income, the severely affected AHs will receive 3 months value of minimum subsistence income for the family consisting of 5¹⁸⁵ persons. In case of severe impact on other income¹⁹, the PAPs will be paid additional compensation corresponding to 3 months of minimum subsistence income.

¹⁸ According to GeoStat, as of December of 2018 this amount was 348.8 GEL, respectively amount to be compensated is 348.8

Transaction taxes/fees will be paid by GSE or waived. Legalizable PAPs will be legalized and paid as titled owners.

Non-legalizable PAPs losing agricultural land plot, which is the only land plot owned by AP and provides main source of income for AP, will be compensated with one-time allowances in cash equal to 1 year of minimum subsistence income to allow the AP to establish its economic activities elsewhere.

Residual non-affected sections of a plot that becomes inaccessible or unviable to use after acquisition will also be compensated.

Non-agricultural land (Residential/commercial land): Legal settlers will be compensated at replacement rate either with replacement plots and houses of same value as plots and houses affected and at location acceptable to PAPs where feasible, or in cash at current market rates, free of transaction cost. The cash at market rates option has been selected for the Program. Renters/leaseholders will receive a 3 months' rent allowance. Non-legalizable PAPs losing land plot and/or house, which is the only land plot / house used for residence or providing main source of income for AH, will be compensated with one time self-relocation allowances in cash equal to 1 year of minimum subsistence income (348.8 GEL X 12 = 4185.6 GEL) / or provided with an alternative residence with adequate conditions and access to services. In either case, necessary assistance and monitoring will be provided to ensure that the living conditions and livelihood are restored. The allowance will be calculated based on a 5 headed household.

- **Crops:** Cash compensation at current market rates for the gross value of 1 year's harvest by default²⁰. Crop compensation will be paid both to landowners and tenants based on their specific sharecropping agreements.
- **Trees:** Cash compensation at market rate based on type, age and productivity of trees.
- **Businesses:** If business loss is permanent it will be compensated in cash equal to a 1- year income based on tax declaration or, if unavailable, based on the official minimum subsistence income. Temporary business losses will be compensated in cash for the business interruption period (up to a maximum of 3 months) based on tax declaration or, if unavailable, official minimum subsistence income.
- **Affected business workers/employees:** Indemnity for lost wages for the period of business interruption up to a maximum of 3 months.
- **Relocation allowance:** APs physically displaced will receive a relocation subsidy sufficient to cover transport costs and living expenses for 3 months.
- **Vulnerable Peoples Allowance:** Vulnerable people (Economically disadvantaged APs women or elder/disabled headed households without any other bread-winner member of family) will be

x 3 =1046 GEL

¹⁹ Non-agricultural income implies all kinds of economic activities that are not included in agriculture.

²⁰ Compensation by default means that crop compensation will be paid irrespective of whether the crops were already harvested or not at the time of impact. This covers also compensations for income expected from crops on affected agricultural land permanently used for crop cultivation during the recent years. In case if the land was permanently used for crop cultivation, but for the year, when the inventory of losses was conducted, no crops have been planted (due to need of rest to this land or illness of the farmer or any justifiable reason), the land plot still will be considered as designed for crop cultivation and relevant compensations will be paid.

given an allowance corresponding to 3 months of minimum subsistence income and other members of such AHs will have priority in employment in project-related jobs. The allowance is to be calculated based on a family of 5 and the monthly-updated benchmarks indicated by the National Statistics Office of Georgia at time of RAP approval²¹.

- **Severe Impacts Allowance:** PAPs losing >10% of agricultural land or >10% of non-agricultural income will receive a severe impacts allowance. When >10% of a PAP agricultural land is affected, AP (owners, leaseholders and sharecroppers) will get an additional allowance for severe impacts equal to the market value of a 2 year's gross yield of the land lost. In case if this value is less than 3 months subsistence minimum, than the severely affected PAPs will receive allowance equal to 3 months minimum subsistence. For cases of severe impact on non-agricultural income²², the PAPs will be paid additional compensation corresponding to 3 months of minimum subsistence income. This allowance is to be calculated based on a minimum subsistence income for 5 headed household family and the monthly-updated benchmarks indicated by the National Statistics Office of Georgia at time of RAP approval.
- **Community Structures and Public Utilities:** Will be fully replaced or rehabilitated so as to satisfy their pre-project functions.
- **Temporary impact during construction:** All land required for temporary use is to be obtained by the Construction Contractor through voluntary negotiations of lease agreements (e.g., willing leaser-willing-lessee basis). The maximum period for temporary use is defined as 2 years. Lease rates to be paid should not be less than compensation at current market rates for the 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.

Impacts during construction:

- 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, and assessment of damages will be conducted 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 with the principles of the RPF 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.

4.3.3 Compensation Entitlement Matrix

Tasks under the Project will be implemented according to a compensation eligibility and entitlements matrix in line with both Georgia laws and regulation, WB OP/BP 4.12 and ESS5. A summary entitlements matrix specific for this project is included in Table 10 below.

²¹ If implementation of RAP is postponed or important changes are made in the value of minimal subsistence for the time when compensations are due to be paid, compensation will be paid according to the values for that given period.

²² 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>

Table 11 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 and taxes or replacement land of same value of land lost and at location acceptable to PAPs where feasible. If any remaining part of the land owned by the registered owners is no longer appropriate for use, such remaining part will be purchased subject to the agreement with the owner. For non-agricultural lands - Cash compensation at full replacement cost at market value without deduction of depreciation value and transaction fees.
		Legalizable Owner (historical users/having title documents required for registration, owning residential house on a plot, etc.)	For agricultural lands - These PAPs will be assisted with legalization and provided with cash compensation at full replacement cost of land including transaction fees or taxes. 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 assistance with legalization and registration, and the cash compensation after their title is legalized and registered
		Renters/Lease	Not eligible for land compensation; though, they are eligible for allowance considered in the Entitlement Matrix for other losses.
		Non-legalizable owners (squatters/encroachers of a state land)	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 (348.8 ²³ GEL X 12 = 4185.6 GEL). Besides, they will be paid allowance considered in the Entitlement Matrix for all other losses.
Restrictions on land use (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 expert.
		Legalizable Owner (historical users/having title documents required for registration, owning residential house on a plot, etc.)	These PAPs will be legalized and the owner will receive easement fee as a lump sum in the amount as determined by an independent valuation expert
		Renter/Leaseholder	Not eligible for easement fee for land-use restriction; though, they are eligible for allowance considered in the Entitlement Matrix for all other losses.
		Non-legalizable owners (squatters/encroachers of a state land)	Not eligible for easement fee for land-use restriction; however, PAP will receive allowance for all other losses, as per Entitlement Matrix.

²³ Minimum subsistence for 5-member household – December, 2018. GeoStat. Information leaflet distributed during public meetings uses minimum subsistence income for 5-member household as of August, 2018.

Type of Loss	Application	Definition of APs	Compensation Entitlements
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 to 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 (historical users/having title documents required for registration, owning residential house on a plot, etc.)	These PAPs will be legalized and in addition to compensation for loss of land, PAPs will receive compensation and replacement value for the house and other assets lost and will be provided with resettlement assistance to ensure that the family relocates in a new house with access to services and security of tenure
		Renter/Leaseholder	Not 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 owners (squatters/encroachers of a state land)	Not 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 are prohibited	Registered owners	Compensation at full replacement cost for lost structures, in addition of compensation for loss of land.
		Legalizable Owner (historical users/having title documents required for registration, owning residential house on a plot, etc.)	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 owners (squatters/encroachers of a state land)	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 the 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 ²⁴	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 to the 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/employed individuals	Compensation for work trainings and lost salary for 3 months. If the temporary impact lasts more than 3 months, 1-year net compensation will be given (same as for permanent impact)

²⁴ The actual number of the trees to be cut will be identified during the civil works, in particular trees higher than 4 meters, the trees under the towers and located on the temporary access roads or the area required for the stringing activities will be cut. The RAP includes all trees falling under the RoW, although only those trees subject to cut will be counted and compensated.

Type of Loss	Application	Definition of APs	Compensation Entitlements
Allowances			
Severe Impacts	>10% loss of productive lands or >10% of non-agricultural income	APs losing permanently (sitting of towers) more than 10% of affected agricultural land or more than 10% of nonagricultural income (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 ²⁵ : 1 additional compensation for 3 months of minimum subsistence income. (348.8 GEL per month x 3 months=1046 GEL per AH).
Physical relocation /Transportation of personal belongings to new location (new house)	Transport/transit ion assistance or cost	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 +348.8 GEL as minimum subsistence income x 3 months = 1,246 GEL per AH.
Vulnerable people allowance	Impact on vulnerable people	Economically Disadvantaged AHs, households headed by women, person with disability or a pensioner with no other breadwinner	One-time allowance equal to 3 months minimum subsistence income (348.8 GEL/month X 3 months = 1046GEL); 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 ²⁶ 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.
Construction impacts not related to land acquisition²⁷			
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 ²⁸ 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.

²⁵ Non-agricultural income implies all kinds of economic activities that are not included in agriculture.

²⁶ Construction Company will adopt the same approach of compensating the felled trees as described in the compensation entitlement matrix during construction activities outside of the RoW.

²⁷ The requirement should be incorporated in the contract of a construction contractor

²⁸ Construction Company is responsible for conducting baseline assessment of possible damages outside the RoW and then compare the existing baseline information with actual damages and compensate the losses considering the similar principles as described in the compensation entitlement matrix. Damages can be identified through comparing the baseline data with actual damages as well as information received from AHs through grievance redress mechanisms.

4.3.4 Assistance for severely affected and Vulnerable AH

Vulnerable AH is entitled to an allowance equivalent to 3 months of minimum subsistence income and employment priority in project-related jobs. AHs are considered as vulnerable in case they are economically disadvantaged (living under poverty line) or are headed by women, person with disability or a pensioner with no other breadwinner.

The above AHs will receive an allowance of 348.8 GEL x month x 3 months or 1046 GEL in all. These figures are taken from the National Statistics Office of Georgia Department data on minimum subsistence income for a family of 5 persons in December 2018. It should be noted that all families irrespective of the size will be compensated.

Severely affected AH will receive an additional crop compensation covering two-year yield from affected land or an allowance equal to 3 months of minimum subsistence income, in case the AH is not subject for crop compensation (or when crop compensation value calculated for 1 year is less than 1046 GEL).

4.3.5 Valuation and Compensation Rates

4.3.5.1 Principles and Methodology

Determination of compensation value for loss of assets and other impacts associated to land acquisition and easement were calculated by an independent valuation expert recruited by the Implementing Agency (GSE) in line with the requirements of ESS5 and the methodologies describe below:

Replacement value: The calculation of replacement costs of land and structures will be based on (I) current market value at the time of dispossession, (II) transaction/legalization costs, other taxes and fees (III) transitional and restoration (land preparation and reconstruction) costs, and (v) other applicable payments. In order to ensure compensation at replacement cost, good practice examples in compliance with WB ESS5 will be followed for determining the replacement cost of acquired assets.

The calculation of unit value is done keeping in consideration the current market rate so as to meet with the replacement cost of the land and lost assets etc. An experienced and registered independent local certified valuator was employed by GSE to do the valuation of land, structures, buildings, trees, crops etc. The approach of the evaluator was to make the assessment for each type of land and assets by location. The valuation was done after the census and DMS were conducted in close collaboration with the company who prepared the map of affected plots with demarcation of affected parts of the land. The independent valuator made site visits for physical verification of each category of the losses. The expert team also took into consideration the reference of previously available valuation and also used the recommended periodic release of market survey. Based on this methodology the unit rates were derived. The unit rates used in this report are based on the independent valuator's assessment with their standard methods for calculating the sample assets.

4.3.5.2 Determination of Compensation Rates

Replacement cost of land has been determined based on existing market rates to the extent possible and adding the applicable transaction cost like registration with the NAPR at the rayon level Registration Office and the rayon PRRC. Market rates were defined taking into account the type of land, its actual use, and location. Land valuation for easement agreements were calculated

taking into account the initial cost of the land plot and reduction of this cost (as a real estate value) due to the limitations imposed by the Project but still allowing PAPs use these lands to grow yield and receive economic benefit.

Replacement cost of houses/buildings was determined based on construction type, cost of materials, transportation, types of construction, land preparation, labor, fees for obtaining construction permit and all other construction costs at current rates. No deduction for depreciation and transaction costs will be applied.

Market value of annual crops has been determined at net market rates at the farm gate for the first-year crop. In the eventuality that more than one-year compensation is due to the APs the crops after the first will be compensated at gross market value²⁹.

Fruit trees will be compensated differently if they are productive or not yet productive. Productive trees will be compensated based on the future income lost for the years needed to re-grow a tree at the same age/production potential in which was cut. Not yet productive trees will be compensated based on the cost of seedlings and value of the investment made to grow the tree to the age in which the tree was cut. The timber trees will be cut and given to the owners as a timber. No cash compensation is provided for timber trees.

The unit compensation rates recommended by the valuation company have been reviewed and approved by the GSE and will be offered to the APs. The formula for calculating the tree compensation rate is as follows: average annual productivity * market price * years to be compensated + cost of seedling – deduction for expenses (varying between estimated 20 and 30% depending on tree type). Detailed methodology for determining valuations and compensation rates is included in **Annex-1**.

²⁹ The compensation for the annual crops in scopes o the project is one-time only.

5. INSTITUTIONAL ARRANGEMENTS

5.1 Introduction

The Georgian State Electrosystem (GSE) is the implementing agency (IA) for the Project. GSE is responsible for OHL construction as well as land acquisition and resettlement of the PAPs.

GSE is assisted by a number of other government departments and private agencies in the design, construction and operation of the Project. Pursuant to the active legislation, National Agency of Public Registry (NAPR) within the Ministry of Justice is in charge of the recognition of ownership rights of rightful owners and registration of ownership rights. The local/district NAPRs are also responsible for registration of ownership rights to land plots the GSE acquires from landowners on the basis of relevant sales agreements. The local governments at district and village levels are involved in the legalization of land plots, land acquisition and resettlement. The Ministry of Environmental and Natural Resources Protection is responsible for environmental issues.

Various features/sections of the OHL Project are located in each of the following municipalities: Akhaltsikhe, Adigeni, (Samtskhe-Javakheti Region) and Khulo, Shuakhevi, Keda, Khelvachauri and Batumi (Adjara Autonomous Republic). All corresponding Sakrebulo, Gamgeoba, Territorial Registration Offices and PRRCs will be involved in LAR. Local Sakrebulos and Rtsmunebuli of villages are involved for local level LAR activities.

The World Bank (WB) will be financing the Project and will provide advice and supervision on land acquisition activities.

5.2 Land Registration Organizations

Under clause 1 of Article 4 of the Law of Georgia on Entitlement of Ownership Rights to Lands Possessed (Employed) by Physical and Legal Persons of Private Law, the representative body of relevant local self-government is authorized to recognize the right of property to land occupied without permit and discharges its authority through the commission. The commission discharges its functions under the formal administration procedure set forth in the VIII Chapter of the General Administration Code of Georgia and under the rule set forth by the said law. Under article 4 of the same law, the body authorized to recognize the right of property to land legally owned (employed) is LEPL National Agency of Public Registry (NAPR) subordinate to the Ministry of Justice of Georgia and discharging the said authority under the rule set by the law. After the decision of the commission about the recognition of the land property right and relevant cadastral drawings are submitted, the National Agency of Public Registry registers the right of property to the land plots in question.

5.2.1 Village and Community Gamgeoba

Community level Gamgeoba is the executive branch of self-government headed by Rtsmunebuli. Rtsmunebuli has the primary role in the process of legalization and registration of land plots. Rtsmunebuli confirms ownership of affected land plots, parameters of land plots and endorses the cadastral maps and related data prepared for case of legalization³⁰. Gamgeobeli plays important role for legalization of non-rightful owners (owners in possession before the enactment of current law on privatization of land in Georgia without prior permission of the government). Gamgeoba has power to

³⁰ Owners for legalization of their unregistered land plots, in normal procedure, use the services of private mapping agencies and experts on payment for preparation of land details (maps and plot parameters). In case of this project, the consultants have been assisting in preparing basic documents like maps and plot details.

authorize³¹ details of the occupied land plot and verify its usage pattern as the first hand verification and authorization for further consideration in the Property Rights Registration Commission (PRRC) as a basic step for registration with the Public Registry. Neighbors of applicants for legalization have roles in the authorization process. Rtsmunebuli of the villages will be involved in the process of RAP updating and implementation.

5.2.2 Sakrebulo

Sakrebulo is the representative branch of self-government at municipal and village level. The village/municipal level Sakrebulo has now less involvement in the process of legalization of legalizable land plots. However, Municipal Sakrebulo assists the PRRC in the process of authorization of application of non-rightful owners.

5.2.3 Property Rights Recognition Commission (PRRC)

Under the Law of Georgia on Recognition of the Property Ownership Rights Regarding the Land Plots Owned (Used) by Physical Persons or Legal entities; 2007, the Government of Georgia has established the PRRC at the Rayon level for recognition of ownership rights of non- rightful owners (owners of land plots occupied without permit) for registration. PRRC verifies and authorizes application of ownership for registration with the NAPR. PRRC authorizes application of only those APs, who are not registered but have residential land or agricultural plots adjacent to the residential land (non-rightful land owners, according to definition of Georgian regulations).

5.2.4 National Agency of Public Registry and Rayon Registration Offices

The National Agency of Public Registry (NAPR) plays an important role both, in developing and realizing the resettlement action plan. At the stage of developing the resettlement action plan, when the land owners/users are identified and their property rights are specified, the documents proving the property are to be obtained. Some of these documents (books of homesteads and the like) were kept with the archives in the past. At present, the regional archives are available to the territorial registration offices of the National Agency of Public Registry. The materials preserved with the archives of the territorial registration offices are the important source for the owners who have to legalize³² their rights to property, but have no full supporting documentation at hand, to obtain the documents proving their land property rights. The role of the National Agency of Public Registry in realizing the resettlement action plan is even more important, as under the Law of Georgia 'On Public Registry', the National Agency of Public Registry is the body discharging the public and legal authorization set forth by the law, which registers the ownership right of the lands of the affected persons (PAPs) (termed as the 'Primary registration' as per the resettlement action plan terminology) and registering the legal act³³ of transferring the property right from the owner to the GSE ('Secondary registration').

The territorial registration offices of the National Agency of Public Registry closely cooperate with the teams working on developing and realizing the resettlement action plan. Such cooperation in the first instance, means making the documents preserved with the archives of the territorial registration offices of the Agency available.

³¹ This is not mandatory but one of the possible procedures for legalization of the non-rightful owners. Witnesses' signature confirmed by Notary Public is also legally acceptable for confirmation of non-rightful ownership of land plot.

³² 'Legalization|| means recognition of the right of property set/envisaged by Decree No. 525 of the President of Georgia of September 15, 2007 on the rule to recognize the Ownership Rights to Lands Possessed (Employed) by Physical and Legal Persons of Private Law and approving the form of the certificate of the right to property'.

³³ Including the easement agreement

5.3 Land Acquisition and Resettlement Organizations

5.3.1 GSE – Georgian State Electrosystem

GSE has the overall responsibility of project design, land acquisition and resettlement, construction, construction monitoring and supervision of the TGS and Akhaltsikhe-Batumi OHL Project. This also includes financing and executing land acquisition and resettlement tasks and cross-agency coordination. GSE will exercise its functions through its existing Resettlement Management Team (RMT), which consists of representatives of Permits Unit, Legal Department and Environmental and Social Safeguards Unit of GSE. A Resettlement Management Team (RMT) having specific experience and skills in land acquisition and resettlement (LAR), is responsible for LAR activities related to the project. RMT is responsible for supervision of all technical work to accomplish RAP preparation and implementation tasks and coordination within the GSE, as well as at central and local government levels.

The specific tasks of the GSE RMT will be to (I) Ensure updating RAP following appropriate procedures as per RPF and send to donor WB for approval, (II) supervise preparation of RAP for construction contracts and implement it after concurrence from donor IFI; (III) establish land acquisition and resettlement (LAR) capacity at the regional level; (iv) ensure proper internal monitoring; and (v) hire, following the donor IFI recommendation the external monitoring agency. RMT will also provide all necessary documentation to ensure the prompt allocation of land acquisition and resettlement budgets to the PAPs and will maintain the coordination of all land acquisition and resettlement related activities.

The GSE is responsible for ensuring that an independent agency/company for RAP preparation is engaged to conduct any survey and documentation, including cadastral survey, PAPs census, inventory of affected assets, assessment of losses, and valuation of land and assets for replacement value. RAP will be updated based on findings of the surveys following the final OHL RoW as per detailed engineering design.

Based on the GSE's decision and the prices for land acquisition and easements, the offer of purchase of land plots shall be undertaken. If PAP agrees on the acquisition, he/she will confirm such agreement in writing by signing the Sales/Purchase Agreement that will be registered with the Public Registry. This agreement will serve as the basis for compensation payment processing and release. If agreement is not reached between the PAP and the GSE Resettlement Management Team later will take decision to start expropriation.

5.3.2 Municipal LAR Team

Municipal LAR Team will be an informal group established through participation of municipal and village authorities and PAPs in order to provide technical assistance to the GSE in the preparation and implementation of the RAP. The assistance includes identification of the affected landowners and users, defining the boundaries of land plots, obtaining data on ownership, relations with PAPs, settling disputes in an informal way, ensuring unimpeded legalization of legalizable land plots, etc. Municipal LAR Team comprises the Municipal Team (at the municipal level) and LAR Working Groups at the village level. The municipal level team is represented by the Gamgebeli, head of the local office of NAPR (National Agency of Public Registry), and representatives of affected villages and Resettlement Management Team (RMT) of the GSE. By instructions of the Municipal LAR Team, LAR Working Groups comprising village representatives (*Rtsmunebuli*), competent technical specialists (at least one person) delegated by them and RU representatives shall be established in each village. LAR Working Groups shall assist the Consultant hired by the GSE in identification of PAPs, determining the boundaries of land plots and communication with the local community. Rtsmunebuli shall verify with his signature the list of affected land owners and users as well as the measuring and inventorying of each affected land plot by the GSE Consultant in attendance of land owners. The staff of NARP local office and

social service agency shall collaborate with the LAR Working Groups assisting them in obtaining archive documents, determining the social status of the PAPs and registration of their property. Based on the LARP recommendations RMT of the GSE shall start negotiations with the PAPs on the purchase of affected land plots and other assets in order to compensate their losses. In case of agreement APs will sign contract, agreement indicating that they accept the compensation provided to them and the contract shall be registered at NAPR. During the negotiations and property registration the Resettlement Team of the GSE shall be assisted by LAR group (both working groups and municipal team) members, including village *Rtsmunebuli*, NAPR local office staff, etc. A purchase agreement is the basis for compensation payment. If the negotiation between a PAP and LAR team fails, the LAR team shall notify the GSE which will start the expropriation process. At the same time LAR Team shall inform the PAPs about the availability of grievance redress mechanism (see Section 9), which can be used for informal pre-litigation resolution of disputes.

5.3.3 Local Governments

Local administration especially at municipal level has direct jurisdiction for land administration, valuation, verification and acquisition. To confirm the surveys and the asset valuations carried out by the LAR consultants, GSE through its consultants will establish Municipal Level LAR Teams which will have designated officials from the municipal administration (Municipal Sakrebulo; Gamgebeli) and representatives of each affected village/community administration (Mayor representatives of all affected community/village level). The municipal level LAR Teams will be formed in the all affected municipalities who are working closely with the consultants and GSE. LAR Teams of municipalities are participating in RAP preparation and implementation.

5.4 Other Organizations and Agencies

5.4.1 Construction Contractor

A Construction Contractor to be appointed by the GSE to undertake the construction will be responsible for mitigating impacts resulting from the construction activities. Based on the RAP and the Technical Design, the plot of land that will be identified and acquired as part of OHL ROW will be demarcated to clearly delineate it from the remaining non-acquired parts. The construction activities shall be monitored closely by the GSE to ensure compliance to the temporary mitigating measures.

5.4.2 Consultants and Auditors

The design consultant will be responsible for preparation and GSE for implementation of RAP and a construction supervision consultant will be in place to supervise construction

- (i) Design Consultant: The design consultant has an international social development and resettlement specialist and a national resettlement / social specialist for finalizing RAP for each construction stage. The design consultant has hired a survey agency for land acquisition and resettlement survey and documentation including census, socioeconomic survey and inventory of losses. GSE has engaged the certified independent valuator for valuation of land and assets for replacement value. Final RAP will be prepared based on findings of the surveys following the final OHL routing as per detailed engineering design.
- (ii) Social Safeguards Consultant (SSC): will oversee implementation of RAP and will prepare compliance reports before the construction start.
- (iii) Local Resettlement Consultant (LRC): will assist GSE Resettlement Team during the RAP implementation and oversee all resettlement related issues that may arise during the construction.
- (iv) The Supervision consultant will oversee temporary or unforeseeable resettlement

impacts arising during the construction.

5.4.3 Court of Georgia

The Court of **Georgia** shall be the last resort for issues and concerns regarding the implementation of the RAP. In case there is no agreement between the GSE and the PAPs concerning the acquisition of private properties, the GSE with the mandate for expropriation based on existing legislations will submit to the Court a request for expropriation. The GSE will get the targeted assets after obtaining the expropriation right and implementing respective procedures. Upon its approval and following prescribed procedure, GSE will then take over the concerned property after having been given by the Court the right of the Expropriator.

Furthermore, in cases where complaints and grievances regarding RAP implementation and compensation are not solved at the various levels as prescribed in the agreed Grievance Redress Mechanism, the APs will have the right to appeal the case to the Court as a last resort. Its decision shall be final and executory.

5.4.4 Ministry of Finance

The budgets for the RAP implementation will be provided to GSE by the Ministry of Finance following its official approval. The RAP budget will be allocated on the accounts of GSE (or its fiscal agent) that is responsible for the financial management of the project.

5.4.5 Ministry of Justice

The Ministry of Justice is responsible for legal matters regarding land ownership, and National Agency of Public Registry (NAPR) within the Ministry of Justice is in charge of the registration of land ownership and its transfer through purchase agreement from landowners to the GSE, as well as registration of the easement agreements.

5.4.6 Donor organization WB

Besides supervising the Project periodically, the WB will review RAP and provide clearance to contract awards signing and initiation of construction under the Project.

An organization chart showing all the concerned institutions to be involved in the LAR activities is depicted in Figure 5.

5.5 Capacity Building on LAR

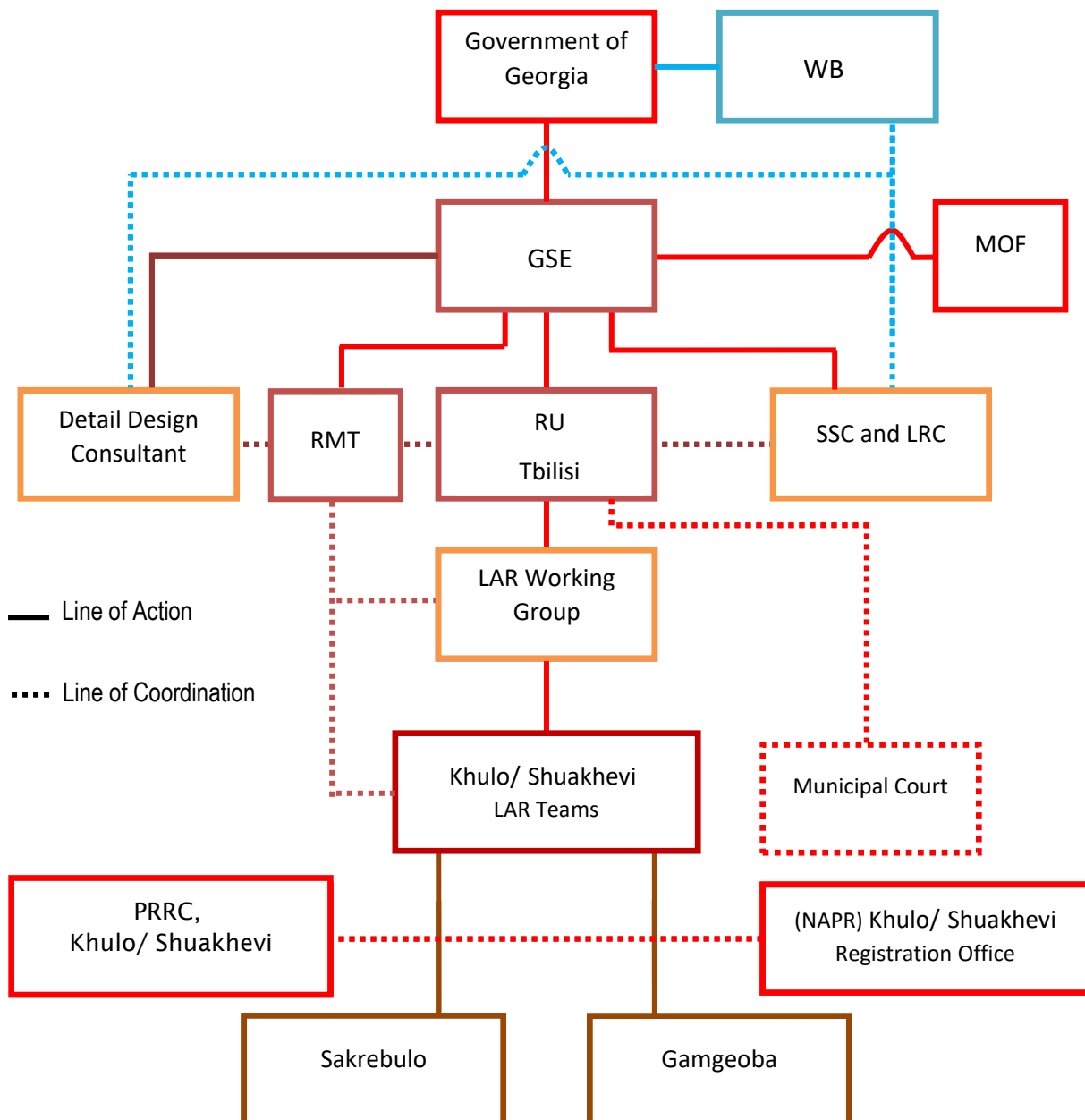
Initial level of capacity building exercise in the relevant agencies was carried out during the preparation of RAP at the feasibility study. Close consultations were held with all the concerned departments. GSE has established Resettlement Management Team dealing with land acquisition and resettlement. Training will be provided by the consultant's resettlement specialist to the officials on the requirements of WB ESS5 policy and how to develop a balanced compensation package fulfilling the requirements of PAPs, Government, GSE, donor IFIs. Capacity building training will also be initiated through a series of consultations and informal training sessions in the local administration level. The representatives of GSE at regional level are also responsible for the planning of LAR activities and for coordinating with the municipal administration. Municipal level LAR Teams will be formed at each municipality that will be responsible for LAR activities assisting the LARC of the GSE in the process of RAP implementation.

In terms of capacity and manpower resources within Resettlement Team of the GSE, some expansion of the capacity on LAR is desired to allow an effective execution of all LAR related tasks for the project. The Environmental and Social Safeguards Unit (ESSU) was established within GSE in 2013. Currently, besides the head of the Unit, there is one social safeguards specialist in the staff. Current resettlement capacity of the GSE needs strengthening to ensure full Social Safeguards compliance of the Project. GSE also needs Local Resettlement Consultant (LRC) as a consultant assisting in implementation of RAP. Thus, the Resettlement Team should be assisted by two resettlement consultants – Social Safeguards Consultant

and Local Resettlement Consultant (LRC). Additional trainings for Resettlement Team staff and engaged Consultants is considered as necessary by GSE. The detailed planning and negotiation with WB are under the way. All concerned staff both at RMT, LARC, at municipal and field levels involved in LAR activities will undergo training on WB resettlement policy and management. The training will be provided under the relevant WB programs for capacity building of executing agencies on involuntary resettlement. Training will cover the following topics:

- (i) Principles and procedures of land acquisition (WB and GOG);
- (ii) Stakeholders of the project
- (iii) Organizations involved in the process of land acquisition and resettlement and their roles
- (iv) Public consultation and participation process;
- (v) Entitlements and compensation disbursement mechanisms;
- (vi) Grievance redress; and
- (vii) Monitoring of resettlement operations.

Figure 5 LAR Organization Chart



6. CONSULTATION AND PARTICIPATION

6.1 Introduction

Consultation and participation are a process through which stakeholders influence and share control over development initiatives, and the decisions and resources that affect them. It is a two-way process where the executing agencies, policy makers, beneficiaries and AP discuss and share their concerns in a project process. Consultation and participation have been a major principle in the planning and preparation of the detailed design of the Project. WB ESS5 gives high priority on public consultation and participation to enhance the community voice and assure incorporation of community's views in design and implementation of a socially and environmentally compliant project. The Georgian laws also place strong emphasis on consultation and notification to ensure that the AP participate in the process.

The focus of these consultations are to ensure that the AP and other stakeholders are informed, educated, consulted and allowed to participate actively in the process of road development and preparation of social and resettlement plan; reducing public resistance to change; helping mitigate and minimize any probable negative impact and bringing in the benefit of the project to the people. The project design and preparation of land acquisition and resettlement plans, therefore, attempted consultation and participation of the AP and communities to incorporate their views, needs and aspirations into the Project components. The consultation process has stepped up at basic design through public consultation meetings and individual contacts during land acquisition and resettlement initial surveys in September 2018 – December 2018. The public consultations have been completed in September 2018. Detailed information on consultation meetings is given in **Annex 4**.

6.2 Consultation Process and Methodology

Consultation with local communities and government bodies in the project process was instrumental for alignment demarcation and selection of route, tower sites for the Akhaltsikhe – Batumi 220kV OHL. The route of the project OHL underwent several adjustments to avoid dense settlement, environmentally protected areas, civic amenities, and land acquisition. The public consultation process entailed clearly explaining the project and its impacts to the community through introducing the project and its impacts through leaflets in local language, clearly explaining to the communities in informal and formal consultation meetings and individual level discussion during the census and detailed measurement surveys of land and property

Consultation with the APs in the project affected areas were conducted during the basic design stage of RAP preparation. The methodology includes walk-through informal group discussion, focused group discussion, individual interview, key informant interviews, and informal discussion. The APs, their community, and local government officials were consulted to inform, educate and provide feedback in the project design.

Specifically, for this RAP the APs were consulted through individual contact during the census survey at the basic design stage, all likely AP persons were consulted through community level meetings and through individual contact at the time of census, socioeconomic survey and detail measurement survey.

Various methods used for stakeholder's consultation and participation with concerned stakeholders are described in Table 11.

Table 12. Summary on stakeholders consulted and consultation methods

Stakeholders	Purpose	Method
Likely APs and their community	To inform the APs, get their views on likely impacts, eligibility and entitlements, as well as procedures for compensation, relocation and rehabilitation.	Meetings with all AH during the implementation of the socio-economic survey. Focus group discussions and village meetings
GSE including its Resettlement Management Team (RMT)	To collect government's policy, guidelines priorities on the project, and to seek advice for work.	Frequent individual meetings with the officials of GSE
National Agency for Public Registry under the ministry of Justice	To collect the cadastral map and to know the details of the affected plots and people	Consultation and discussion with officials
Local Government at Rayon Level (District Municipality), Rtsmunebuli	To seek their cooperation for carrying out the impact assessment survey and to sort out the problem related to missing plots (Legalizable Owners)	Individual meetings with the officials of respective rayon's and discussions
Property Recognition Commission in the Rayon Level and Sakrebulo	To seek their cooperation for carrying out the impact assessment survey and to sort out the problem related to missing plots (Legalizable Owners)	Meeting and training

6.3 Summary of Consultation during Feasibility Study

The major findings of the consultations held at various locations during the feasibility study are summarized below.

- (i) The likely APs and their community are aware about the project.
- (ii) APs losing their properties expect a proper compensation package.
- (iii) The structure owners request adequate compensation to rebuild their structure at alternative site. They should get advance notice for relocation.
- (iv) At the Detailed Design stage, the risks of landslide triggering and related impacts on residential houses should be carefully analyzed through the detailed geological studies and new alignment or engineering solutions should be proposed in case if the risk is confirmed.
- (v) Government should provide the alternative land to the landless people for their relocation, when it is physically possible. However, it should be noted that the state land reserves are limited.
- (vi) The compensation should be based on the fair assessment.
- (vii) Contractors should be advised by the project authority to employ the local people.

6.4 Consultation meetings with the APs during RAP Preparation

Consultation Process is completed: meetings in all affected municipalities have been carried out and information leaflets distributed. The protocols of these meetings are reflected in the Draft RAP to be completed with the completion of the Detailed Design (Annex 4).

6.5 Changes in LAR approach following the meetings

The main outcome of the consultation meetings was engagement of AHs and local authorities in land demarcation process. This is specifically important for Adjara section as the land ownership is mostly based on traditional right, rather than legal documents with proper drawings.

6.6 Consultation and Participation Plan

RMT on behalf of GSE will pursue information disclosure for effective implementation and timely execution of RAP. Village level consultations with APs will be conducted during the implementation process. For the benefit of the community in general and APs in particular, RAP will be made available in concerned offices at rayon Sakrebulo and the community level Gamgeoba. An information leaflet (in Georgian) was distributed among the APs and their community. A copy of the English version of RAP Leaflet is attached in Annex-3.

For continued consultations, the following steps are envisaged in the project:

- (i) Final RAP will be disclosed upon receiving approval from the WB
- (ii) GSE will organize public meetings and will apprise the communities about the progress in the implementation of resettlement, and social activities.
- (iii) GSE through its RMT will organize public meetings to inform the respective communities about the compensation and assistance to be paid. Regular update of the progress of the resettlement component of the project will be placed for public display at the local level GSE office and at local Municipal Office.
- (iv) All monitoring and evaluation reports of RAP component of the project will be disclosed to the community.
- (v) Key features of the entitlements will be disclosed along the project corridor.
- (vi) GSE will conduct information dissemination sessions at Gamgeoba and solicit the help of the local community leaders to encourage the participation of the APs in RAP implementation.
- (vii) Attempts will be made to ensure that vulnerable groups understand the process and to take their specific needs into account.
- (viii) All PAPs should be provided a contact information of the person from local municipality/GSE who will provide feedback on all the issues concerning the project.

6.7 Disclosure of information

Electronic version of the Final RAP will be placed on GSE web-site. The summary of RAP will be translated into local language (Georgian) and will be disclosed to APs at local level. The copy of the RAP (Georgian version) will be available at the concerned offices of Akhaltsikhe Municipality. The final RAP will be submitted to the WB for approval and signing of contract awards will follow after completion of legalization of the legalizable owners of the land plots under acquisition.

7. GRIEVANCE REDRESS MECHANISM

a. Introduction

The Grievance Resolution Mechanism (GRM) addresses grievances in an efficient, timely and cost-effective manner, that arise as a result of the Project, either the result of actions by GSE or the Contractor employed by GSE, from affected communities and external stakeholders. A separate mechanism is developed to address worker grievances. GSE is responsible for managing the GRM, but the many of the grievances on the Project will likely relate to the actions of the Contractor and likewise will need to be resolved by the Contractor. GSE will administer the GRM process deciding whether they or the Contractor is responsible and determining the best course of action to resolve the grievance. The Implementation Consultant will support GSE to monitor grievance resolution being undertaken by the contractor.

Typical grievances for transmission line projects include those related to:

- land acquisition and physical displacement;
- construction damages;
- environmental impact; and
- Indirect social impacts.

GSE will implement an amicable GRM, with the objective of helping third parties to avoid resorting to the judicial system as far as possible. This mechanism includes three successive tiers of extra-judicial amicable grievance review and resolution: (I) the first is the Grievance Resolution Committee (GRC) at the Municipal level, and (II) the second being an official processing of the complaint by GSE formal process at the national level. (III) the third Grievance Redress Commission (GRC) level. Complainants can resort to the Court at any time. The step-by-step process does not deter them from doing so.

All grievances will be documented and each grievance resolution process and communication will be systematically tracked.

b. Grievance process

The two-tiered grievance resolution process involves the following main steps:

- (I) receipt of complaints;
- (II) screening for standing;
- (III) Grievance Resolution Committee (first tier), and
- (iv) GSE resolution at central level (second tier).
- (v) GSE Grievance Redress Commission (GRC) (third tier)

These steps are described hereafter and shown in Figure 3.

Receipt of complaints

Anyone from the affected communities or anyone believing they are affected by the Project can raise a grievance:

By completing a written grievance registration form that will be available (I) in the Town halls of the local municipalities and in the affected villages and by local SLOs (Social Liaison Officers) (i.e. those within proximity of construction activities), (II) at the entrance of each construction site, (III) on the Project's website and (IV) at the Project's headquarters in Tbilisi . An example of a grievance registration form is provided in Appendix 01. The Project's Community Liaison Officer of each Municipality will review these registers at least twice a week.

By contacting the GSE Community Liaison Officer, GSE Permissions Department Manager, or the environmental coordinator and community relationships managers of the Contractor, either by

phone, or in person. Grievances received verbally will be written down by the Community Liaison Officer on the grievance registration form and logged into the Grievance Register. A copy of the logged grievance will be forwarded to the complainant, giving them the opportunity to alert GSE if the grievance has not been noted down correctly.

By contacting the specially assigned anonymous number of GSE: 08 0000 805. The number will be included in the information materials and shared with the communities at the public or face-to-face meetings.

Written grievances or the grievances filed through anonymous number will be considered and screened for 'standing'. Special provisions will be made for any complaints of a confidential nature.

The Community Liaison Officers will explain the possibilities and ways to raise a grievance to local communities or GSE Permissions Department Manager during meetings organised in each affected area at the time of disclosure. The GRM will be disclosed through the Project's website and will also be advertised on billboards in each community and at the entrance of the local Town halls. Information material on the GRM will also be made available at the Municipalities Town halls.

In order to ensure that all grievances are captured, the GSE Permissions Department Manager will contact the Municipality authorities and the Ministry of Economy and Sustainable Development, the MEPA, Ministry of Environmental Protection and Agriculture, the National Agency of Public Registry to explain how the grievances they may receive concerning the project should be channelled through the Project's GRM. Information on the way to log a grievance locally, at GSE office in Tbilisi or through the project's website will be explained to these authorities and the GSE Permissions Department Manager will call them regularly to ensure no grievances are missed.

All grievances will be registered, reported and tracked by GSE in the Grievance Register by special person responsible for grievances redressing and logging. Once a grievance is logged, the related event(s) that caused the grievance will be tracked to prevent similar grievances (if the local community have similar grievances such as, electromagnetic influence, unit rates etc. the additional public consultation meetings with relevant explanations will be conducted). The status number and trends of grievances will be discussed between GSE, the Contractor and the Implementation Consultant during weekly E&S meetings during the construction phase.

Screening for 'Standing'

Once a grievance is raised, the GSE Permissions Department Manager will determine whether the complaint has 'standing,' i.e., warrants further consideration as an acceptable complaint.

The resolution of grievances of all types will follow the same steps, but the stakeholders involved will depend on the nature of the complaint. All grievances will be handled through the system described hereafter, involving respectively the Permissions Department Manager (GSE), the Contractor's grievance resolution representative, and the Implementation Consultant as representatives of the Project. Complaints related to resettlement (land take and its consequences) will also involve Resettlement Action Plan (RAP) consultant in the resolution of grievances related to land acquisition and resettlement.

If the matter has standing, grievance information will be recorded in a grievance log by GSEs staff member, who is responsible for grievance logging and management. The following information will be recorded: (i) Name and contact details, (ii) Details of the grievance and how and when it was submitted, acknowledged, responded to and closed out. All grievances will be acknowledged by GSE within 7 days (Acknowledgement letter will be prepared by GSE's appropriate manager and send to AP); and responded (response letter will be prepared by GSE's appropriate manager and send to AP) to

AP no later than 30 days. Once a grievance is logged, the related event(s) that caused the grievance will be tracked to ensure proper close-out of the grievance and prevent similar grievances.

If the grievance is deemed as ineligible, the GSE Community Liaison Officer will record the reason and document that the complainant has been informed of this decision and the basis for this is explained. Ineligible cases will generally be those that GSE are confident have not occurred as a result of GSE or the Contractor's actions. If the complainant is not satisfied with this outcome, they can pursue further action by submitting their case to the appropriate court of law (Rayon Court).

GSE Permissions Department Manager will determine whether the resolution of the grievance is the responsibility of the Contractor, GSE or ESIA, RAP preparation Consultant. If the grievance is the responsibility of the Contractor or the ESIA, RAP Preparation Consultant, GSE shall review, comment and approve any corrective actions.

After logging the grievance, the GSE Permissions Department Manager will inform the complainant in writing within 7 days.

Grievance resolution is a three-stage process, including:

Stage 1 – informal (oral) review of the AP's complaint (whether written or oral). At this stage the AP's complaint is reviewed in an informal (oral) way and the Committee members (the composition of the committee is specified in Section 1.2.3) make and sign the minutes on the matter. If at Stage 1 the AP's complaint is not resolved the AP is informed about grievance resolution procedures of Stage 2. An AP has the right to use the procedures of Stage 2 without applying to Stage 1 procedures. Timeframe for resolving the stage 1 grievance is 7 days. The GRC shall gather as per necessity (but at least once a month) and shall include eight members.

Stage 2 – review of AP's complaint at GSE level. For Stage 2 of grievance resolution process, unsolved grievances at stage 1 will be send to GSE by local Committee secretary in written form. GSE's Grievance Redress Specialist reviews the written complaints of APs, which were not satisfied at Stage 1 and send them internally to appropriated departments (legal, technical, contraction etc.) for redress. The internal timeframe is 10 days.

Stage 3 –If AP's complaint is not resolved at stage 2 by appropriate department, it will be presented to Grievance Redress Commission (GRC), GRC reviews the written complaints of APs, which were not satisfied at Stage 2. At stage 3 the AP's complaint is resolved and GRC makes a decision in compliance with the Administrative Code of Georgia.

Grievance redress procedure of Stage 1 is an informal tool of dispute resolution allowing APs and the project implementation team to resolve the disagreement without any formal procedures, procrastination and impediments. The international experience of different projects shows that such informal grievance redress mechanism helps to solve most of the complaints without formal procedures (i.e. without using the procedures specified in the Administrative Code or litigation). This mechanism enables unimpeded implementation of the Project and timely satisfaction of complaints. If the AP is not satisfied, the grievance redress mechanism should assist him/her in lodging an official complaint in accordance with the procedures of Stage 2 (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 grievance redress mechanism deals with the issues of land and other assets acquisition (e.g. amount of compensation, suitability of residual land plots, loss of access roads, etc.) as well as the losses and damages caused by the construction works, any direct or indirect environmental and social impacts. Therefore, the grievance redress mechanism has to be in place by the time the GSE

started preparation of RAP, ESIA and shall function until the completion of the construction.

At the relevant document's preparation stage during the consultations meetings and negotiations the Aps have to be fully informed of the grievance redress mechanism, its functions, procedures, contact persons and rules of making complaints through oral information and booklets. Care is always taken to prevent grievances rather than going through Stage 2. The achievement of this goal can be ensured through active participation of APs, effective consultations, proper communication and coordination among local communities, GSE and local authorities.

Tier 1: Grievance Resolution Committee

A local Grievance Resolution Committee (GRC) will be established in Municipality, with an office in the municipal building. Once a standing grievance has been logged, the corresponding local GRC will be engaged to define a solution to solve the grievance. The composition of each GRC is described in below. Special provisions will be made for any complaints of a confidential nature.

COMPOSITION OF THE LOCAL GRIEVANCE RESOLUTION COMMITTEE

- 1) Georgian State Electrosystem (GSE) representative as a Committee coordinator;
- 2) Regional/municipal representative (from "Gangeoba") as a Committee secretary;
- 3) Village attorney ("Rtsmunebuli") as a Committee member;
- 4) Representative of a Project Affected People (AP) as a Committee member;
- 5) Woman – representative of the Project Affected Household (AH) as a Committee member;
- 6) Representative of local non-government organization (NGO) taking into account the grievance character – as a Committee member;
- 7) Local specialist of social and environmental safeguards from the Supervision Consultant – as a Committee member;
- 8) Local specialist of social and environmental safeguards from the Construction Company – as a Committee member.

The GSE Permissions Department Manager will act as secretary of the GRC (creation, coordination, and documentation). Members of the GRC will be invited by them in accordance with the types of complaints to be addressed. The meeting will start without the complainants by the review of all PAP complaints received since the last GRC meeting, and to propose a solution to all grievances within the past one or two weeks. Then, the GRC will welcome the complainants whose complaint had been reviewed during the previous meeting to discuss the proposed solution.

For each complaint, the GRC will determine whether additional investigations are warranted. If so, the additional information will be collected before the GRC meeting with the PAP complainant and will be provided to the PAP before the meeting. The GRC will then inform the PAP about the date, time and place of its review meeting, and invite the PAP accordingly.

The GRC will receive the complainant and discuss with them a solution to their grievance. The committee shall draw up and sign the minutes of their discussion on the matter. If the complaint is satisfactorily resolved, the PAP will also sign the minutes in acknowledgement of the agreement. In cases where the project has agreed to put in place additional measures, these will be specified, with a timetable for delivery, in the minutes of the meeting.

Tier 2: GSE resolution at central level

If any aggrieved PAP is unsatisfied with the GRC decision, the next step will be to lodge the grievance with GSE at the central level. The GRC should assist him/her in lodging an official complaint. GSE shall then review the complaint in compliance with the procedures specified in the Administrative Code of Georgia. (Response time

according to the Administrative Code of Georgia is 30 days,). The complainant shall be informed of the decision within a maximum of 30 days.

The complainant shall be informed in writing of GSE's decision. If GSE's decision fails to satisfy the aggrieved affected persons, they can pursue further action by submitting their case to the appropriate court of law (Rayon Court).

Tier 3: GSE Grievance Redress Commission

If the grievance lodged with GSE at the central level cannot be solved as it goes beyond the competencies of the respective department, GSE Grievance Redress Commission (GRC) is assigned in order to seek the solutions to the grievance. GSE shall review the complaint in compliance with the procedures specified in the Administrative Code of Georgia and inform the complainant within 10 days that Grievance Redress Commission will be reviewing the grievance. The complainant shall be informed of the decision of GSE GRC within a maximum of 30 days as per Administrative code of Georgia.

COMPOSITION OF THE GRIEVANCE REDRESS COMMISSION (GRC) AT GSE LEVEL

- 2) Member of Board of Georgian State Electrosystem (GSE) r as a Head of Commission;
- 3) Head of Permissions Department as a Deputy Head of Commission;
- 4) Head of Permissions Department as a Commission member;
- 5) Head of Legal division as a Commission member;
- 6) Head of Resettlement division as a Commission member;
- 7) Head of International projects division as a Commission member;
- 8) Head of Technical supervision and international projects planning division as a Commission member
- 9) Resettlement and social issues consultant as a Commission member
- 10) Environmental coordinator for international projects as a Commission member

a. Closure of grievances

A grievance will be considered "resolved" or "closed" when a resolution satisfactory to both parties has been reached, and after corrective measures has been successfully implemented. When a proposed solution is agreed between the Project and the complainant, the time needed to implement it will depend on the nature of the solution. However, the actions to implement this solution will be undertaken within one month of the grievance being logged and will be tracked until completion. Once the solution is being implemented or is implemented to the satisfaction of the complainant, a complaint closes out form will be signed by both parties (GSE Environmental and Social Manager and the complainant), stating that the complainant considers that its complaint is closed. This form will be archived in the Project Grievance database.

In certain situations, however, the Project may "close" a grievance even if the complainant is not satisfied with the outcome. This could be the case, for example, if the complainant is unable to substantiate a grievance, or it is obviously speculative or fraudulent. In such situations, the Project's efforts to investigate the complaint and to arrive at a conclusion will be well documented and the complainant advised of the situation. GSE will not dismiss grievances based on a cursory review and close them in their grievance record unless the complainant has been notified and had the opportunity to provide supplementary information or evidence.

b. Grievance records and documentation

The GSE Grievance Redress Specialist will manage a database to keep a record of all complaints recorded. The database will contain the name of the individual or organization lodging a grievance; the date and nature of the

complaint; any follow-up actions taken; the solutions and corrective actions implemented by the Contractor or other relevant party; the final result; and how and when this decision was communicated to the complainant.

Supervisor and construction companies with monthly reports will provide information on grievance management. Monitoring and Reporting and in the six-monthly and annual public reports.

c. Workers grievance mechanism

The Contractor will set up a worker's grievance mechanism for the construction period. Workers representatives will be elected and a Workers Safety Committee will be established. The workers can raise a grievance by referring to their elected representative or by completing a form and posting it in the complaint boxes that will be located at key construction sites (offices and canteens). No worker shall be disadvantaged or penalised in any way due to their submission of a grievance. In addition, members of the Workers Safety Committee shall not be disadvantaged or penalised in any way due to their role and the time spent fulfilling the duties of this role. All workers grievances will be registered and tracked by the Contractor HR manager in a worker's grievance database. Workers grievances will then be raised and answered at each Workers Safety Committee meeting. The Contractor HSE site manager will then transmit the grievance resolution to the workers and document their resolution and the workers acceptance. This workers' grievance mechanism will be monitored by GSE on a weekly basis (locally, SLO will monitor grievance redress process), detailed information on the number, nature and resolution of the workers' grievances are included in the Monthly E&S reports of the Contractor. The GSE Grievance Redress Specialist will integrate the workers grievance register into the main grievance management system of the Project.

Should there already be collective agreements on-site which include grievance mechanisms, these should be followed in preference to the GSE mechanism described here.

d. Company contact information

The point of contact regarding the management of grievances by the Project and the local stakeholder engagement activities is GSE Environmental and Social Manager:

Description	Contact details
Company:	Georgian State Electrosystem (GSE)
To:	GSE Permissions Department Manager
Address:	2 Baratashvili street, Tbilisi 0105, Georgia
E-mail:	info@gse.com.ge
Website:	www.gse.com.ge
Telephone:	+(995 32) 2 510 202

Information on the Project and future engagement programmes will available on the Project's website, and will be posted on information boards in key villages in the Project area. Information can also be obtained from the Community Liaison Officers.

Six-monthly E&S reports that document the implementation of the Stakeholder Engagement Plan (SEP) will be disclosed on the Project website and made available in the local town halls.

In addition, for information on engagement with national and international stakeholders, and for information on the environmental and social performance of the Project, NGOs, CSOs and media are invited to contact GSE Head of Communications in Tbilisi:

Description	Contact details
Company:	Georgian State Electrosystem (GSE)
To:	GSE Head of Communications
Address:	2 Baratashvili street, Tbilisi 0105, Georgia
E-mail:	info@gse.com.ge
Website:	www.gse.com.ge
Telephone:	+(995 32) 2 510 202

Complaints and Grievance Submission Form

Complaints and Grievance Submission Form	
Achara #	
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: _____	

8. IMPLEMENTATION SCHEDULE

8.1 General summary

The time bound implementation schedule of the RAP has been prepared in consultation with the GSE. All activities related to LAR have been planned to ensure that compensation is paid prior to displacement and commencement of construction. The most important acquisition activity, relating to the privatization process in Georgia, is the legalization of legalizable owners of the identified land plots for acquisition. The legal status of the project affected land plots that belong to Keda and Shuakhevi Municipalities has been identified through title search during the land acquisition and resettlement survey and documentation work in September 2018 and January 2019. The titled and non-titled but legalizable owners of land plots to be acquired have been identified during the survey.

The present RAP is a final project. GSE has reviewed and approved this document including compensation package and compensation rates and forwarded to the WB for approval. Tasks for the RAP are divided into (I) Final Preparation including RAP approval and various Initial tasks including legalization of legalizable APs and signing of contracts with APs; (II) RAP implementation including processing and making payment of compensation and allowances and (III) evaluation of implementation. Public consultation, internal monitoring and grievance redress will be undertaken intermittently throughout the project duration. The LAR milestones include (I) approval of RAP, (II) Signing of contract awards, (III) letter to proceed for construction and (iv) start of physical construction. A post –implementation evaluation will be carried out after completion of RAP implementation.

8.2 RAP Approval and Initial Tasks

The Resettlement Management Team (RMT) of the GSE sets up relevant institutions and line up LARC, Working Group/LAR Team, GRC and the like for the Project. The draft RAP and supplemented technical attachments will be submitted to the Government to initiate review of these documents and taking the decision by the Government regarding the form and legal procedures needed for paying compensation to the category of land owners classified as legalizable. It is advised and expected that a special Decree will be issued by the Government to regulate the matter and ensure that a mechanism for executing compensation payments is established. After that, the preliminary agreements will be signed with the affected households, with understanding that this is draft RAP and some changes may be introduced during the finalization of RAP with the detailed design.

8.3 RAP implementation

Payment of compensation and allowances under RAP will commence after a number of preparatory tasks have been completed. Tasks presented below:

- (i) Disclosure and consultation
- (ii) Capacity building training of LAR institutions, APs and NGOs
- (iii) Establishment of a grievance redress mechanism
- (iv) Signing of contracts with APs
- (v) Transfer of compensation and allowance to APs' bank account and registration of land in PR on GSE name
- (vi) Compliance review and reporting
- (vii) Notice to proceed for Construction
- (viii) Relocation of affected structures/ assets
- (ix) Monitoring

8.4 Post Implementation Evaluation

I phase of the post-implementation evaluation (Compliance Report) will be conducted immediately after completion of the RAP implementation and before start of the construction; Phase II post-implementation evaluation will be conducted after completion of construction an independent External Monitoring Agency (EMA) will carry out the evaluation. The EMA will carry out interim monitoring on a quarterly basis. In case, if the Construction supervision consultant (CSC) is engaged at the stages when external monitoring is required, the CSC may have the responsibility for the external monitoring and post implementation evaluation.

8.5 RAP Implementation Time Schedule

The time bound RAP implementation is presented in Figure 6. Land purchase agreements and payment of compensation and allowances will go simultaneously and a sequence of one-week time from offer of compensation to agreement, agreement to requisition and requisition to payment transfer is considered. A buffer period of one month has been included in the schedule for relocation of housing. Relocation of housing will also go by sections. Under the circumstances, the implementation schedule may include phased approach for construction. Compensation will be deposited in the Treasury account for unsolved cases and to deal with absentee owners or cases taken to court. In case if despite the all efforts, the absentee owners are not available for compensation during the project life-time, the deposited sum will be relocated from the project

9. COSTS AND FINANCING

9.1 General

The land acquisition and resettlement cost estimate under RAP includes eligible compensation, resettlement allowances and support cost for implementation of LAR tasks. The support cost, which includes administrative expense, is part of the overall project cost. Contingency provisions (10% of the total cost) have also been included to take into account variations from this estimate at the negotiation for contract agreement level. In case of any over- run-in cost, GSE will provide additional funds as needed in a timely fashion. GSE through the approval of Ministry of Finance will be responsible for allocating the RAP Budget in advance as part of their overall annual budget planning. Items of LAR cost estimate under the RAP are as follows:

- (i) Compensation for agricultural, residential and commercial land at replacement value
- (ii) Easement payments for imposed limitation on land use (prohibition of planting trees or construction of buildings within the RoW)
- (iii) Compensation for structures and buildings at their replacement cost
- (iv) Compensation for crops and trees
- (v) Assistance for severely affected AH
- (vi) Assistance for vulnerable groups for their livelihood restoration
- (vii) Cost for implementation of RAP.

9.2 Detailed budget

The following section deals with calculations for various types of compensation and allowances as per the entitlements and as per the rates determined at current market cost. Compensation will be provided at least at the rates detailed in this RAP although some modification in excess will be possible during the discussions preceding the signing of the contract.

9.2.1 Compensation for Land

Compensation and right to use other's land were defined based on inquiry of affected people and independent valuator. Value of land plots and compensation categories within the project impact area are defined according to land location, placement and other characteristics. Data on impact made on land plots are given based on land classification and legal categories which comply with compensation rates and definition of volumes according to methods of land plot use and placement. Affected land plots are divided into 2 areas and in each area, plots are classified in 4 main types:

Table 13 Cost for Permanent Land Acquisition

Tenure Categories	Permanently Affected Land to be Acquired (land plots under the towers)		Cost of 1 sq.m of land GEL	RoW value Quantity of land plots for partial impact
	Plots No.	Area (sq.m)		
Compensable land				
Area 1				
Type 1. Agricultural and nonagricultural land plots, which are located in the small town of Shuakhevi boundaries.	3	242	19.0	4598
Type 2. Agricultural and nonagricultural land plots which are located near to the Akhaltsikhe-Batumi road, about 5-50 meters	3	1695	16.20	27459
Type 3. Agricultural and nonagricultural land, which are located away from Akhaltsikhe-Batumi road and are used for homestead or commercial purposes.	1	123	13.50	1660.5
Type 4. Agricultural and nonagricultural land, which are located away from Akhaltsikhe-Batumi road and are used for agricultural purposes (annual and perennial crops cultivation).	13	4303	8.80	37866.4
Area 2				
Type 1. Agricultural land plots used for residential purposes.	3	2886	6.0	17316
Type 2. Agricultural land plots with summer and/or temporary houses on them.	1	635	4.50	2857.5
Type 3. Agricultural land plots used for farming (annual and perennial crops cultivation).	60	25076	3.30	82750.8
Type 4. Agricultural non-cultivation land plots which do not belong to type I-III, are not used for cultivating crops.	2	1675	2.10	3517.5
Total	86	36635		178025.7

Table 14 Cost of Easement Payments for the Partially Affected Plots

Tenure Categories	Partial impacts		Cost of Easement Payments for 1 sq.m of land GEL	Cost of the Easement Payments for Partially Affected Land GEL (without taxes)
	Plots No.	Area (sq.m)		
Compensable land				
Area 1				
Type 1. Agricultural and non-agricultural land plots, which are located in the small town of Shuakhevi boundaries.	25	15780	10.20	160956
Type 2. Agricultural and non-agricultural land plots which are located near to the Akhaltsikhe-Batumi road, about 5-50 meters.	12	15560	7.40	115144
Type 3. Agricultural and non-agricultural land, which are located away from Akhaltsikhe-Batumi road and are used for homestead or commercial purposes.	4	4721	4.70	22188.7
Type 4. Agricultural and non-agricultural land, which are located away from Akhaltsikhe-Batumi road and are used for agricultural purposes (annual and perennial crops cultivation).	49	42486	1.80	76474.8
Area 2				
Type 1. Agricultural land plots used for residential purposes.	12	22115	2.70	59710.5
Type 2. Agricultural land plots with summer and/or temporary houses on them.	6	12874	1.20	15448.8
Type 3. Agricultural land plots used for farming (annual and perennial crops cultivation).	299	550772	0.70	385540.4
Type 4. Agricultural non-cultivation land plots which do not belong to type I-III, are not used for cultivating crops.	3	10445	0.40	4178
Total	411	674753		839641.2

Total value of land plots including permanent land acquisition and use fees is equivalent to **1,227,577.2 GEL.**

9.2.2 Compensation for Structures

Compensation of structures is based on the current market price of materials, transportation and construction works needed for construction of similar structure-buildings. Condition of basement, bearing structures, roof, materials, decoration, sanitation, water and power supply, external lighting systems are considered. Detailed valuation is given in technical annexes. Some details break up is given in Table 14 Provided costs include expenses on relocation of the movable facilities.

Table 15 Cost of Affected Structures

No	Type of Structure	Number	Area sq.m	No of households	Cost GEL
236	Residential building	1	173.56	1	89665
416	Not finished residential building	1	333.01	1	93325
268	Auxiliary shed	3	20.86	*1 state-owned building	8405
236			9.93		3750
84			-		2730
373	Foundation of demolished building	1	30	1	7185
236	Lavatory	4	1.66	4	760
373			2.37		4515
383* *			3.63		3670
416			0.83		610
399	Mill	2	20.43	2 *1 state-owned building	12690
236			3.61		1965
383* *	Shed	1	33.3	1	4865
383* *	Warehouse	1	83.62	1	42845
234	Barn	1	66.87	1	13280
383* *	Administrative building	1	475.38	1	366500
236	Maize storage	1	14.48	1	5335
111	Temporary residence and barn	2	34.24	2	11905
112			72.91		14215
236	Barn with hayloft	1	78.49	1	13560
395	Rabbit place	1	4.12	1	1125
395	Pig place	1	16.47	1	3970
	Total	22	1306.21		706870

**Buildings owned by JSC Energo-Pro Georgia

Total cost of compensations to be paid for structures is **706870** GEL.

9.2.3 Compensation for Income Losses (Business and Job losses)

Land acquisition and resettlement will not affect any active businesses.

9.2.4 Compensation for Crops

Crop compensation will be paid to all APs in cash at full market rate. The major crop found in the project route is Potato, beans and corn. The detail on crop compensation is described in Table 15.

Table 16 Cost of Affected Crops

Crop	Number of Land Plots	Area sq.m	Compensation for crops harvested on 1 sq.m GEL/sq.m	Total Crop Compensation
Pepper	1	100	0.06	6
Potato	14	5800	1.56	9048
Beans	12	5006	0.4	2002.4
Vegetables	8	905	0.5	452.5
Cabbage	1	200	0.66	132
Tomato	3	260	1.6	414
Corn	9	3079	0.4	1231.6
Pumpkin	3	304	0.7	212.8
Strawberry	1	15	0.52	7.8
Tobacco	1	22	0.7	15.4
Total	23	15691		13524.5

9.2.5 Compensation of Trees

The non-productive young fruit trees will be compensated at the price of seedling. Partially productive trees will be compensated at aggregated cost of seedling price and fruit income calculated based on productivity of partially productive tree and compensation years needed to grow up the same age tree from the seedling of age starting productivity. For example, 4 years old walnut will be compensated at the cost of the 1-year seedling plus the income of partially productive tree (for 2 years needed to grow up 4 years old tree, from the 2-year seedling, when the tree starts to bring fruits). The fully productive trees will be compensated based on price of seedling plus income of fully productive tree for the years needed to grow up fully productive tree from the 1-year seedling. Tables with the calculation of trees costs are given in Table 16 below.

Table 17 Compensation for Productive Fruit Trees

Type	Groups by Age	Value of young plant, GEL	Value of unit yield, GEL	Years to be compensate	Total annual yield, kg	Compensation for 1 year of yield, GEL	Total value	Compensation amount (Annual Caregiving expenses deducted)	No of trees	Quantity of affected HHs
Black Cherry /Sweet Cherry	Seeding (<5)	5	2	5	4	8,0	45	35	18	630
	5-10	5	2	5	10	20,0	105	75	58	4350
	10-20	5	2	5	16	32,0	165	115	92	10580
	20+	5	2	5	10	20,0	105	75	16	1200
Subtotal									184	16760
Peach	Seeding (<5)	6	1,5	5	4	6,0	36	25	1	25
	5-10	6	1,5	5	15	22,5	118.5	85	8	680
	10-20	6	1,5	5	40	60,0	306	215	3	645
	20+	6	1,5	5	25	37,5	193.5	135	0	0
Subtotal									12	1350
Blackberry	Seeding (<5)	2	5	2	1,5	7,5	15	10	0	0
	5-10	2	5	3	3.5	17,5	52,5	35	1	35
	10-20	2	5	3	2	10	30	20	0	0
Subtotal									1	35
Blueberry	Seeding (<5)	4	3	5	2	6	34	25	0	0
	5-10	4	3	5	5	15	79	65	0	0
	10-20	4	3	5	4	12	64	50	5	250
Total									5	250
Walnut	Seeding (<5)	10	5	5	4	20,0	110	80	626	50080
	5-10	10	5	10	15	75,0	760	535	341	182435
	10-20	10	5	10	30	150	1560	1235	84	104015
	20+	10	5	10	40	200	2010	1510	75	113250
Subtotal									1126	449780
Quince	Seeding (<5)	4	1,5	5	3	4,5	26.5	20	4	80
	5-10	4	1,5	5	15	22,5	116.5	85	3	255
	10-20	4	1,5	5	30	45,0	229	160	8	1280
	20+	4	1,5	5	20	30,0	154	110	0	0
Subtotal									15	1615
Pear	Seeding (<5)	4	1,2	5	7	8,4	46	35	222	7770
	5-10	4	1,2	7	20	24,0	172	120	104	12480
	10-20	4	1,2	7	70	84,0	592	415	53	21995
	20+	4	1,2	7	45	54,0	382	270	39	10530
Subtotal									418	52775
Plum	Seeding (<5)	4	1	5	8	8	44	35	19	665
	5-10	4	1	5	15	15	79	60	31	1860
	10-20	4	1	5	30	30	154	115	66	7590
	20+	4	1	5	20	20	104	80	0	0
Subtotal									116	10115

Type	Groups by Age	Value of young plant, GEL	Value of unit yield, GEL	Years to be compensate	Total annual yield, kg	Compensation for 1 year of yield, GEL	Total value	Compensation amount (Annual Caregiving expenses deducted)	No of trees	Quantity of affected HHs
Mulberry	Seeding (<5)	5	1,5	5	4	6,0	35	25	1	25
	5-10	5	1,5	5	10	15,0	80	60	4	240
	10-20	5	1,5	5	16	24,0	125	90	7	630
	20+	5	1,5	5	10	15,0	80	60	0	0
Subtotal									12	895
Hazelnut	Seeding (<5)	2	4	5	2	8,0	44	30	678	20340
	5-10	2	4	5	5	20,0	102	75	361	27075
	10-20	2	4	5	6	24,0	122	90	374	33660
	20+	2	4	5	4	16,0	82	55	13	715
Subtotal									1426	81790
Wild plum	Seeding (<5)	3	0,8	5	7	5,6	31	25	4	100
	5-10	3	0,8	5	15	12,0	63	45	35	1575
	10-20	3	0,8	5	50	40,0	203	145	59	8555
	20+	3	0,8	5	25	20,0	103	75	3	225
Subtotal									101	10455
Apple	Seeding (<5)	4	1	5	5	5,0	29	20	14	280
	5-10	4	1	6	25	25,0	154	150	27	4050
	10-20	4	1	6	70	70,0	424	300	32	9600
	20+	4	1	6	40	40,0	244	170	2	340
Subtotal									75	14270
Grape	Seeding (<5)	2	1,5	4	5	7,5	32	25	8	200
	5-10	2	1,5	4	7	10,5	44	30	0	0
	10-20	2	1,5	4	9	13,5	56	40	795	34320
	20+	2	1,5	4	5	7,5	32	25	6	150
Subtotal									809	34670
Cornelian cherry	Seeding (<5)	3	2	5	2	4,0	23	15	0	0
	5-10	3	2	5	3	6,0	33	25	1	25
	10-20	3	2	5	4	8,0	43	30	0	0
	20+	3	2	5	3	6,0	33	25	0	0
Subtotal									1	25
Persimmon	Seeding (<5)	2	1	5	5	5,0	27	20	1	20
	5-10	2	1	6	10	10,0	62	45	53	2385
	10-20	2	1	6	30	30,0	182	130	13	1690
	20+	2	1	6	20	20,0	122	85	0	0
Subtotal									67	4095
Fig	Seeding (<5)	3	1,5	5	5	7,5	40.5	30	1	30
	5-10	3	1,5	6	10	15,0	93	65	1	65
	10-20	3	1,5	6	30	45,0	273	190	8	1520
	20+	3	1,5	6	20	30,0	183	130	0	0
Subtotal									10	1615
Kiwi	Seeding (<5)	3	1,5	4	5	7,5	33	25	2	50
	5-10	3	1,5	4	10	15,0	63	45	0	0
	10-20	3	1,5	4	30	45,0	183	130	19	2470
	20+	3	1,5	4	20	30,0	123	85	0	0
Subtotal									21	2520

Type	Groups by Age	Value of young plant, GEL	Value of unit yield, GEL	Years to be compensate	Total annual yield, kg	Compensation for 1 year of yield, GEL	Total value	Compensation amount (Annual Caregiving expenses deducted)	No of trees	Quantity of affected HHs
Pomegranate	Seeding (<5)	4	2	5	5	10,0	54	40	0	0
	5-10	4	2	6	10	20,0	124	90	1	90
	10-20	4	2	6	30	60,0	364	255	0	0
	20+	4	2	6	20	40,0	244	170	0	0
Subtotal									1	90
Chestnut	Seeding (<5)	7	1	5	30	30,0	157	110	17	1870
	5-10	7	1	10	50	50,0	507	355	63	22365
	10-20	7	1	10	120	120,0	1207	1055	149	160165
	20+	7	1	10	125	125,0	1257	1145	23	26335
Subtotal									252	210735
Cherry Lauper	Seeding (<5)	2	0,25	8	2	0,5	6	5	0	0
	5-10	2	0,25	8	4	1,0	10	10	2	20
	10-20	2	0,25	8	10	2,5	22	15	0	0
	20+	2	0,25	8	7	1,75	16	10	0	0
Subtotal									2	20
Barberry	Seeding (<5)	5	2,5	5	3	7,50	42.5	30	0	0
	5-10	5	2,5	5	5	12,50	67.5	50	1	50
	10-20	5	2,5	5	7	17,50	82.5	65	0	0
	20+	5	2,5	5	5	12,50	67.5	50	0	0
Subtotal									1	50
Medlar	Seeding (<5)	4	1,5	6	3	4,5	31	20	2	40
	5-10	4	1,5	6	10	15,0	94	65	3	195
	10-20	4	1,5	6	20	30,0	184	130	1	130
	20+	4	1,5	6	10	15,0	94	65	1	65
Subtotal									7	430
Feijo	Seeding (<5)	4	1.5	3	5	7.5	26.5	20	2	40
	5-10	4	1.5	5	15	22.5	116.5	95	0	0
	10-20	4	1.5	5	30	45	229	190	0	0
	20+	4	1.5	5	25	37.5	191.5	155	0	0
Subtotal									2	40
Raspberry	Seeding (<5)	4	6	3	0,8	4,8	18,40	12	0	0
	5-10	4	6	4	1,7	10,2	44,80	30	25	750
	10-20	4	6	4	1,5	9	40	25	0	0
	20+	4	6	4	1,5	9	40	25	0	0
Subtotal									25	750
Bay tree	Seeding (<5)	1	4	5	1	4,0	21	15	0	0
	5-10	1	4	5	2	8,0	41	29	0	0
	10-20	1	4	5	2	8,0	41	29	1	29
	20+	1	4	5	1	4,0	21	15	0	0
Subtotal									1	29
Total									4690	895159

Total cost of compensation for 4690 trees is 895159 GEL.

It should be stressed that the provided figures of impacts on fruit trees and compensation are excessive and represent worst case scenario. The impact and compensation figures represent all perennials that are located within the impact zone (permanent land take at tower locations and partial long-term temporary impact zone between the towers). In reality the technical regulations impose only partial restriction on the land use within the OHL protection corridor: only tree species growing higher than 4m are subject for felling and removal. The fruit trees of lower height than 4m could be maintained in the RoW. Yet, part of the low trees within the corridor will be cut during the construction of the OHL (stringing activities). However, the damage will not extend for 62m corridor, but will be limited to 6 - 10m corridor, depending on the construction methodology and equipment. The precise location of the construction impact corridor and number of affected trees will be known only at the detailed design stage. At this stage we can only make a statement, that during the project implementation the impact on fruit trees will be minimized and compensations will be paid according to the actual damages reflected in the compliance report.

9.2.6 Allowances

There are three type of allowances being provided to the AH. These are: (I) Severe Impact Allowance, and (II) Allowance for vulnerable households and (III) Relocation Allowance. The costs for relocation of movable business facilities have been incorporated in the compensation cost for structures. Following are the description of each category of unit rates proposed for various allowances.

- (i) The allowance for vulnerable AP is three months of minimum subsistence income at the unit rate of 348.8 per month per AH or 1046 GEL for the AH. Total allowances for 23 vulnerable AHs are equal to 24058 GEL.
- (ii) 24 AHs are considered to be severely affected due to loss of more than 10% of their productive agricultural land. No one of AHs is losing their jobs and related incomes. Total allowances for severe impact – 25 104 GEL.
- (iii) One AH is relocated from their residential house and they are eligible for 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 + 348.8 GEL as minimum subsistence income x 3 months = 1246 GEL per AH. In total 1246 GEL will be paid under this item.

Details of calculations on various types of allowances are described in **Table 17**

Table 18 Cost for allowances

No.	Item	Unit	Unit rate (GEL)	Quantity	Cost (GEL)
1	Severely Affected AHs	Numbers	equivalent to crop compensation or 1046 GEL	24	25104
2	Vulnerable Households	Numbers	1046	23	24058
3	Relocated AH	numbers	1246 GEL per AH	1	1246
Total					50408

9.3 RAP Management Cost

The Construction Supervision Consultant will conduct external monitoring. However, RU, GSE will need to employ one independent monitoring agency for external monitoring of RAP implementation for a period of 24 months (in case the CSC is not in place during updating and implementation of the RAP. Miscellaneous expenses have been kept as a provision to cover the administrative cost as may be incurred during implementation of the RAP. Details of the RAP implementation management cost is given in Table 18.

Table 19 Capacity Building and Management Cost

No.	Item	Unit	Quantity	Unit Cost (GEL)	Total Cost (GEL)
1	Cost for EMA (Social Safeguards Consultant)	Months	24	4000	96,000
2	Miscellaneous Administrative Cost	Months	24	1000	24,000
Total					120,000

9.4 Summary LAR Cost and Flow of Funds

The total LAR cost calculated for the implementation of this RAP constitutes **GEL 3352558 (USD 1265116)**. The summary LAR cost estimate is given in Table 19. All LAR related funds will be spent in one full year before the start of construction. If the implementation of this RAP covers two fiscals, the allocation of funds will be sought accordingly. GSE is responsible for financial management of external financed projects. GSE will get funds directly from the Ministry of

Finance allocated for the project and disburse to APs following requisition.

Table 20 LAR- Summary Estimate of LAR Costs

No.	Item	Cost in GEL	Cost in USD
A	Compensations		
1	Compensation for Permanently Acquired Land	178025.7	
2	Compensation Easement for Partially Affected Land	1049551.5	
3	Compensation for Structures/Buildings	706870	
4	Compensation of Affected Businesses	0	
5	Compensation of job loses	0	
6	Compensation of crop	13524.5	
7	Compensation for productive and partially productive Fruit Trees	895159	
8	Compensation for fences and gates	42430	
	Subtotal A	2885558.7	
B	Allowances		
1	Severely Affected AHs	25104	
2	Vulnerable Households	24058	
3	Relocated AH	1246	
	Subtotal B	50408	
C	Administrative costs		
1	Cost for EMA (Social Safeguards Consultant)	48000	
2	Miscellaneous Administrative Cost	12000	
3	Land Plot Registration	49321	
	Subtotal C	109321	
	Total R&R Cost (A+B+C)	3045288	
	D. 10% Contingency	304529	
	Grand Total	3349819	1264083

At exchange rate: 1 USD = 2.65 Gel

9.5 Justification of Cost Estimates and Updating RAP Budget

Land acquisition and resettlement surveys included a valuation survey of affected land and assets. The survey consulted relevant transactions in case of land and local markets in case of building, trees and crops. In determining allowances to vulnerable households, the existing minimum salary rates have been considered.

A detail measurement survey was conducted to assess the affected buildings and structures and subsequently a detailed market survey for valuation of construction costs for each type of affected structure.

As for compensation to crops, the actual market price has been considered for valuation of crops.

The prices are, therefore, replacement cost at current market value and ensures full replacement cost to the affected land, building/structures, crops and trees. Detailed methodology followed for determining replace value of affected assets is given in Annex 1.

9.6 Source of Financing

All funds for compensation and allowances commensurate to RAP will be provided from the Government of Georgia's public fund. GSE will ensure the allocation of funds for compensation to be paid for land acquisition and resettlement. GSE will get the budget approved from the Ministry of Finance and allocate in advance the funds for implementation of RAP.

10. MONITORING AND REPORTING

10.1 Introduction

The main objective of implementation of RAP is to improve or at least restore the social and livelihood resources of the APs at their pre-project level. The process of implementation should ensure that this objective is achieved over a reasonable time with allocated resources. Therefore, monitoring of the process of updating RAP, its implementation and delivery of institutional and financial assistance to the APs has been designed as an integral part of the overall functioning and management of the Project. RMT of GSE will ensure the execution of timely monitoring and evaluation (M&E) indicators (process, delivery and impact indicators) of LAR tasks. The purpose of the Monitoring and Evaluation (M&E) is to provide feedback to all stakeholders on progress made in view of a timely and comprehensive implementation of the RAP and to identify problems as early as possible to facilitate well-timed adjustment of implementation arrangements. The objectives are to: (I) ensure that the standard of living of APs are restored or improved; (II) ascertain whether activities are in progress as per schedule and the timelines are being met; (III) assess whether the compensation, rehabilitation measures are sufficient; (IV) identify problems or potential issues; and (V) identify methods to rapidly mitigate problems.

10.2 Monitoring and Evaluation Indicators

Compliance of the RAP policy and targets in the implementation process will be monitored against set indicators. These indicators and benchmarks will be judged for implementation process, outcomes and impacts.

10.3 Level of Monitoring

Monitoring of LAR task in the Project will be carried out at two levels. The RMT will carry out regular internal monitoring for the GSE with inputs from LAR teams at field operation. Local Resettlement Consultant will assist GSE during the RAP implementation and will be responsible for internal monitoring. The LRC will also carry out supervision and monitoring to assist GSE and WB in relation with the resettlement impacts at the construction stage. External monitoring will be commissioned by GSE employing Social Safeguards Consultant.

10.4 Internal Monitoring

Internal monitoring will be carried out routinely by RMT during implementation of the RAP. The key person in this process will be the Local Resettlement Consultant. The results will be communicated to the LARC and WB bi-weekly via drobox. Dropbox link will be shared with the donor. Indicators for internal monitoring will be those related to process, immediate outputs and impacts. This information will be collected directly from the RMT representatives in the municipal level LAR Teams and Working Group and reported to LARC to assess the progress and results of RAP implementation, and to adjust the work program, if necessary. The monthly reports will be quarterly consolidated in the standard supervision reports to the WB.

The report of internal monitoring will contain: (I) accomplishment to-date, (II) objectives attained and not attained during the period, (III) problems encountered, and (IV) suggested options for corrective measures. The internal monitoring report will primarily be prepared by the

Resettlement Specialists.

10.5 External Monitoring

According to the tasks, external monitoring will be carried out by a Social Safeguards Consultant hired by GSE. The tasks assigned to the SSC will be the external monitoring of RAP implementation and the preparation at its end of a compliance report (Task 1) which will be the basis for WB to provide 'No Objection' to the start of construction. The resettlement specialists will carry out a post-implementation evaluation of the RAP about a year after completion of its implementation (Task 2).

10.5.1 EMA Task 1 – Monitoring of Implementation

For each subproject involving land acquisition/resettlement, the SSC will closely monitor the implementation of the RAP and engage in the following tasks: (I) review of RAP and Information pamphlet disclosure; (II) review of action taken by GSE to compensate the APs with particular attention to the way this action fits the stipulation of the RAP; (III) review all compensation tallies; (IV) verify whether the compensation is provided thoroughly to all APs and in the amounts defined in the RAP and in the AP contracts; (V) assess the satisfaction of the APs with the information campaign and with the compensation/rehabilitation package offered to them; (VI) review the legalization process and assess its effectiveness; (VII) review complaints & grievances case; (VIII) carry out an AP satisfaction survey with a 20% sample of the APs. Immediately after the implementation of the RAP the SSC will prepare the Compliance Report. The report will include well-argued sections on the following:

- (i) Assessment of the way the compensation has been carried out in relation of the stipulations of the RAP;
- (ii) Verification that all APs have been compensated in the amounts stipulated in the RAP
- (iii) Assessment of the accuracy of survey and asset valuation
- (iv) Assessment of the effectiveness and thoroughness of the Legalization process
- (v) Review of complaint and grievance cases and of their solution
- (vi) Assessment of the rehabilitation program for severely affected and vulnerable APs
- (vii) Assessment of the satisfaction of the APs
- (viii) Lesson learned to be applied to the next projects, and;
- (ix) General assessment of RAP implementation and recommendations to WB regarding the provision of 'No Objection' Letter to start the construction.

The SSC will carry out its activities in close communication with GSE and will engage in desk activities and field activities and for this he/she will hire an appropriate number of assistants to carry out the AP satisfaction survey and to review the compensation tallies. The monitoring activities assigned to the consultant will start immediately after Government approval of the

Resettlement Action Plan Reports and will last until RAP implementation is concluded.

10.5.2 EMA Task 2 - Post-Implementation Evaluation

The resettlement specialists will carry out a post- implementation evaluation of the RAP about a year after completion of its implementation. The compelling reason for this study is to find out if the objectives of the RAP have been attained or not. The benchmark data of socioeconomic survey of severely affected APs conducted during the preparation of the RAP will be used to compare the pre and post project conditions. The post- implementation evaluation will recommend appropriate supplemental assistance for the APs should the outcome of the study show that the objectives of the RAP have not been attained. For this task the Supervision consultants will:

- (i) Review as needed the survey indicators
- (ii) Assess the livelihood impact of the land acquisition/resettlement on the APs through formal and informal surveys with the population in project areas affected and non-affected. The SSC shall conduct a formal survey of a representative sample of men and women APs to determine changes that have occurred on the APs. In parallel the SSC will also compare the situation of the APs with non-affected neighbors similar in terms of livelihood level to the APs. Focus group discussions and other unstructured data gathering methods and consultation with APs, officials and community leaders will also be involved in carrying out the evaluation to supplement the findings from the formal survey. Finally, the assessment will look into potential differential impact or benefit that men and women APs have experienced from the resettlement activities. The result of the surveys will serve as the end term review report of the SSC for the Project.
- (iii) Assess again satisfaction on the valuation of assets and entitlements, timing of payments, fund availability and disbursements. In the same post-RAP survey, the SSC shall ascertain the satisfaction of APs on the valuation of assets, as well as, the scope and timing of assistance provided under the RAP.
- (iv) Assess the long-term efficiency, effectiveness and sustainability of the land acquisition/resettlement program, drawing lessons for future resettlement policy formulation and planning and future RAP planning and implementation. Should the outcome of the study show that the RAP objectives have not been attained, the SSC will recommend appropriate supplemental assistance for the APs.
- (v) Preparation of the valuation report. Prior to submission of the post-RAP report, the SSC shall ensure that informal and formal meetings are held with the men and women representatives from the APs, community

leaders and other key officials and seek feedback on the contents/analysis in the review report. Highlights of these consultations will also be attached as annex to the report.

10.5.3 Monitoring Indicators for Task 2

Task 2 will be based among others on the monitoring indicators listed in table in Table 20.

Table 21 Monitoring Indicators for Task 2

Monitoring Indicator	Basis for Indicators
Basic Information on AP Households	<ul style="list-style-type: none"> • Location • Composition and structure: ages, educational and skill levels • Gender of household head • Ethnic group • Access to health, education, utilities, and other social services • Housing type • Land and other resource ownership and utilization patterns • Occupations and employment patterns • Income sources and levels • Agricultural production data (for rural households) • Participation in neighborhood or community groups • Access to cultural sites and events • Value of all asset forming entitlements and resettlement entitlements
Benefit Monitoring	<ul style="list-style-type: none"> • What changes have occurred in terms of patterns of occupation, production, and resource use compared to the pre-project situation? • What changes have occurred in income and expenditure patterns compared to the pre-project situation? • What have been the changes in cost of living compared to the pre-project situation? • Have APs' incomes kept pace with these changes? • What changes have taken place in key social and cultural parameters relating to living standards?
Restoration of Living Standards	<ul style="list-style-type: none"> • Were house compensations made free of depreciation, fees or transfer costs to the APs? • Have perceptions of community been changed? • Have the AP achieved replacement of key social and cultural elements?
Restoration of Livelihood	<ul style="list-style-type: none"> • Were compensation payments free of deduction for depreciation, fees or transfer costs to the AP? • Were compensation payments sufficient to replace lost assets? • Was sufficient replacement land available of suitable standard? • Did transfer and relocation payments cover these costs? • Did income substitution allow for re-establishment of enterprises and production? • Have enterprises affected received sufficient assistance to re-establish themselves?

Monitoring Indicator	Basis for Indicators
	<ul style="list-style-type: none"> • Do jobs provided restore pre-project income levels and living standards?
Levels of AP Satisfaction	<ul style="list-style-type: none"> • How much does the AP know about resettlement, procedures and entitlements? • Do they know if these have been met? • How do the AP assess the extent to which their own living standards and livelihoods? • Have been restored? • How much does the AP know about grievance and conflict resolution procedures? • How did resettlement implementers deal with unforeseen problems?
Effectiveness of Resettlement Planning	<ul style="list-style-type: none"> • Were the AP and their assets correctly enumerated? • Were land speculators assisted? • Was the time frame and budget sufficient to meet objectives? • Were entitlements too appropriate (wide or narrow)? • Were vulnerable groups identified and assisted?
Other Impacts	<ul style="list-style-type: none"> • Were there unintended environmental impacts? • Were there unintended impacts on employment or incomes? • What was the number of grievances received? • What was a number of grievances resolved?

Director of Alligator LLC

/ Malkhaz Komladze /

Minutes of Meeting during the Consultations with Project Affected People

Georgian State Electrosystem (GSE)

Social Affairs Division

Municipality- Shuakhevi
Villages- Gori, Paposhvilebi
Date- from June to September, 2020 (Public Meetings - 16 July, 26 August, 28 September, 2020)
Originators- Givi Antidze (GSE), Samson Siamashvili (GSE), Vladimer Bibiluri (GSE)
Contestants- Pridon Putkaradze (Mayor of Shuakhevi Municipality), Vakhtang Putkaradze (Representative of Mayor in Village Paposhvilebi), Khasan Putkaradze (School principal) and other Local Residents.

This report represents material regarding consultations with project affected people from June to August, 2020 organized by Social Affairs Division of GSE in the villages Gori and Paposhvilebi. The Consultations have been held in accordance with the provisions of the Georgian law and international procedures/requirements. Public and Private Consultations were held in agreement with all the regulations developed due to COVID-19 pandemic in Georgia.

During the consultations GSE Community Liaison Officers (CLOs), Givi Antidze, Samson Siamashvili, and Vladimer Bibiluri, defined the importance of the project in detail and demarcated that the project will be implemented in accordance with the good international standards. Public consultations showed some residents had problems with Land Registration process and asked GSE for assistance, while others wanted to receive detailed information about Transmission Lines, Compensation receiving procedures, Land Registration Process, Land acquisition and Resettlement issues, Environmental protection, etc. GSE CLOs held private and public consultations with locals and municipality representatives providing correct information, individual consultations were necessary to discuss in detail one PAP's problematic issue. Some of the residents believed that high-voltage transmission lines would have dangerous impact on them. GSE explained them that project is planned and will be implemented in accordance with the National Legislation and the World Banks (WB) requirements and distributed brochures regarding grievance mechanism and electromagnetic field (EMF) for public awareness rising. Information

provided by the brochures was convenient, since in one of the consultations they mentioned that in the past year, representatives of so-called ‘Environmental Organization’ (They could not remember the name) visited their villages, showed a specially prepared presentation, and the provided information influenced them.

Through the consultation period GSE social specialists provided project affected residents all reliable information and clarifications regarding their questions based on the results of international research, also, contributed brochures about EMF and Grievance Redress Mechanism (GRM), clarified some information related to social issues, defined the buffer zone as well as health and safety connected to the electromagnetic field, social impacts with its mitigation measures, etc. In addition, contact details of GSE specialists have been distributed to Local Municipalities and PAPs for communication improvement. GSE, also, underlined that male and female PAPs will receive equal compensations, and to attend both in consultations could be convenient.

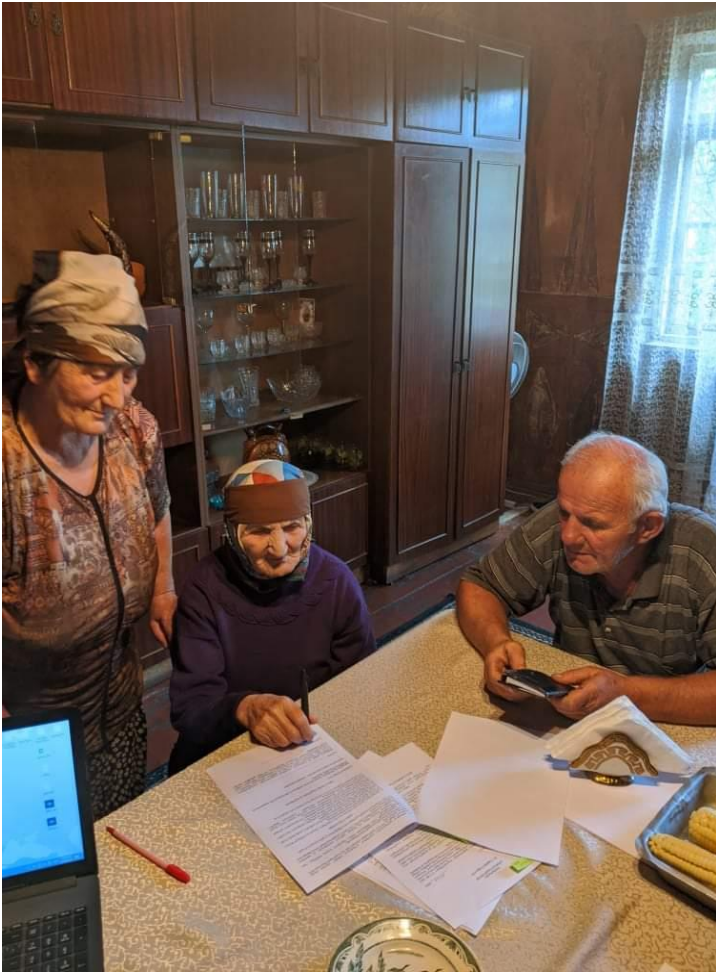
Providentially, during the consultations through providing precise, complete and reliable information, GSE CLOs were able to arrange difficult issue with houseowner to be relocated permanently and the contract was signed. Some of the APs decided to cooperate with GSE. All of their questions were competently answered.

Question	Response
<p>Can I use my land which is located in ‘Buffer Zone’ for agriculture? Also, when you use the word ‘easement’ you mean that we cannot use the land for agriculture?</p>	<p>Let us explain the meaning of buffer zone and then the servitude, the buffer is a kind of ‘prohibition area’. The World Health Organization (WHO) defines that in buffer territory it is not allowed to build the house, but it can be used for agriculture and cropping. Just, it is restricted to grow plants higher than 4 meters, opportunely, it is conceivable to grow annual crops.</p> <p>As for the easement (servitude), it is a property right that provides its holder with a non-possessory interest on another person’s land. This doesn’t mean that the person holding the easement can occupy the land; neither does it mean that others are excluded from the land unless they attempt to get in the way of the easement holder using the property. On the other hand, the person who owns the land can keep using the easement and has the right to exclude anyone apart from the person holding the easement from the property. The land requirement includes permanent acquisition of land for setting of the transmission towers, temporary impacts on land during the construction period, for access roads and other. After that you can use your land as used before if the land is under the buffer zone as I mentioned you cannot grow plants higher than 4 meters or build a house or any other construction.</p>

<p>Why is this project so important to cross our village and have negative of impact on our population? And why did you choose our village?</p>	<p>GSE would like to strengthen grid access for South Western Georgia by constructing 220kv double circuit overhead power transmission line (OHL), connecting the substations in Akhaltsikhe and Batumi. The new transmission line will ensure mote stable electricity supply in the region, reducing outages and enable GSE to meet the growing demand for electricity, as well as enhance export opportunities. There were several routes for transmission line, as well as alternatives to the proposed transmission line were evaluated to determine whether they were reasonable and environmentally and socially preferable to the proposed action. The project planning involves a lot of research, geological, social, environmental, economical, engineering, and so on, we should know exactly where a tower should be erected and the cable stretched, both from an engineering and environmental and social point of view. After receiving results of all the surveys, the route is selected. This is long process, because all issues must be explored beforehand. So, the project is planned as to have less impact on environment and population, our studies also defines protective measures and the population will be compensated for any kind of damage caused by the construction works. Also, the project must be implemented to a high international standard. As for the positive influence on the local population in terms of removing blackouts to the maximum degree.</p>
<p>I want to complain regarding compensation issue, who gives the guarantee that my complaint will be satisfied?</p>	<p>First of all, GSE will instruct you during the appeal process, and anyone who is affected or believes is affected by the project can raise a grievance by: Contacting the GSE CLOs who are with you very often and can receive oral or written grievances, grievances received verbally will be written down and logged into the grievance database; City halls in your local municipality, where is available grievance registration forms; GSE Facebook page or hotline; Verbal discussion during our consultations; GSE headquarter; 6. Email address which is available on GSE web-page. So, we receive Grievances from different sources it depends which way is satisfactory for you. Grievances received from different sources will be documented and all grievance information will be recorded in a grievance log/database. Since the grievance is submitted the following information will be recorded: name and contact details, how and when it was received or submitted, categories, location (municipality), gender and status (responded or closed) and so on. All grievance will be categorized by most frequently used types: construction related issues, land related issues, occupational health and safety issues, social issues, road safety issues, environmental issues, financial issues etc. GSE’s GRM includes the three-stage grievance resolution process which involves the following main steps: 1. Receipt of grievances; 2. Screening for standing; 3. Stage 1 of the GRM involves an informal (oral) review and settlement of the complaint (whether written or oral); 4. Stage</p>

	<p>2 GSE resolution at central level. Grievance will be sent to GSE in written form. The complainant shall be informed of the decision within a maximum of 30 days, in accordance with the response time stipulated in the Administrative Code of Georgia; 5. Stage 3 GSE Grievance Redress Committee- The Grievance Redress Commission will review and decide upon the grievance in compliance with the Administrative Code of Georgia. The complainant will be informed in writing of GSE's decision. If GSE's decision fails to satisfy, you can pursue further action by submitting their case to the appropriate court of law. 6. Closure of grievances; 7. Grievance records and documentation. You as a complainant will be informed at every stage and final decision will be sent by the official letter.</p>
<p>If my land is affected by the project and I have problem in Land registration process, what can I do in this case? I do not have the proper documentation. Can you help us?</p>	<p>WE (GSE) take responsibilities to assist you and anyone who is under the buffer zone in land registration process, as the Resettlement Action Plan (RAP) includes such kind of assistance. However, if registration of your land is impossible you can still receive compensation, as per you use the land (informal owner).</p>
<p>My tree is very close to the buffer zone, and I claim it to be cut down and compensated.</p>	<p>If your tree is not directly impacted it cannot be cut down and compensated. Because GSE has tree cutting procedures and tries to minimize tree cutting, even not all the trees are cut down under the buffer zone.</p>
<p>How are the trees evaluated?</p>	<p>Trees are evaluated according to two types wood trees or Fruit trees. Wood trees are divided into several categories: age, whether is it seedling, medium growth or full growth, timber value and the volume, as for Fruit trees, based on age, fruit bearing, trees are compensated based on the value of the investment made, also as 1-year income and number of years needed to grow a new fully productive tree. The evaluation process is assessed by the independent evaluator based on national and WB requirements.</p>
<p>How can you prove that this transmission line is safe, and we are safe? As, it has electromagnetic field (EMF)</p>	<p>Electric and magnetic fields (also known as electromagnetic fields, EMF) are invisible lines of force emitted by and surrounding any electrical device, including power lines and electrical equipment. All equipment that generates, distributes or uses electricity produces EMFs. Electric fields are produced by voltage, they increase in strength as the voltage increases, and they are measured in volts per meter (V/m). so, they are presented everywhere electricity flows both inside and outside of your house. Results of different research shows that your refrigerator, televisions, and your mobile phone has EMF. They're also given off by power lines and substations, but their spread is very low. As it is described in our brochures.</p> <p>The IFC recognizes that evidence of adverse health risk from exposure to Electric and Magnetic Fields is weak, but still sufficient to warrant limited concern.</p>

Photo Content



List of Attendance

სს „საქართველოს სახელმწიფო უნივერსიტეტი“

220 კვ. ებ „ახალციხე-ბათუმი“ პროექტის ბათუმი-მუხრანის მონაკვეთის საჯარო კონსულტაციები

მუნიციპალიტეტი: მუხრანის მუნიციპალიტეტი
 სოფელი: გოჩი (საჩხერის რაიონი)
 თარიღი: 16.07.2020

დამსწრეთა სია

სახელი და გვარი	პირადი ნომერი	პროფესია/სამსახური	ხელმოწერა
1 ნიკოლოზ ვაჭაბაძე	61010006934		ნიკოლოზ ვაჭაბაძე
2 ცაიშვილი თეონა	61010020590		ცაიშვილი თეონა
3 ხუციანი ვახტანგ	61010005296		ხ. ვაჭაბაძე
4 ვიქტორ ვაქაშვილი	61010000978		ვიქტორ ვაქაშვილი
5 ვლადიმერ ბინიკოვიჩი	01011025428	სს	ვ. ბინიკოვიჩი
6 ვაი თეონა	61010013812		ვ. თეონა
7 ანტონ ვაქაშვილი	61010012413		ანტონ ვაქაშვილი
8 ხუციანი თეონა	66010017840		ხ. ვაჭაბაძე
8 ხაჩიძე ივანე	61010016548		ხაჩიძე ივანე
9 სხინი ხუციანი	53001006080	სს	ს. ხინი
10 ნ. ვაჭაბაძე		61010009974	ნ. ვაჭაბაძე
11 მესხი ნეკეტი	61003002129	სს	მ. ნეკეტი
12 ვ. ვაჭაბაძე	61010004509	პროექტის მონაწილეობის მოთხოვნის დასაბუთება	ვ. ვაჭაბაძე
13 გ. ვაჭაბაძე	61010011079		გ. ვაჭაბაძე
14			

სს „საქართველოს სახელმწიფო უნივერსიტეტი“

220 კვ. ებ „ახალციხე-ბათუმი“ პროექტის ბათუმი-მუხრანის მონაკვეთის საჯარო კონსულტაციები

მუნიციპალიტეტი: მუხრანის მუნიციპალიტეტი
 სოფელი: გოჩი (საჩხერის რაიონი)
 თარიღი: 26.08.2020

დამსწრეთა სია

სახელი და გვარი	პირადი ნომერი	პროფესია/სამსახური	ხელმოწერა
1 ვაი თეონა	61010013812		ვ. თეონა
2 ნ. ვაჭაბაძე		61010009974	ნ. ვაჭაბაძე
3 ხუციანი თეონა	61010017840		ხ. ვაჭაბაძე
4 მესხი ნეკეტი	61003002129	სს	მ. ნეკეტი
5 ხუციანი ვახტანგ	61010005296		ხ. ვაჭაბაძე
6 ვიქტორ ვაქაშვილი	61010000978		ვიქტორ ვაქაშვილი
7 ვლადიმერ ბინიკოვიჩი	01011025428	სს	ვ. ბინიკოვიჩი
8 ნიკოლოზ ვაჭაბაძე	61010006934		ნიკოლოზ ვაჭაბაძე
9 სხინი ხუციანი	33001006080	სს	ს. ხინი
10 ხაჩიძე ივანე	61010016548		ხაჩიძე ივანე
11 ხ. ვაჭაბაძე	61010016548		ხ. ვაჭაბაძე
12 ცაიშვილი თეონა	61010020590		ცაიშვილი თეონა
13 გ. ვაჭაბაძე	61010011079		გ. ვაჭაბაძე
14 ანტონ ვაქაშვილი	61010012413		ანტონ ვაქაშვილი



დამსწრეთა სია

15	სკვანა ფრანკო	6195000148		ს.ფრანკ
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სახელი და გვარი	პირადი ნომერი	პროფესია/სამსახური	ხელმოწერა
1 გ.ი.ი.	6101000974		გ.ი.ი.
2 ნინო ფრანკო	6101000699		ნ.ფრანკ
3 სკვანა ფრანკო	6101001784		ს.ფრანკ
4 სკვანა ფრანკო	6101001241		ს.ფრანკ
5 გ.ი.ი.	6101001987		გ.ი.ი.
6 ვ.ფრანკ	6101000979		ვ.ფრანკ
7 ვ.ფრანკ	6101000459	მუხრანის მართვის პროექტის მართვა-მუშავების მონაცემების საჯარო კონსულტაციები	ვ.ფრანკ
8 ი.ი.ი.	6101002059		ი.ი.ი.
9 ვ.ფრანკ	61003002129	სს	ვ.ფრანკ
10 ი.ი.ი.	610005296		ი.ი.ი.
11 ვ.ფრანკ	61010011079		ვ.ფრანკ
12 ვ.ფრანკ	01011025428	სს	ვ.ფრანკ
13 სკვანა ფრანკო	51001006036	სს	ს.ფრანკ
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ՀՀ ԿՍ 2017 թվականի «Հանրային Բյուջեի Կոմիտեի կողմից կատարվող աշխատանքները»-ի համառոտագրում
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Վճարումներ

15	ՀՀ ԿՍ 2017 թվականի «Հանրային Բյուջեի Կոմիտեի կողմից կատարվող աշխատանքները»-ի համառոտագրում	605400001019	ՀՀ ԿՍ 2017 թվականի «Հանրային Բյուջեի Կոմիտեի կողմից կատարվող աշխատանքները»-ի համառոտագրում	Հ. Բաղդասարյան
16	ՀՀ ԿՍ 2017 թվականի «Հանրային Բյուջեի Կոմիտեի կողմից կատարվող աշխատանքները»-ի համառոտագրում	61010011069		Ս. Բաղդասարյան
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