



**ROADS DEPARTMENT OF MINISTRY OF
REGIONAL DEVELOPMENT AND
INFRASTRUCTURE OF GEORGIA**

**Preparation of Detailed Design for the
Upgrading of Tbilisi-Sagarejo and Sagarejo –
Bakurtsikhe Road Sections**

**Resettlement Action Plan - ROAD SECTION
FROM SAGAREJO EAST (TOKHLIAURI
INTERCHANGE) TO BADIAURI
Kakheti Connectivity Improvement Project (KCIP)**

CONSTRUCTIONAL LOT 3

ACTIVITY 2

15/03/2021

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Abbreviations

ACS	Acquisition and Compensation Scheme
AH	Affected Household
AP	Affected Person
CBO	Community Based Organization
DMS	Detailed Measurement Survey
GoG	Government of Georgia
GRC	Grievance Redress Committee
IA	Implementing Agency
IFI	International Financial Institution
IP	Indigenous People
EMA	External Monitoring Agency
ESIA	Environmental and Social Impact Assessment
ESID	Environmental and Social Issues Division
ETCIC	Eurasian Transport Corridor Investment Center
Km	Kilometre
LAR	Land Acquisition and Resettlement
LARC	Land Acquisition and Resettlement Commission
M&E	Monitoring and evaluation
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
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework
RD	Roads Department
RDMRDI	Roads Department of the Ministry of Regional Development and Infrastructure of Georgia
RoW	Right of Way
SES	Socio-economic Survey
WB	World Bank

Glossary of Terms

Project	Means any people, households, firms, or private institutions who, on
Affected	account of changes that result from the project will have their (i) standard
Person (AP) or	of living adversely affected; (ii) right, title, or interest in any house, land
Affected	(including residential, commercial, agricultural, forest, and/or grazing
Household	land), water resources, or any other moveable or fixed assets acquired,
(AH)	possessed, restricted, or otherwise adversely affected, in full or in part,
	permanently or temporarily; and/or (iii) business, occupation, place of work
	or residence, or habitat adversely affected, with or without displacement.
Eligibility	Means any person(s) who at the cut-off-date was located within the area
	affected by the project, its sub-components, or other subproject parts
	thereof, and are affected by the project. Eligibility is irrespective of (a)
	formal legal rights to land, or (b) customary claim to land or asset, or (c)
	no recognizable legal right or claim to the land APs are occupying.
Entitlement	Means the range of measures comprising cash or kind compensation,
	relocation cost, rehabilitation assistance, transfer assistance, income
	substitution, and relocation which are due to APs, depending on the type
	and degree nature of their losses, to restore their social and economic
	base.
Land	Means the process whereby a person is compelled by the Government
acquisition	through the MRDI to alienate all or part of the land s/he owns or possesses
	in favour of the RDMRDI in the implementation of the Project or any of its
	components in return for consideration.
Replacement	Means the method of valuing assets yielding compensation sufficient to
cost	replace assets, plus necessary transaction costs associated with asset
	replacement. Where functioning markets exist, replacement cost is the
	market value as established through independent and competent real
	estate valuation, plus any transaction costs such as administrative
	charges, taxes, registration, titling fees, reasonable moving expenses, and
	any similar costs imposed on affected persons. Where functioning markets
	do not exist replacement cost may be determined through alternative
	means, such as calculation of output value for land or productive assets,
	or the undepreciated value of replacement material and labor for
	construction of structures or other fixed assets, plus transaction costs. In
	all instances where physical displacement results in loss of shelter,
	replacement cost must at least be sufficient to enable purchase or
	construction of housing that meets acceptable minimum community
	standards of quality and safety. To ensure compensation at replacement
	cost, planned compensation rates may require updating in project areas

	<p>where inflation is high or the period of time between the calculation and the delivery of compensations is extensive.</p>
Rehabilitation	<p>Means the measures required to (i) restore access to public facilities, infrastructure, and services; (ii) cultural property and common property resources; (iii) mitigate loss of access to cultural sites, public services, water resources, grazing, or forest resources including establishment of access to equivalent and culturally acceptable resources and income-earning opportunities; and, (iv) restore the economic and social base of APs seriously affected by the loss of assets, incomes, and employment. All such people will be entitled to rehabilitation assistance measures for restoring incomes and living standards. Such measures must be determined in consultation with APs, including any APs whose rights might not be formally recognized.</p>
Resettlement	<p>Means full or partial, permanent or temporary physical displacement (relocation, loss of residential land/ or shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) resulting from (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to parks and protected areas. The definition applies to impacts experienced, regardless of whether it involves actual relocation.</p>
Resettlement Action Plan	<p>Means the time-bound action plan prepared to compensate and/or mitigate the impacts of resettlement. A FULL resettlement plan is required for projects or subprojects with significant impacts (see definition below), and an ABBREVIATED resettlement plan is required for projects or subprojects with non-significant impacts.</p>
Relocation	<p>Means the physical shifting of APs from his/her pre-project place or residence, place for business premises.</p>
Security of tenure	<p>Security of tenure means that resettled individuals or communities are resettled in a site that they can legally occupy, where they are protected from the risk of eviction and where the tenure rights provided to them are socially and culturally appropriate. In no event will resettled persons be provided tenure rights that are in effect weaker than the rights they had to the land or assets from which they have been displaced.</p>
Severe impact	<p>The impact is classified as severe in case if AHs are losing 10% or more of agricultural land or income impacted directly under the RAP;</p>
Significant impact	<p>Criteria used to define the category of project. Means more than 200 people are affected by resettlement through (i) loss of 10% or more of productive assets (income generating) or (ii) physical displacement/</p>

dislocation (loss of housing). This is a criterion for defining the category of the project.

Vulnerable

Means any people who might suffer disproportionately or face the risk of being marginalized from the effects of resettlement i.e.; (i) female-headed households with dependents (children under 18 years); (ii) poor households as defined by the official poverty line; (iii) persons with disability with official status.

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EXECUTIVE SUMMARY

The Tbilisi-Bakurtsikhe road is part of an alternative transit corridor of the E-60 Highway connecting Tbilisi with the Kakheti region and the Azerbaijan border. A number of infrastructure projects have been initiated by the Georgian Government to improve the physical as well as the operating climate of the land transport, with the support of international development partners such as the World Bank, EIB, ADB and EBRD. The present RAP is prepared within the scope of consultancy work for Preparation of Detailed Design for the Upgrading of Tbilisi-Sagarejo and Sagarejo-Bakurtsikhe Road. The project design was financed by WB under the Fourth East-West Highway Improvement Project (EWHIP-4).

The overall layout of the project road includes two main sections Tbilisi-Sagarejo (Approx. Length 35 km) and Sagarejo – Bakurtsikhe (Approx. Length 45 km). The overall length is approximately 80 km. The road starts at the eastern part of the Tbilisi and ends in Bakurtsikhe where it will connect to the Bakurtsikhe – Tsnori Section. This part of the corridor crosses territories of Sagarejo, Gurjaani, Signagi and Lagodekhi municipalities. Upgrade of the existing road and other structures requires traffic capacity expansion, including artificial structures in medium topographic and geological conditions with limited interruption with the current traffic flow. The main approach is to optimize overall route of the road and convert it to double carriageway – high – speed road.

Upon agreement with Client the Tbilisi – Bakurtsikhe road is being divided into five constructional lots, and for each constructional lot, an independent design is being carried out. More precisely, the constructional lots are:

- Constructional Lot 1, from Eastern Part of Tbilisi to Sartichala (Iori Railway Station).
- Constructional Lot 2, from Sartichala (Iori Railway Station) to Sagarejo East (Tokhliauri Interchange).
- Constructional Lot 3, from Sagarejo East (Tokhliauri Interchange) to Badiauri.
- Constructional Lot 4, from Badiauri to Chalaubani
- Constructional Lot 5, from Chalaubani to Bakurtsikhe.

It is under consideration that the construction works will be financed through the WB loan to Georgian Government. The project is managed by the Roads Department (RD) of the Ministry of Regional Development and Infrastructure (MRDI).

The project is developed by the Austrian engineering company ILF Consulting Engineers Georgia. The Land Acquisition-Resettlement Issues are studied by non-profit organization World Experience for Georgia (WEG). Designing and assessment is carried out with consideration of active legislation of Georgia and international requirements. RAP is prepared according to WB ESS5.

This particular RAP is related to only Constructional Lot 3, from Sagarejo East (Tokhliauri Interchange) to Badiauri. The total length of the lot is 17.04 km and it crosses the main settlements of the Tokhliauri, Manavi and Badiauri. The designed motorway is an important connection for the Iormogalo settlement.

The length of the project section is 17.04 km. The width of the design road buffer varies from 35m to 70m depending on topography.

In terms of tenure the affected land plots are distributed in accordance with the following legal categories:

- I category: Project affected private land plots, registered in Public Register – 381 land plots with total area of 626,964 m².
- II category: Legalizable land plots 185 land plots with total area of 285,450 m²
- III category: JSC Georgian Railway – 47 plots with total area of 120,430 m²
- IV category: Non-legalizable plots (State owned plots used by informal users) – 0 plots
- V category: State land not used by private users - 13 plots of 33,132 m²
- IV and V category land plots are not subject for compensation. Land plots under categories IV and V are not subject to compensation for land. Affected persons on those land plots are eligible for compensation for economic displacement, for any assets built by them, for physical resettlement and livelihood losses, if applicable.

Brief summary of project impacts is given in Table E. 1.

Table E. 1 Project Impact Summary

N	Impacts	Unit	
Land Tenure Patterns			
1	Total Land parcels affected	№	626
2	Total land Area to be acquired	Sq.m	1,065,976
3	Category 1. Private Registered Plots	№	381
		Sq.m	626,964
4	Category 2. Legalizable plots (plots used by legitimate users)	№	185
		Sq.m	285,450
6	Category 3. Plots of JSC Georgian Railway	№	47
		Sqm	120,430
7	Category 4. Non-legalizable plots (State owned plots used by illegitimate users)	№	0
		Sq.m	0
	Category 5. State land not used by private users	№	13
		Sq.m	33,132
Land Use and Compensation Categories			
8	Type 1 Agricultural (arable land) (4.20 GEL/sq.m)	№	543
		Sq.m	882,235
9	Type 2 Residential land (11.5 GEL/sq.m)	№	23
		Sq.m	30,179
10	Type 3. Plots of JSC Georgian Railway (3.00 GEL)¹	№	47
		Sq.m	120,430
11	Type 4. Non-legalizable plots (State owned plots used by illegitimate users)	№	0
		sq.m	0
12	Type 5. State land not used by private users	№	13
		Sq.m	33,132

¹ Currently, according the mutual agreement between RD and JSC Georgian Railway, land plots owned by JSC Georgian Railway is not subject for compensation, but in case the approach will be changed during the RAP implementation, this category of land was also valued and included in RAP budget.

N	Impacts	Unit	
Agricultural Patterns			
16	Maize	Sq.m	114,328
17	Lucerne (alfalfa)	Sq.m	26,047
	Bean		4,981
	Mixed vegetables		1,624
	Potato		393
	Strawberries		20
18	Watermelon	Sq.m	4,940
19	Wheat	Sq.m	14,636
20	Tomatoes	Sq.m	220
28	Affected Trees	№	174,588
Affected Structures			
29	Residential houses	№	2
30	small size buildings (sheds and ancillary structures; cattle-shed etc.)	№	27
31	Fences	№	108
32	Gates	№	9
33	Piles in vineyards	№	296
34	Other minor structures (containers, pool, tank, paved yard etc.)	№	11
Affected Businesses			
35	No	№	0
Affected Households			
36	Severely affected Households	№	310
37	Vulnerable Households	№	14
38	Resettled households	№	2
39	AH losing registered plots	№	243
40	AH losing legalizable plots	№	150
41	AHs losing non-legalizable land plots	№	0
42	AH losing agricultural land plots	№	316*
43	AH losing residential land plots	№	16
44	AH with non-agricultural (commercial) land plots	№	0
45	AH losing Jobs	№	0
46	AH losing crops	№	68
47	AH losing trees	№	311
48	Total AH	№	330
49	Total Affected Persons	№	1,316

* the number of AHs is less than number of affected land plots as some AHs are losing several plots.

0. The losses of APs will be compensated at full replacement cost. Classification of the APs is available as follows:

- Individuals, who enjoy the legal right on the land that is recognized in accordance with the national legislation;

- Individuals, who enjoys no formal legal right on the land, but is recognizable according to the national legislation (legalizable);
- Individuals that have no legal or formal right on the land.

Overall, the number of AH is 329. Some land plots belonging to JSC Georgian Railways also fall under impact. For clarity of discussion the total number of AH in the RAP is presented as 330, of which 329 actual households with 1,316 Affected Persons, and one is a state entity – Georgian Railways. Of these, 243 AHs will lose registered land plots and 150 AHs will lose legalizable land plots. Some AHs lose several land plots. In total 68 AH lose crops on their 89 land plots. 311 AHs are losing trees grown on 448 land plots. 2 AHs are losing residential houses and will be physically relocated, 18 AHs lose ancillary buildings and 108 AHs lose fences and gates. AHs are considered as being severely impacted in case if they lose more than 10% of agricultural land or more than 10% of income. According to these criteria 314 AHs are recognized as severely impacted and will receive special allowances for severe impacts. 14 AHs are recognized as vulnerable. The severely affected and vulnerable AHs will receive additional allowances in amount of 3-month subsistence minimum' for a family of 5 members. (According to the Geostat the 5 members is average of family members in Georgia).

In the frames of this project (Component I) RD may also engage in construction or rehabilitation of roadside market infrastructure. The objective of such works will be to contribute to the expansion of local economic benefits of the project, ensure road safety, and help improve safety and sanitary conditions for roadside market activities. In line with World Bank ESF (ESS5) such works will strive to avoid or minimize to the extent possible land acquisition and resettlement impacts. Should any associated impacts occur they will be assessed and compensated following the methodology described in the present RAP and will be described in a RAP addendum.

The legal and policy framework of the project on land acquisition and resettlement has been developed in January 2018 to assist the APs and/or households for their lost land and assets, income and livelihood resources. Expropriation of land through eminent domain will not be applied unless approach for acquisition through negotiated settlement fails. Compensation eligibility is limited by a cut-off date as set for this project on the day of the beginning of the AP Census. The initial design has been completed for March 2 and census for the major part of the affected land plots has been commenced by March 2. Later, minor changes have been introduced in the design for December 2020. For the minor part of the plots, which were not affected by project as designed for 2 March of 2020, but fall within the impact zone after introduced changes in design, the additional census studies have been executed and the cut-off date is established accordingly as December 5 of 2020. The valuation of the land and assets is based on a valuation report prepared by the independent licensed valuator in February 8 of 2021. This Census is subject to corrections if there is adequate justification. APs will be entitled for compensation or at least rehabilitation assistance under the Project are (i) all persons losing land irrespective of their title, (ii) tenants and sharecroppers irrespective of formal registration, (iii) owners of buildings, crops, plants, or other objects attached to the land regardless of their ownership of the land plot; and (iv) persons losing business, income, and salaries.

A summary entitlements matrix is included in Table below

Table E. 2 Entitlement Matrix

Type of Impact	Application	Definition of PAP	Compensation Entitlements
Permanent loss of all types of land (arable, residential, industrial, commercial)	All land losses independent from impact severity	PAPs (with fully registered title)	PAPs will receive cash compensation at full replacement cost at current market value ² . The unit rate was confirmed in this RAP. If any remaining part of the land owned by the registered owners is no longer appropriate for use, such remaining part will also be purchased subject to the agreement with the owner.
		PAPs (possessors of legalizable land parcel)	Assistance to PAPs in the process of legalization of project affected land parcel being under their possession, including associated costs. Once legalization and registration of ownership title is accomplished, land acquisition will be undertaken and PAP will receive cash compensation at full replacement cost at current market value at unit rate proposed in approved RAP.
		Leaseholder of private or public lands	Free of charge renewal of lease in other plots of equal value/productivity of affected land parcel or cash compensation equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years). In addition, cash compensation to reimburse the proven investments incurred by the Leaseholder to improve the leased land.
		Leaseholder (not registered)	Cash compensation equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years).
		Non-titled, non-legalizable land users/Squatters	APs losing land plot, which is non-legalizable according to current legislation, will not receive compensation for land but will receive compensation for lost assets associated with the land plot (structures, crops, trees etc.).
Permanent loss of community		Local community	Affected community will be free of charge allocated replacement land of similar size,

² Detailed description of replacement cost at current market value is described in the Section: Methodology for valuation and determination of unit rates.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
land (pastures, grazing land)		losing access to pasture, grazing land	productivity, and location acceptable to affected community by the local government. If such replacement is not possible, Livelihood Restoration Plan will be prepared and implemented to address the needs of affected community and preserve their livelihood at least to pre-project level.
Structures			
Residential house	Project affected residential dwellings subject to partial/full demolition	PAPs with registered ownership title; PAPs declared as legitimate possessors	All impacts will be considered as full impacts disregarding the actual impact percentage. Impacts will be compensated in cash at full replacement costs free of depreciation and transaction costs or tax costs incurred according to Georgian legislation. In addition, Livelihood Restoration Plan will be prepared and implemented for PAPs that may face deterioration of livelihood through indirect impact of proposed road project ³ .
		Residential tenants/renters	One-time allowance equals monthly rental fee (specified in the lease agreement) multiplied by 3; if Lease agreement is not available, monthly subsistence minimum for the family consisting of 5 persons multiplied by 3; ⁴ In addition, one-time technical assistance for transportation personal belongings to a new location; or one-time cash allowance to cover costs for transportation personal belongings. RAP developer consultant will determine reasonable amount depending on the project nature and specificity.

³ e.g. project impact is extended only on residential dwelling subject to full cash compensation at replacement costs and additional one-time allowances to transport salvaged materials and personal belongings. However, other income generating assets (agricultural land/private commercial facilities) may remain outside of project impact; correspondingly, these assets may not be included in the suggested compensation package. PAPs after moving and settling down to a new location may at least temporarily lose income due to lack of access (increased travel time, complicated accessibility) to the above mentioned income generating assets not affected by the proposed project.

⁴ If there are cases where the tenant/renter has paid rent in advance for a longer period of time, the land will be requested to reimburse the money to the tenant/renter for the corresponding period if adequate evidence is available.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
Commercial structure	Project affected commercial facilities subject to partial/full demolition	Titleholder	Cash compensation at replacement cost at current market value calculated for project affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs or tax costs incurred according to Georgian legislation. If partial demolition threatens deterioration of structure or raises safety and security concerns the cash compensation, will apply to the entire building and affixed assets.
		Tenant of commercial facility	One-time allowance equal to monthly rental fee (specified in the lease agreement) multiplied by 3; if Lease agreement is not available, monthly subsistence minimum for the family consisting of 5 persons multiplied by 3.
State/Municipality owned buildings affected by project	Project affected state/Municipality owned buildings subject to partial/full demolition	IDPs, refugees, squatters occupying facilities for residential purposes	Accommodation in a government resettlement area or a self-relocation allowance as stipulated in the approved RAP.
Fences/Walls	All PAPs with fences to be affected	All PAPs	Cash compensation at replacement (construction) cost according to the material and linear meter length of affected fence/wall.
Annual Crops	Crops affected	All PAPs (including squatters)	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
Perennials standing on private land parcels	Project affected Fruit bearing perennials	All PAPs (including squatters)	Cash compensation at market value on the basis of type, age, and productive value of fruit tree; Each fruit bearing tree in addition shall be compensated for purchase of saplings. PAPs will be eligible to dispose logged trees themselves. Construction company ensures free logging and delivery of timber to the residence of

Type of Impact	Application	Definition of PAP	Compensation Entitlements
			PAPs.
	Project affected non-fruit bearing perennials	All PAPs (including squatters)	No cash compensation will be issued for perennials not bearing fruits. PAPs will be eligible to dispose logged trees themselves. Construction company ensures free logging and delivery of timber to the residence of PAPs.
Perennials (on public/State land)	Standing trees	Perennials standing outside of private land	Construction Company will deliver logged down trees and transfer to the Municipality. Municipality may later distribute to local population below poverty level.
Perennials standing on the forestry land	Standing non-fruit trees	Perennials standing outside of private land	The legal implementation of the mentioned activity requires, that Perennials standing on the forestry land must be delisted from the State forest fund in accordance with the corresponding Decrees of Government of Georgia Construction Company will deliver logged down trees and transfer to the Municipality. Municipality may later distribute to local population below poverty levels.
Income loss			
Lessors/landlords	Loss of income through termination of Lease agreements	All PAPs holding lease/rental agreement	One-time allowance equal to monthly rental fee (specified in the lease agreement) multiplied by 3; if Lease agreement is not available, monthly subsistence minimum for the family consisting of 5 persons multiplied by 3.
Business Employment	Temporary or permanent loss of business or employment	All PAPs (including squatters)	Business owner: (i) Cash compensation equal to one year net income, as defined by the fiscal documents for the last year, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Worker/employees: Indemnity for lost wages for the period of business interruption, if the period of interruption is less than 3 months. For the cases of permanent loss of business or interruption exceeding 3 months, the employees will receive compensations equal to 3 month of salary. In cases where tax declaration reports are unavailable, then official minimum monthly subsistence value

Type of Impact	Application	Definition of PAP	Compensation Entitlements
			will be used instead of the value of salaries.
		Agricultural workers losing their contract	Cash indemnity corresponding to their salary for the remaining part of the agricultural year, and where needed livelihood restoration measures.
Additional Rehabilitation Measures			
Technical assistance in legalization, registration procedures		All PAPs with registered title/possessors of legalizable land parcels	Free of charge technical assistance to PAPs during legalization, sub-division of project affected parcel, registration of corrections and/or sales transaction. Project related State taxes, official fees and transactions costs if not waived will be covered by the GOG ⁵ .
Relocation	Transport and transitional livelihood allowances	All PAPs affected by relocation	Provision of sufficient allowance to cover transport expenses and livelihood expenses for the period of adaptation to new site. The mentioned allowance value is defined as an averaged fixed figure: for this project. It is determined that the relocation allowance is equal to the monthly subsistence minimum for the families of 5 persons, multiplied by 3 (3 months) and averaged expenses for transportation of goods (200 GEL). The total allowance equals $389.8 \times 3 + 200 = 1369$ GEL. PAPs will be given the choice of the lump sum relocation allowance or reimbursement of actual costs as per provided receipts.
Community Resources			Access shall be maintained or reinstated; Rehabilitation/substitution of the affected structures/utilities (i.e. bridges, roads, schools, health-centers, potable water supply systems, irrigation channels, etc.)
Severely Affected AHs		AHs losing 10% or more of agricultural land or income;	Allowance equivalent to 3 months of minimum subsistence income for families consisting of 5 persons** and employment priority in project-related
Vulnerable PAPs		PAPs below poverty	Allowance equivalent to 3 months of minimum subsistence income for families

⁵ In some cases, the PAPs may be reimbursed transaction related costs they incurred for road project purposes (e.g. VAT, Income Tax, Court/Notary fees, Court costs.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
		line; Female headed households;	consisting of 5 persons** and employment priority in project-related
Temporary impact	Loss of access to land parcel	Owners/Users	Temporary access will be set up by Construction Company. In cases of temporary loss of access to land parcel results in loss to crops, the construction company will be compensating APs. All losses and amount of due compensation shall be determined according to the principles of compensation entitlements provided under this RAP.
	Interruption of temporary access road to the business activity	Business units	Temporary access will be set up by Construction Company.
	Temporary loss of income caused by occupying land parcels for the camps and quarries	Owners/users	During camps' site selection process, Construction Company should coordinate with relevant state agencies and give priority to vacant lands not used for agricultural /residential purposes. In case the land parcels selected for camps and quarries will have private land-users, all losses and amount of due, compensation shall be determined according to the principles of compensation entitlements provided under this RAP.
Any other unforeseen Impacts	As required	Any	Road Department and the construction contractor will address and mitigate/compensate unforeseen resettlement impact during project.

All RAPs preparation and implementation costs, including cost of compensation and resettlement administration, will be considered in the project budget. Road Department is responsible for finding the project related funding, which is usually allocated from the State Budget.

As required for all RAPs according to ESS5, this RAP contains information about the budget, including:

- Unit compensation rates for all affected items and allowances by indicating methodologies.
- A cost table for all compensation expenses including external monitoring and contingencies;
- RAP implementation costs.

The Total budget of Resettlement Action Plan covers: subtotal including compensation values, resettlement allowances, registration fees, implementation expenses and in addition to that - contingencies, which are taken as 10% of the subtotal cost. Estimated total resettlement Budget is equal to **12,809,458 GEL**.

1 PROJECT BACKGROUND

1.1 Introduction

The Tbilisi-Bakurtsikhe road is part of an alternative transit corridor of the E-60 Highway connecting Tbilisi with the Kakheti region and the Azerbaijan border. A number of infrastructure projects have been initiated by the Georgian Government to improve the physical as well as the operating climate of the land transport, with the support of international development partners such as the World Bank, EIB, ADB and EBRD.

The present RAP is based on the design report prepared within the scope of consultancy work for Preparation of Detailed Design for the Upgrading of Tbilisi-Sagarejo and Sagarejo-Bakurtsikhe Road. The project design was financed by the WB under the Fourth East-West Highway Improvement Project (EWHIP-4).

The overall layout of the project road includes two main sections Tbilisi-Sagarejo (Approx. Length 35 km) and Sagarejo – Bakurtsikhe (Approx. Length 45 km). The overall length is approximately 80 km. The road starts at the eastern part of the Tbilisi and ends in Bakurtsikhe where it will connect to the Bakurtsikhe – Tsnori Section. This part of the corridor crosses territories of Sagarejo, Gurjaani, Signagi and Lagodekhi municipalities. Upgrade of the existing road and other structures requires traffic capacity expansion, including artificial structures in medium topographic and geological conditions with limited interruption with the current traffic flow. The main approach is to optimize overall route of the road and convert it to double carriageway – high – speed road.

Within the concept of the project, a detailed engineering design for the upgrading of Tbilisi – Sagarejo and Sagarejo – Bakurtsikhe Road Sections is being carried out. This includes the preparation of all necessary documents for the approval, the tendering and constructional works. These documents contain all the detailed engineering drawings, design reports, specifications, bill of quantities, cost estimates and traffic management plans, resettlement action plan etc. The design is being carried out in accordance with International and Georgian design standards and norms. Prior to commencing this detailed design, the used design criteria and standards are agreed on with the Client. All aspects of the design are being described in Design Reports. The reports include design criteria, assumptions, methods, models, codes and standards used for the design of each element. Calculations summaries are included in the-annexes along with all data collected.

Upon agreement with Client the Tbilisi – Bakurtsikhe road is being divided into five constructional lots, and for each constructional lot, an independent design is being carried out. More precisely, the constructional lots are:

- Constructional Lot 1, from Eastern Part of Tbilisi to Sartichala (Iori Railway Station).
- Constructional Lot 2, from Sartichala (Iori Railway Station) to Sagarejo East (Tokhliauri Interchange).
- Constructional Lot 3, from Sagarejo East (Tokhliauri Interchange) to Badiauri.
- Constructional Lot 4, from Badiauri to Chalaubani
- Constructional Lot 5, from Chalaubani to Bakurtsikhe.

This particular RAP is related only to Constructional Lot 3, from Sagarejo East (Tokhliauri Interchange) to Badiauri. The total length of the lot is 17.04 km and it crosses the main settlements of the Tokhliauri, Manavi and Badiauri. The designed motorway is an important connection for the Iormogalo settlement.

1.2 The Impacts Corridor

The length of the project section is 17,400 km. The road parameters are as follows:

Number of lanes:	4
Lane width:	3.50 m
One Carriageway width:	7.00 m
Width of paved shoulder:	2.50 m
Total road width:	13.00 m

The total width of the design road buffer, including culverts, varies from 35 to 70m depending on topography.

1.3 Minimizing Land Acquisition and Resettlement

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

- (i) The short sections of the design road required improvement of geometric characteristics and involved some minor realignment of the access roads. Realignment for these sections has been well tuned on site to avoid most densely settled areas and to ensure optimal access to the remaining private land plots;
- (ii) Intersections with local roads have been designed to avoid resettlement
- (iii) Designs of intersections were reviewed by resettlement specialists and their recommendations were considered in the final design.

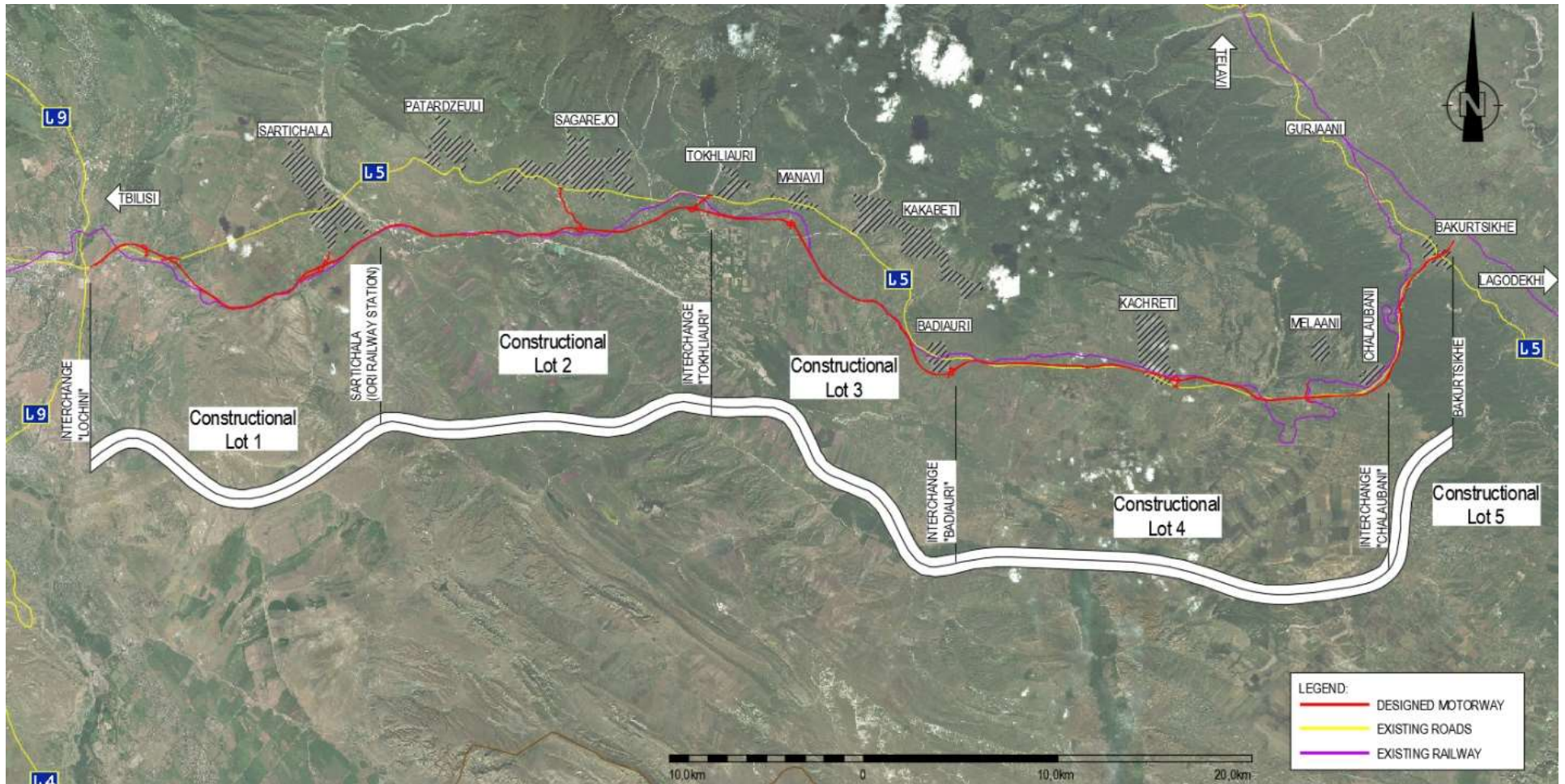


Figure 1.1 The designed motorway with the Constructional Lots.

1.4 RAP Preparation

The presented RAP for Lot 3 of the Tbilisi-Bakurtsikhe road is based on DMS, census and socio economic survey which were conducted from 02 March of 2020 and was terminated on 10 May of 2020. For the major part of the affected plots the cut-off date is 02 March of 2020; For the minor part of the plots, which were not affected by project as designed for 2 March of 2020, but fall within the impact zone after introduced changes in design, the additional census studies have been executed and the cut-off date is established accordingly as December 5 of 2020. The valuation of the land and assets is based on a valuation report prepared by the independent licensed valuator in February 8 of 2021. The RAP includes (i) inventory of impacts and AP figures reflecting design; (ii) micro plan for land acquisition and implementation of RAP (iii) update of LAR (Land acquisition and resettlement) budget; and (iv) loss and entitlement profile for individual owners of land plots and APs.

The present RAP preparation entailed intensive consultations with the stakeholders. Specifically, the APs and their community were consulted to understand the extent of impact and validate the severity and compensation measures. The assessment of losses and land acquisition is based on the final engineering design as part of the detailed design study.

1.5 Pending RAP Implementation Tasks

Current RAP is Final Draft RAP. Following this RAP approval by the World Bank finances for RAP implementation will be provided to the RDMRDI (Georgian Budget). Prior to the distribution of RAP finances to the APs the legalization of APs legalizable according to current legislation will be finalized and all APs will sign a contract agreement indicating that they accept the compensation provided to them. If an AP does not sign the contract the case will be passed to the appropriate court to initiate expropriation proceedings. This will be done after the compensation amount is deposited in escrow account. Escrow accounts will also be established for absentee APs.

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 RDMRDI and Government. RAP reflects impacts, final AP lists and compensation rates at replacement cost approved by RD.
- (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).

1.7 Goals of Resettlement Action Plan

The presented RAP has been prepared to comply with Environmental Social Standard (ESS) 5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement and the Environmental and Social Framework (ESF). Goal of the mentioned document is description of those requirements and rules, according to which negotiations should be conducted with affected persons. Objectives of the Resettlement Policy Framework are purchasing of property or transferring it in temporary use, as well as provision of compensation at the full replacement cost of the assets of project affected persons that should be carried out in accordance with the international standards. Project Affected Persons (APs) should be completely informed about their rights and should have the opportunity to participate in the negotiations. Prevention of resettlement or reduction, but in case it is impossible, APs should be supported to restore their living conditions and even improve, if it is available.

2 CENSUS AND IMPACT ASSESSMENT

The data on land plots, buildings and structures or other assets, affected by the project (within the impact zone of Lot-3 RAP 3) is given in the present chapter.

2.1 Affected Land Plots

According to the census and inventory data of losses, mentioned road section will affect 626 land plots with total area of 1,065,976 sqm. From the mentioned 626 plots, 13 plots (33,132 sqm) are in state ownership (not used by private users) and 47 belong to the State-owned company JS Georgian Railway, 381 land plots (626,964 sqm) are registered in private ownership, 185 plots are legalizable, and no plots are used by informal users (non-legalizable plots).

Project affected land plots have been grouped in following categories according to ownership types, based on legal right on ownership:

- I category: Project affected private land plots, registered in Public Register – 381 land plots with total area of 626,964 m²
- II category: Legalizable land plots 185 land plots with total area of 285,450 m²
- III category: JSC Georgian Railway – 47 plots of 120,430 sqm.
- IV category: Non-legalizable plots (State owned plots used by illegitimate users) – 0 plots.
- V category: State land not used by private users - 13 plots of 33,132 m²

IV and V category land plots are not subject for compensation.

Total quantities according to land ownership categories are given in Table 2.1.

Table 2.1 Ownership Categories

Ownership Categories	Number of lands	Impacted Area subject to Acquisition	Number of AHs
Compensable land			
1. Private Ownership (registered plots)	381	626,964	243*
2. Legalizable plots (plots used by legitimate users)	185	285,450	150*
3. JSC Georgian Railway	47	120,430	1
Non-compensable land			
4. Non-legalizable plots (State owned plots used by illegitimate users)	0	0	0
5. State land not used by private users	13	33,132	0
Total	626	1,065,976	330**

* The difference between the numbers of the plots and number of AHs is due to the fact that one AH loses two or more plots of category 1 and 2 plots

**Total is less than a mechanical sum, as some AHs own land plots in different categories

Detailed information on categorization of land plots by land-use type, location and other factors affecting the cost rate of the affected land plots is given in Table 2. 2 below. Here we provide a brief summary: In total all plots are subdivided into 5 types of land according to land use, location and other parameters affecting the land price. 3 types belong to compensable categories and the rates for each category is defined by the licensed valuator. The other two categories (Type 4 and Type 5) represent the state-owned plots, which are not subject for compensation for land and correspond to the categories 4 and 5 by ownership, provided above in table 2.1.

- **Type 1.** Agricultural Land Plots. Private agricultural irrigated land used for crop cultivation, vineyards and gardening. The plots are located remotely from the highway. In total there are 543 affected land plots of type 1 with total area of 882,235 sq.m.
- **Type 2: Formally agricultural land**, which is located within the residential zone and is used for constructing residential houses with the adjacent small gardens and orchards. In total there are 23 affected land plots of type 2 with total area of 30,179 sq.m.
- **Type 3:** Plots of JS Georgian Railway (State owned company) – 47 plots with total area of 120,430 sq.m.
- **Type 4:** Non-legalizable plots (State owned plots used by informal users). There are no type 4 land plots affected under the Lot 3 component of the project
- **Type 5:** State land (not occupied arbitrarily by population) 13 plots with 33,132 sq.m

Table 2.2 Type of Land Use and Land Groups by Compensation Rates

Land Category/ use and Group		Plots No.	Area (sqm)	No of AH
Compensable Land				
Type 1 Agricultural (arable land) (4.20 GEL/sq.m)	Agricultural (arable land) irrigated land close to Sartichala, located remotely from the existing mainline road	543	882,235	316*
Type 2 Residential land (11.5 GEL/sq.m)	Private agricultural land located within the community development zone and used for residential purpose	23	30,179	16*
Type 3. JSC Georgian Railway	Lands owned by JS Georgian Railway	47	120,430	1
Total compensable land		613	1,032,844	
Non-compensable Land				
Type 4. Non-legalizable plots (State owned plots used by informal users)	State owned land illegitimately used by private users (non-legalizable)	0	0	0
Type 5. State land not used by private users	State land not used by private users (most part of this land is non-agricultural land used for existing roads, road infrastructure and wind protection plantations)	13	33,132	0
Total non-compensable land		13	33,132	0
Total		626	1,065,976	330**

*The difference between the numbers of the plots and number of AHs is due to the fact that several owners lose two plots each and some plots are owned by several owners.

***Total is less than a mechanical sum, as some AHs own land plots in different categories

2.2 Impact on Agricultural Crops

Agricultural crops impacted by the project implementation are as follows: maize, wheat, beans, Lucerne and watermelon. In total 68 AHs are cultivating crops on 96 land plots. Crops are mainly cultivated for consumption. Maize is produced on 63 plots (114,328). Wheat is cultivated on 10 plots (14,636 sqm.)

Detailed information about the agricultural crops is given in Table 2.3 below.

Table 2.3 Annual crops

NN	Type of agricultural crop	Number of Plots	Area	Number of AHs.
1	Maize	63	114,328	51*
2	Alfalfa	6	26,047	6
3	Bean	3	4,981	3
4	Mixed vegetables	5	1,624	5
5	Potato	3	393	3
6	Strawberries	1	20	1
7	Watermelon	5	4,940	3*
8	Wheat	10	14,636	7*
9	Tomatoes	2	220	2
Total		96***	167,189	68**

* The difference between the numbers of land plots and AHs is due to the fact that some AHs use several land plots for cultivation of the same crops

** The difference between the numbers of land plots and AHs is due to the fact that some AHs lose land plots with different types of crops.

*** Maize and beans are cultivated on the same plot

2.3 Impact on trees and perennials

Clearing right of way for construction of the road will cause felling down of 174,588 productive fruit trees on 448 land plots owned by 311 AHs. The details are given in Table 2.4 below.

Table 2.4 Information about trees and perennials impacted within the RoW

Plants	Age group	Cost of seedling, Gel	Cost of harvest unit, Gel	Number of compensation years	Full productivity per year, kg	Harvest compensation for per year (Gel)	Total compensation for adult perennial plant without considering the annual expenses (Gel)	Total compensation for adult perennial plant with considering the annual expenses (Gel)	Number of trees
1	2	3	4	5	6	7	8	9	10
Cherry (sweet cherry)	seedling (<5)	5	2	5	4	8,0	45	35	155
	5-10	5	2	5	10	20,0	105	75	159
	10-20	5	2	5	16	32,0	165	115	56
	20+	5	2	5	10	20,0	105	75	5
Peach	seedling (<5)	6	1,5	5	4	6,0	36	25	33
	5-10	6	1,5	5	15	22,5	118,5	85	120
	10-20	6	1,5	5	40	60,0	306	215	84
	20+	6	1,5	5	25	37,5	193,5	135	6
Apricot	seedling (<5)	4	1,5	5	4	6	34	25	11
	5-10	4	1,5	5	15	22,5	116,5	80	53
	10-20	4	1,5	5	40	60,0	304	210	292
	20+	4	1,5	5	25	37,5	191,5	135	45
Walnut	seedling (<5)	10	5	5	4	20,0	110	80	499
	5-10	10	5	10	15	75,0	760	535	124
	10-20	10	5	10	30	150	1560	1235	136
	20+	10	5	10	40	200	2010	1510	122
Quince	seedling (<5)	4	1,5	5	3	4,5	26,5	20	0
	5-10	4	1,5	5	15	22,5	116,5	80	4
	10-20	4	1,5	5	30	45,0	229	160	23
	20+	4	1,5	5	20	30,0	154	110	0
Pear	seedling (<5)	4	1,2	5	7	8,4	46	25	11
	5-10	4	1,2	7	20	24,0	172	120	3
	10-20	4	1,2	7	70	84,0	592	415	9
	20+	4	1,2	7	45	54,0	382	270	2
Plum	seedling (<5)	4	0,8	5	8	6,4	36	25	268
	5-10	4	0,8	5	15	12,0	64	45	112

	10-20	4	0,8	5	30	24,0	124	90	51
	20+	4	0,8	5	20	16,0	84	60	2
Mulberry	seedling (<5)	5	1,5	5	4	6,0	35	25	24
	5-10	5	1,5	5	10	15,0	80	60	150
	10-20	5	1,5	5	16	24,0	125	90	164
	20+	5	1,5	5	10	15,0	80	60	179
Hazelnut	seedling (<5)	2	4	5	2	8,0	44	30	829
	5-10	2	4	5	5	20,0	102	75	8
	10-20	2	4	5	6	24,0	122	90	185
	20+	2	4	5	4	16,0	82	55	14
Sour plum (cherry plum)	seedling (<5)	5	0,8	5	7	5,6	36	25	13
	5-10	5	0,8	6	15	12,0	77	55	39
	10-20	5	0,8	6	50	40,0	245	170	253
	20+	5	0,8	6	25	20,0	125	90	15
Apple	seedling (<5)	4	1	5	5	5,0	29	20	38
	5-10	4	1	6	25	25,0	154	110	29
	10-20	4	1	6	70	70,0	424	295	23
	20+	4	1	6	40	40,0	244	170	2
Grape (white)	seedling (<5)	2	2,0	3	3	6	20	17	12222
	5-10	2	2,0	4	5	10	40	34	25286
	10-20	2	2,0	4	6	12	50	42	51683
	20+	2	2,0	4	5	10	42	35	7579
Grape (red)	seedling (<5)	3	3,5	3	2,0	7	24	20	39117
	5-10	3	3,5	4	3,5	12.25	52	44	7568
	10-20	3	3,5	4	4,0	14	59	56	14014
	20+	3	3,5	4	4	14	59	50	3706
Grape (Muskat)	seedling (<5)	5	4,5	3	2,0	9	32	24	0
	5-10	5	4,5	4	3,5	15.75	68	50	132
	10-20	5	4,5	4	4,0	18	77	65	792
	20+	5	4,5	4	4	18	77	60	0
Grape (Manavi Green)	seedling (<5)	3	3,5	3	2,0	7	24	20	192
	5-10	3	3,5	4	3,5	12.25	52	44	2050
	10-20	3	3,5	4	4,0	14	59	56	2405
	20+	3	3,5	4	4	14	59	50	3018
Cornelian cherry tree	seedling (<5)	3	2	5	2	4,0	23	15	1
	5-10	3	2	5	3	6,0	33	25	3
	10-20	3	2	5	4	8,0	43	30	3
	20+	3	2	5	3	6,0	33	25	0
Persimmon	seedling (<5)	2	1	5	5	5,0	27	20	0
	5-10	2	1	6	10	10,0	62	45	10
	10-20	2	1	6	30	30,0	182	125	1
	20+	2	1	6	20	20,0	122	85	0

Fig	seedling (<5)	3	1,5	5	5	7,5	40,5	25	6
	5-10	3	1,5	6	10	15,0	93	65	0
	10-20	3	1,5	6	30	45,0	273	190	0
	20+	3	1,5	6	20	30,0	183	130	4
Almond	seedling (<5)	8	9	5	2	18	98	70	208
	5-10	8	9	10	4	36	368	280	23
	10-20	8	9	10	7	63	575	430	10
	20+	8	9	10	6	54	548	400	10
Pomegranate	seedling (<5)	4	2	5	5	10,0	54	35	7
	5-10	4	2	6	10	20,0	124	85	123
	10-20	4	2	6	30	60,0	364	250	1
	20+	4	2	6	20	40,0	244	170	0
Medlar	seedling (<5)	5	2,5	4	3	7,50	35	25	5
	5-10	5	2,5	7	10	25,0	175,0	140	0
	10-20	5	2,5	7	35	92,50	647,50	550	0
	20+	5	2,5	7	30	75,0	525,0	445	0
Blackberry	Seedling (<5)	2	5	2	1,5	7,5	17	10	30
	5-10	2	5	3	3	15	47	35	0
	10-20	2	5	3	2	10	32	20	0
Nectarine	seedling (<5)	8	2	5	4	8	48	35	2
	5-10	8	2	5	15	30	158	120	0
	10-20	8	2	5	20	40	208	155	0
	20+	8	2	5	20	40	208	155	0
Hawthorn	seedling (<5)							5	0
	5-10							15	8
	10-20							30	1
	20+							20	0
Decorative Linden	seedling (<5)							40	0
	5-10							120	8
	10-20							250	0
	20+							350	0
Loquat	seedling (<5)	4	1,5	4	3	4,5	20	15	0
	5-10	4	1,5	6	10	15,0	94	65	1
	10-20	4	1,5	6	20	30,0	184	130	0
	20+	4	1,5	6	10	15,0	94	65	3
Bot oleaster	seedling (<5)							5	0
	5-10							10	0
	10-20							20	5
	20+							15	0
Barberries	seedling (<5)	5	2,5	4	3	7,50	35	25	0
	5-10	5	2,5	5	5	12,50	67,5	50	0
	10-20	5	2,5	5	7	17,50	82,5	65	1

	20+	5	2,5	5	5	12,50	67.5	50	0
TOTAL TREES AND VINES									174,588

2.4 Impact on Structures

2 AHs are losing residential houses and will be physically relocated. 18 AHs lose non-residential structures, such as ancillary buildings, sheds, toilets, small farm structures etc. 108 AHs lose fences and gates. Detailed information about the impacted buildings and structures is provided in Table below

Table 2.5 Impact on Structures

Plot Number	Type of building/structure	quantities/unit	Cost, GEL
008	Ancillary building	15.27	6650
021	Ancillary building	34.74	15645
021	Toilet	1.51	685
042	Shed	9.95	2205
055	Shed	11.83	3300
066	Shed remains	7.42	380
114	Ancillary building	12	3455
114	Toilet	1.32	725
122	Ancillary building	12	2330
126	Shed	7.54	2210
155	Shed	7.17	1700
234	Shed	12.4	1830
317	Shed	8.03	1845
350	Shed	5.25	565
473	Farm and temporary residential	496.3	85100
476	Vinery /Marani	74.06	34805
479	Storage	15.32	5155
479	Shed	25.8	3390
482	Residential house	113.9	77625
482	Ancillary building and pig-shed	51	2940
482	Toilet	1.2	690
489	Residential house	250.2	122040
489	Toilet	1.44	760
489	pig-shed	4.7	1920
510-1	Cabin	10	1910
517	Farm	248	64110
517	Storage	23.9	6055
523	Farm	374.35	91890
524	Toilet	1.2	1670
Subtotal 1		1837.8	543,585

Minor Structures

Total number of plots	Type of structures	Length, m	Cost, GEL
108	Fences (different type)	6569.01	61744.7
9	Gates (different type)	49.7	10590.0
296	Vineyard poles and wire	379689	197438.3
Subtotal 2			269773.0
Other Type of Objects			
Total number of plots	Type of structures	Unit	Cost, GEL

Plot Number	Type of building/structure	quantities/unit	Cost, GEL
11	Other structures (pesticide tank; tank' container, paved yard, pipes etc.)		14540
Subtotal 3			14540
TOTAL STRUCTURES			827898.0

2.5 Impact on Business

The road construction under this project for Lot 3 does not affect any formal or informal businesses and employment. The vineyards owned by HHs under the impact of resettlement is for family use. There is the tradition in this part of Georgia (Kakheti) to have a vineyard and homemade vine.

2.6 Impact on Common Property Resources

Project will not impact on the objects of public or cultural importance.

2.7 Severe Impacts

AHs are considered as being severely impacted in case if they lose more than 10% of agricultural land or more than 10% of income under the direct impact of RAP. According to these criteria 310 AHs are recognized as severely impacted and will receive special allowances for severe impacts.

2.8 Impact on Vulnerable Households.

In order to study socio-economic condition of project affected households, the social survey has been conducted. Following criteria were used to determine the vulnerability status:

Poor (receiving government subsistence subsidies) and women headed households (without male breadwinner) are considered as vulnerable households. Households with members with disabilities or people in pension age will receive the allowance only if they are registered as poor. In Georgia, the poverty line is determined as a result of sophisticated calculations including production, consumption, cash income and assets valuation. The households with rating less than 57000 are considered as extremely poor and receive subsistence allowance, and AH with rating between 57000 and 70000 are considered as poor and they receive insurance policy allowances. The estimations (rating calculations) are conducted by the Social Services Agency and the rating data is registered. The vulnerable household requires special assistance for resettlement. If it will be needed for HHs RD will ensure the communication with Social Service to explain that the amount received by HHs is one-time compensation issued for involuntary resettlement and cannot be calculated as any kind of income. Base on this the Social service is able to continue to provide the social assistance to HHs.

The information about vulnerable households is given below, in

Table 2.6. All AHs with vulnerability statuses will be granted one-time assistances, which is determined as three-month living minimum for families with 5 members.

Table 2.6 Vulnerable Households

Vulnerability Category	Number of Households
Below the poverty line	14
Female headed household	1
Total	14*

* 1 Women headed AHs is below the poverty line;

2.9 Summary of Impact

Brief summary of project impacts is given in Table 2.7.

Table 2.7 Summary of project impacts

N	Impacts	Unit	
Land Tenure Patterns			
1	Total Land parcels affected	№	626
2	Total land Area to be acquired	Sq.m	1,065,976
3	Category 1. Private Registered Plots	№	381
		Sq.m	626,964
4	Category 2. Legalizable plots (plots used by legitimate users)	№	185
		Sq.m	285,450
6	Category 3. Plots of JSC Georgian Railway	№	47
		Sqm	120,430
7	Category 4. Non-legalizable plots (State owned plots used by illegitimate users)	№	0
		Sq.m	0
	Category 5. State land not used by private users	№	13
		Sq.m	33,132
Land Use and Compensation Categories			
8	Type 1 Agricultural (arable land) (4.20 GEL/sq.m)	№	543
		Sq.m	882,235
9	Type 2 Residential land (11.5 GEL/sq.m)	№	23
		Sq.m	30,179
10	Type 3. Plots of JSC Georgian Railway	№	47
		Sq.m	120,430
11	Type 4. Non-legalizable plots (State owned plots used by illegitimate users)	№	0
		sq.m	0
12	Type 5. State land not used by private users	№	13
		Sq.m	33,132

N	Impacts	Unit	
Agricultural Patterns			
16	Maize	Sq.m	114,328
17	Lucerne (alfalfa)	Sq.m	26,047
	Bean		4,981
	Mixed vegetables		1,624
	Potato		393
	Strawberries		20
18	Watermelon	Sq.m	4,940
19	Wheat	Sq.m	14,636
20	Tomatoes	Sq.m	220
28	Affected Trees	№	174,588
Affected Structures			
29	Residential houses	№	2
30	small size buildings (sheds and ancillary structures; cattle-shed, wells etc.)	№	27
31	Fences	№	108
32	Gates	№	9
33	Piles in vineyards	№	296
34	Other minor structures (containers, pool, tank, paved yard etc.)	№	11
Affected Businesses			
35	No	№	0
Affected Households			
36	Severely affected Households	№	310
37	Vulnerable Households	№	14
38	Resettled households	№	2
39	AH losing registered plots	№	243
40	AH losing legalizable plots	№	150
41	AHs losing non-legalizable land plots	№	0
42	AH losing agricultural land plots	№	316
43	AH losing residential land plots	№	16
44	AH with non-agricultural (commercial) land plots	№	0
45	AH losing Jobs	№	0
46	AH losing crops	№	68
47	AH losing trees	№	311
48	Total AH	№	330
49	Total Affected Persons	№	1,316

2.10 Relocation Needs and Strategy

Two of AHs are affected by demolition of their residential houses and need physical relocation. Apart from the full replacement cost for the demolished structures and compensation for lost assets associated with the land plot, the relocated AHs will receive additional allowances to cover transportation expenses and to assist in adaptation to the new residence site. This additional

allowance for each HH is for additional expenses like to vehicle rent, packing house goods and equipment, etc.

2.11 APs and Communities

Overall, the number of affected land owners is 330, out of which 1 is JSC Georgian Railways and the rest 329 are private AHs (1,316 APs). Of these, 243 AHs will lose registered land plots and 150 AHs will lose legalizable land plots. Some AHs lose several land plots.

In total 68 AH lose crops on their 89 land plots. 311 AHs are losing trees grown on 448 land plots. 2 AHs are losing residential houses and will be physically relocated, 18 AHs lose ancillary buildings and 108 AHs lose fences and gates.

2.12 Impact on Employment and Agricultural Tenants

Road construction will not affect any agricultural tenants. The project will not have impact on employees, seasonal workers, of any business structure or workers engaged with public services sector. The project will not affect businesses.

2.13 Impact on ethnic minorities

An assessment of impact on ethnic minorities was undertaken. The project will mostly affect only ethnic Georgian households. Four of the 329 affected households are of Armenian descent.

2.14 Gender and Resettlement Impacts

The project impact extends to 1,108 APs comprising 49.0% female (542) and 51.0 % males (566): Further, 3 AHs are headed by women. Special attention will be given to the impact of resettlement on women and other vulnerable groups during monitoring and evaluation of the RAP. The project will have a positive impact on gender, and civil works contracts will include provisions to encourage employment of women during implementation. 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 was provided in the RAP entitlements in amount equivalent to 3 months of minimum subsistence income. Additional consultations are planned with affected women to identify any specific for women problems arising in conjunction with the project, especially land take related impacts. Women will be encouraged to establish NGOs or other informal organizations to monitor gender-sensitive issues related to project. The RDMRDI is requested to include women representatives in Grievance Redress Commission. RD will ensure that compensations are delivered both to male and female AH members.

3 SOCIO-ECONOMIC INFORMATION

3.1 Affected Population

This particular RAP is related to only Constructional Lot 3, from Sagarejo East (Tokhliauri Interchange) to Badiauri. The total length of the lot is 17.04 km and it crosses the main settlements of the Tokhliauri, Manavi, kaka and Badiauri. During the socio-economic 134 AHs were interviewed. The interviewed HHs live in the villages: Tokhliauri, Manavi, Kakabeti and Badiauri. The two HHs under the physical relocation live in village Badiauri.

A census of 100% of the directly affected AHs available on site was conducted to enumerate the APs. A sample socio-economic survey was included in the project area covering 134 randomly selected households which is 40.7% of the total of directly affected AHs losing their land and connected assets. The objective of the socioeconomic survey was to gather general information on socioeconomic condition of the affected people. The socioeconomic information of the affected population as per census and socioeconomic survey is presented hereunder. The project impact extends to 1,316 APs comprising 48.25% female (635) and 51.75 % males (681): The average family size is 4.0 members per household (Table 3.1).

Table 3.1 Demographic Profile of APs

Age Group	Male		Female		Total		Average/ Household
	No.	%	No.	%	No.	%	
Children (Below 6 Years)	47	6.9	42	6.6	89	6.76	0.27
Children (6–18 Years)	90	13.2	86	13.5	176	13.37	0.53
Adult (19–65 Years male and 19 – 60 years for female)	478	70.2	406	63.9	884	67.17	2.69
Pension age (66 Years and Over males and 61 years and over - female)	66	9.7	101	16	167	12.70	0.51
	681	100	635	100	1316	100	4.0
%	51.75		48.25		100		

3.1.1 AH Ethnicity

Affected are 329 AHs and 1 State owned company (JSC Georgian Railways). The majority of AHs are Georgian (98.8%). Out of 329 AHs in total, 4 are Armenians and the rest (325) are Georgians. No Russian, Ukrainian are affected in the project. There is no any language or other barriers for other nationalities living in the project area.

Table 3.2 Ethnicity of AHs

SI.No.	Ethnicity	Total No. of Households	%
1	Georgian	325	98.8
2	Armenian	4	1.2
	Total	329	100

3.1.2 Urban Rural Proximity

The project road is mostly located in rural area between the villages Tokliauri and Badiauri. Survey shows that 85% households reside in rural areas and 15% resides in urban areas (Table 3.3). Project impact on urban and rural households will tend to change their investment priorities. The road will bring the positive impact to the region and villages located along the new ROW. There will be possibility to quick access to different kind of services in the capital city Tbilisi and larger market and trading opportunities for vine, fruits, and cheese.

Table 3.3 Urban Rural Distribution of AHs

Sl. No.	Type of Settlement	Total No. of Households	%
1	Rural	116	86.5
2	Town (Urban)	18	13.5
	Total	134	100

3.1.3 Level of Education of APs

Data from project area in Sagarejo Municipality brought forth that illiteracy is not faced in the area – almost all APs, 6 years of age and older, study in schools or university or have already got basic education. About a 32.8% of the population have university level education and 16% have got special technical education. All of the rest APs study is secondary schools or have finished school. (Table 3.4).

Table 3.4 Level of Education of Aps

Sl.No.	Category	Male		Female		Total	
		No	%	No	%	No	%
1	Illiterate	1	0.15	1	0.16	2	0.15
2	Preschool	47	6.9	42	6.6	89	6.76
3	Studies in School	90	13.2	86	13.5	176	13.37
4	Has secondary school education	120	17.6	287	45.2	407	30.9
5	Vocational Education	159	23.3	52	8.2	211	16.0
6	Higher Education	264	38.85	167	26.34	431	32.82
	Total	681	100	635	100	1316	100

3.2 Agriculture and Land Resources

3.2.1 Land Holding Status

The AHs are all land holder of some quantum. (Table 3.5).

Table 3.5 Land Holding Status

Sl. No.	Particulars	No of Households	%
1	Land Holder Households	134	100
2	Landless Households	0	0
3	Total Households	134	100

Out of 134 interviewed households, only 129 provided information regarding the land plots owned and used by them. 15% AHs hold 1 land plot, 2 land plots are owned by 62% of AHs, 13% hold 3 land plots, while 10% hold 4 or more land lots. Out of the land plots owned, 39% of AHs own residential land plots, while other 61% reported having agricultural land plots.

3.2.2 Major Cropping Pattern

Agricultural crops impacted by the project implementation are as follows: maize, wheat, beans, Lucerne (Alfalfa) and watermelon. In total 68 AHs are cultivating crops on 96 land plots. Crops are mainly cultivated for self-consumption. Maize is produced on 63 plots (114,328). Wheat is cultivated on 10 plots (14,636 sqm.)

Detailed information about the agricultural crops is given in Table 3.6 below.

Table 3.6 Annual crops

NN	Type of agricultural crop	Number of Plots	Area (sq.m)	Number of AHs.
1	Maize	63	114,328	51*
2	Alfalfa	6	26,047	6
3	Bean	3	4,981	3
4	Mixed vegetables	5	1,624	5
5	Potato	3	393	3
6	Strawberries	1	20	1
7	Watermelon	5	4,940	3*
8	Wheat	10	14,636	7*
9	Tomatoes	2	220	2
Total		96***	167,189	68**

* Some AHs cultivate the same crops on several plots

**Some AHs cultivate different crops

***Maize and beans are cultivated at the same plots

3.3 Economy of AHs

3.3.1 Annual Income of AHs

Out of 145 interviewed households, only 110 shared the information about the financial conditions of their households. Regular wages, pension subsidies, agriculture and wage employment are major contributors to income of the AHs. The survey found that 43% of the AHs get income from one single source, 57% from double or more sources. Table 3.7 shows that the more the number

of sources, the more is the amount of income feeding to a household. Double sources seem to contribute the highest in the project area.

Table 3.7 Average Annual Household Income against Number of Sources

Number of sources of Income	No. of AHs	% of AHs	Average household income (GEL)
Single Source	62	44	8488
Double Sources	80	56	13230
Total	110	100	

As per categories of the incomes, even though highest number of AHs reported to have income from pensions, state allowances and remittances with average income of GEL 3181, the highest average value fall on wages – GEL 7973 – 9936 on average.

Table 3.8 Average Annual Household Income against Type of Sources

Income Source	No. of AHs	Mean	Minimum	Maximum
Wages from Public Sector	37	7973	460	30000
Wages from Private Sector	50	9936	500	36000
Income from Agriculture	15	4547	1200	10000
Pension/State Allowances, Remittances	73	3181	1200	7200
Private Business	19	12276	150	36000
Temporary works	17	6053	300	18000

Average income per household earning from single source is very low compared to the income from multiple sources (Table 3.7). Average annual income from single sources varies from 4100 to 6500 GEL per household. Property income, pension and subsidy are in the lower echelon of household income.

3.3.2 Household Assets and Durables

Out of 134 interviewed households, 129 shared information about the household's assets and durable goods. Possession of durable goods differs from each household depending on the nature of the durable goods. 97% of the households in the project area possess a television, and only 3% has got a radio. Almost all PAPs have refrigerators (96 %) and washing machine (93%). About 60% households reported that they have a car.

Possession of stock animals includes cows in 44% households, pigs (28%) and poultry in 57% households (

Table 3.9).

Table 3.9 Possession of Durable Goods and Domestic Animals

Sl. No.	Item	Households No.	%
1	Television	129	97%
2	Radio	4	3%
3	Washing Machine	120	93%

Sl. No.	Item	Households No.	%
4	Refrigerator	124	96%
5	Motorcycle	5	3.7%
6	Car	82	60%
7	Bicycle	22	16.4%
8	Cow	60	44%
9	Sheep	2	1.5%
10	Pig	38	28.3%
11	Horse/Donkey	0	0%
12	Poultry	74	57%

3.3.3 Debts

Out of 134, providing the information regarding the loans, 71 have reported having a bank/MFO debts (71). (table 3.10).

Table 3.10 Debts

Sl. No.	Debts	Household number	%
1	Yes	71	52.9
2	Bank	71	100
3	Private lender	0	0
5	No	63	47.1
	TOTAL	143	100

3.4 Water and Sanitation

3.4.1 Source of Drinking Water

The major source of drinking water is centralized local source. 82% of households have access to the centralized water supply. Out of the 134 surveyed households, it is noted that only 6 households (5%) have access also to springs and 18 have their own wells (13%) in addition to the centralized water supply, which they use mostly during the shortages in water supply. (Table 3.11).

Table 3.11 Source of Drinking Water

Sl. No.	Sources	Number of Households	%
1	Piped water supply	110	82
2	Well	18	13
3	Spring	6	5

3.4.2 Sanitation Facilities

102 of the interviewed households (76%) possess latrine at their house connected to septic reservoirs and 32 households (24%) has flush toilet connected to the centralized sewage. (Table 3.12).

Table 3.12 Types of Toilet

Sl. No.	Toilet	Number of Households	%
1	Central Sewage system / flush toilet	32	24
2	Latrine	102	76
3	Total		

3.5 Access to Energy and Civic Facilities

Majority of the inquired AHs (about 99%) reported to have a connection to both electricity and gas, however, many use wood stoves as well. Details are given in Table 3.13.

Table 3.13 Type of Fuel Use for Cooking

Sl. No.	Types of Fuel	Number of Households	%
1	Electricity	134	100
2	Gas	132	98.5
3	Bottled Gas	2	1.5
4	Wood	85	63
	Total	134	100

3.6 Conclusion

Most of surveyed household (93%) have estimated themselves as not being wealthy, having incomes not sufficient for good quality medical services and education. Literacy rate in the project area high (in fact 100% of the APs 6 year of age and older, are studying or have finished at least secondary school) compared to national literacy level. More than 50% of the affected population are female. Female literacy rate is higher. Women go side by side with the men in the project area and play important role in family economy. The project will have a positive impact on women through increased mobility and due attention will be given them from the project.

The major impact is related to loss of land (330 AH), trees (310 AHs) and crops (68 AHs). The land is compensated at the replacement cost and new land of the same area could be purchased for that money. Viability of the residual plot or need of space for the tractor's manoeuvre in vineyards is taken into account. The one-year loss of annual crops is fully compensated. The trees are compensated in amount sufficient to by seedlings and cover income losses for years needed to grow the trees of the same productivity as those lost. In addition, the AHs losing more than 10% of land impacted by the project, are eligible to receive allowance for severe impact. As such the project is not expected to change dramatically the livelihood of the AHs. This will be further verified by independent RAP completion review to be commissioned after RAP implementation.

4 LEGAL AND POLICY FRAMEWORK

4.1 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 parcels based on the necessary public needs established due to road construction activities:

- The Constitution of Georgia, August 24, 1995 (Last update 16 October 2013)
- The Civil Code of Georgia, June 26, 1997 (amend. 2000, 2002, 2003, 2004, 2005, 2006, 207, 2008, 2009, 2010, 2011, 2012, 2013, 2014,2015, 2016,2017, 2018, 2019, 2020)
- The Law of Georgia on Notary Actions, December 4 2009 (amend. 2010, 2011,2012, 2013, 2014, 2015,2016,2017, 2018,2019, 2020)
- Law on Public Health 27 June 2007 (amend. 2009, 2010, 2011, 2012, 2013, 2014, 2015.2016,2017, 2018,2019,2020)
- The Law of Georgia on Ownership Rights to Agricultural Land, March 22, 1996 (amend. 1997, 1998, 1999, 2000, 2003, 2004, 2007, 2010, 2012, 2014, 2016,2017, 2018, 2019, 2020)
- 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, 2016,2017)
- The Law of Georgia on Public Register- No820 –IIs; December 19 of 2008; (amended 2009 2010, 2011, 2012, 2013, 2014, 2015, 2018, 2020)
- In frames of national project, the Law of Legal Power of Land Parcels Systemic and Sporadic Registration and Improvement of Quality of Cadastral Data. June 17 of 2016. (amended December 14 2016, 2018, 2019)
- The Law of Georgia on the Rules for Expropriation of Ownership for Necessary Public Need, July 23, 1999 (amend. 2005, 2007, 2010, 2013,2017, 208, 2019, 2020)
- The Civil Procedural Code of Georgia, November 14, 1997(amend. 1998-2015)
- The Law of Georgia on State property, June 21, 2010
- Labour Code, May 25, 2006 (last update January 2021)
- Tax Code, January 2005
- Law on Entrepreneurship, October 28, 1994

As a total, the above-mentioned legislative acts determine that compensation of the lost assets should be carried out in accordance with the current market value. It is also noted that loss of physical assets, as well as, loss of incomes is subject to the compensation. In case of loss the income, damage should be fully compensated. Additionally, the legislation requires holding consultations with APs and providing their awareness.

There are two ways of obtaining the right of ownership:

- 1) Expropriation implies obtaining the right of the ownership in accordance with the Law of Georgia on “Rules for Expropriation of Ownership for necessary public Needs”. Obtaining the right of ownership is carried out by the decision of the court, after payment of the compensation.
- 2) As for the second way, it is obtaining the right of ownership by negotiations. Amount of the compensation is determined based on the negotiations between the parties or the decision of the court. Obtaining the right of ownership should be carried out before launching the works.

Under the Resettlement Action Plan, the Roads Department will seek consult with and offer compensation to affected persons. In the case of disagreement, expropriation via court will be pursued.

According to the third paragraph of the Article 19 of the Constitution of Georgia, “It is permissible for restriction or limitation of the right on ownership for the necessary public need in accordance with the case directly considered by the law, by the decision of the court or in case of the urgent necessity determined by the organic law with the preliminary, complete and fair compensation condition. Compensation is exempted from any taxes and fees.”

According to the Article 3 of the Law of Georgia on “Rules for Expropriation of Ownership for necessary public Needs”, the court makes decision on the expropriation. In accordance with this decision, state or local self-governing body or Legal Entity of Public or Private Law will be determined, which will be granted the right of the expropriation. The decision should also consist of the detailed description of the expropriating property and proper indication on the necessity of providing preliminary, complete and fair compensation for the owner. A person, who is interested in obtaining the right of expropriation, should provide the owner with the complete information about the project and the brief description of the expropriating property. This information should also be published in the local and central press.

Overall, the above laws/regulations provide the principle of compensation at current market cost is reasonable and legally supported. The laws also identify the types of damages eligible for compensation and indicate that compensation is to be given both for loss of physical assets and for the loss of income. Finally, these laws 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:

- Obtaining the right of way without expropriation through the payment of due compensation on the basis of negotiations, or in case negotiations fail through a court decision for expropriation, prior to commencement of the activities.
- 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 court decision through the payment of due compensation.

4.1.1 Expropriation

Acquisition of land through expropriation will be pursued under the project only in extreme cases when negotiations between APs and RDMRDI fail. Should the contract proposal fail, the expropriation process will commence by undertaking the procedures set out in the Law of Georgia “On the Rules for Expropriation of Ownership for Necessary Public Need” shall be applied. It is noted that under Georgian law, negotiation is seen as an alternative to expropriation, whereas under ESS5 negotiation under threat of expropriation still qualifies as involuntary resettlement.

Pursuant to 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.

Under no condition would the RD occupy the required plots until:

- (i) the proper judicial process as defined by the law is initiated;

- (ii) a court injunction has been obtained and properly communicated to the APs; and
- (iii) the compensation/rehabilitation amounts are deposited in an escrow account.

No land acquisition will take place until the compensation/rehabilitation amounts envisaged in the approved RAPs are deposited in an escrow account in a treasury (project account/or the EA's account). The deposited funds will be paid to PAP upon the court decision on expropriation or in case the PAP decides to drop the case and signs the agreement with the RD.

4.1.2 Legalization

The RD will provide technical assistance to PAPs qualifying as legitimate possessors of project affected land parcels. These PAPs will be assisted free of charge in the process of legalization of private ownership rights to project affected assets, followed with the registration of ownership title. Following, the PAP will alienate project affected land parcel to the RDMRDI for road project purposes in return for fair compensation amount calculated according to the unit rate determined in the approved RAP.

4.2 Requirement of the International Financial Organizations

International financial organizations (EIB, WB, EBRD and IFC) are based on the following principles in case of the compulsory resettlement and the land acquisition:

- Prevention of the resettlement is desired and if it is impossible, its scales should be reduced;
- Compensation should completely provide the replacement cost;
- Those persons, whose property is not registered, should also receive compensation for loss of assets, incomes, crops, for physical resettlement, etc.;
- In the case of vulnerable groups living conditions should be improved
- Affected persons should have complete information about the land acquisition and the compensation versions;
- Vulnerable persons should be especially paid attention, e.g., socially vulnerable people, single mothers, individuals with special needs.
- Males and females should receive the equitable compensation and opportunity to participate in consultations and access the project grievance mechanism.

4.2.1 World Bank's Standard (ESS5) on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement

Specific World Bank requirements concerning resettlement are contained in the ESS5 on Involuntary Resettlement that is based on the following principles:

- To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement
- by exploring project design alternatives.
- To avoid forced eviction
- 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 to the beginning of project implementation, whichever is higher.

- 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.
- 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.
- To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected

ESS5 contains the obligation to provide support and assistance in the course of the compensation and resettlement process, during and following the resettlement process.

Assistance during the compensation and resettlement process shall include:

- Assistance during the relocation of personal belongings;
- Maintenance, transport, and/or sale of materials from the old facility;
- Transport of household members with medical assistance where required; and
- Assistance with the entering into possession of new real property.

As part of the quoted World Bank Policy, particular attention is paid to vulnerable groups of the population. These are groups of people who, under the impact of the Project, by virtue of gender, ethnicity, age, physical or mental disability, economic status, or social status may be more adversely affected by resettlement caused by the Project than other population groups, or who may be limited in their ability to claim or take advantage of resettlement assistance.

The following categories of persons will be eligible for different types of mitigation measures under the elaborated RAP:

- a) Persons who have legal formal rights to land (including legal title or customary and statutory rights of occupancy recognized under the Law),
- b) Persons who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets provided that such claims are recognized under the national law or become recognized through a process identified in the resettlement and compensation plan,
- c) Persons who have no claim to land they are occupying or using.

Persons covered under a) and b) above are to be provided compensation for land they lose, and other assistance in accordance with the policy. Persons covered under c) above are to be provided with resettlement assistance in lieu of compensation for the land they occupy or use, and other assistance, as necessary, to achieve the objectives set out in this policy, if they occupy or use the project area prior to a cut-off date established by the appropriate authorities and acceptable to the WB. All persons included in a), b) or c) above are to be provided with compensation sufficient for purchasing alternative assets to those that were lost and that are other than land.

4.3 Comparison of Relevant Georgian Laws and ESS5 requirements on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement

Overall, the legislation of Georgia adequately reflects the major provisions of the WB ESS5, but a few differences are to be noted. The most significant difference is that under Georgian legislation the 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 ESS5 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).

As a result, the Bank's ESS5 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/technical support covering AP/AH expenses during the resettlement process or covering the special needs of severely affected or vulnerable AP/AHs.

Also, under Georgian law, negotiation is seen as an alternative to expropriation, whereas under ESS5 negotiation under threat of expropriation still qualifies as involuntary resettlement. In addition, the legislation of Georgia does not require any specific measure regarding the need to prepare RAP based on extensive public engagement and consultations.

The comparison of differences between Georgian law/regulation and WB ESS5 and actions to manage the gaps are outlined below in Table 4.1. Legal Matrix.

Table 4.1 Legal Matrix

Georgia Laws and Regulations	WB ESS5	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 and compensation for any structures and assets they may have on the land.	In practice, legalizable land owners are also compensated after they are issued with the necessary papers. RD will support those without legal titles so they can be titled and compensated before displacement occurs. In those cases, where for some reason land users cannot be titled, the EA will seek the Government's approval for rehabilitation/compensation of such non-titled land users before displacement occurs.
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 RD team will supervise the processes. For cases where they cannot be registered, see the Entitlement Matrix (p. 25).
Crop and trees losses compensation provided only to registered landowners.	Crop losses compensation provided to landowners , sharecrop/lease tenants or other users such as squatters	Practically all croplands are registered in Georgia either in Public register or in archive records available in the Municipalities.

Georgia Laws and Regulations	WB ESS5	Corrective Action
	whether registered or not	In case of leased land plots, the compensation will be paid to renters and other users for their actual losses and be given assistance to access some other land to continue activities.
Compensation for loss of assets is based on market value without deducting depreciation.	Compensation for loss of assets is based on full replacement value including market value without taking into account depreciation and should also include transaction costs such as taxes and registration fees. It should also include other resettlement costs such as cost of preparing land for cultivation.	Compensation will be paid based on full replacement including market value without taking into account depreciation or value of salvage material; owners are allowed to retain salvaged materials. RD will have in place clear legal procedures to assist PAPs and cover all costs related to title recognition and transaction registration fees. The asset evaluation criteria will be based on replacement value as per ESS5.
Executing Agency implementing the Project (EA) 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 grievance redress mechanism through community participation at the local level.	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 RD 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 it is possible) at community level, however if solution could not be found, the case will be processed in accordance to local legislation.
Decisions regarding land acquisition and resettlement are discussed only between the landowners and the agency in charge of land acquisition.	The RAP including information on criteria for valuation of affected assets, entitlements, and compensation/financial assistance are to be publicly disclosed and consulted on during the planning process.	The preparation of the RAP will be done through engagement with relevant stakeholders and the RAP will be publicly disclosed and consulted on. However, no personal information of the AP or amounts each individual/household will receive will be disclosed publicly.
No provision for income/livelihood rehabilitation, allowances for severely affected or	WB policy requires rehabilitation for income/livelihood, severe losses, and for expenses	RD will have in place clear legal procedures to allow for additional assistance for severely affected and vulnerable households in accordance

Georgia Laws and Regulations	WB ESS5	Corrective Action
vulnerable APs, or resettlement expenses.	incurred by the APs during the relocation process.	to the RAP, and for relocation compensation for all households qualified as vulnerable and/severely affected.
No specific plan for public consultation and engagement is provided under the Georgian laws.	Public consultation and participation as well as engagement is 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. Disclosure of relevant information and meaningful participation of affected communities and persons will take place during the consideration of alternative project designs, and thereafter throughout the planning, implementation, monitoring, and evaluation of the compensation process, livelihood restoration activities, and relocation process.
Recognition and compensation for business (officially registered) losses resulting from project-related land acquisition based on official tax declaration.	All kind of running business (officially registered or not-vendors etc.) will be compensated in cash equal to 1-year based on tax declaration or, if unavailable (Loss of income from both formal and informal economic activities) based on the official minimum substance income.	RD will ensure that all businesses will be recognized and compensated in accordance to the RAP before displacement occurs.

To reconcile the gaps between Georgia laws/regulations and WB Policy, RDMDI has prepared the RAP according the ESF (Environmental and Social Framework), ESS5 of the World Bank, ensuring compensation at full land related or economical replacement cost of all items, the rehabilitation of informal settlers, and the provision of subsidies or allowances for those PAPs/businesses who/which will be relocated, suffer business losses, or will be severely affected or are vulnerable.

5 SOCIO-ECONOMIC PROFILE

This RAP has socio-economic profile of the affected area that will have main economic activities listed, education level and major sources of income defined, employment level as well as the vulnerability level of PAPs identified – determined by the number of people receiving government assistance. Thus, a good coverage of the livelihoods of the affected area should be given, that will provide sufficient feedback for the proposed livelihood restoration activities.

During preparation of RAP, socio-economic study with the involvement of potentially affected people was needed. These generally include the results of a census of the PAPs covering:

- Current occupants of the affected area as a basis for design of the RAP and to clearly set a cut-off date, the purpose of which is to exclude subsequent inflows of people from eligibility for compensation and resettlement assistance;

- Standard characteristics of affected households, including a description of production systems, labor, and household organization; and baseline information on livelihoods (including, as relevant, production levels and income derived from both formal and informal economic activities) and standards of living (including health status) of the displaced population;
- Magnitude of the expected loss, total or partial, of assets, and the extent of displacement, physical or economic;
- Information on vulnerable groups or persons, for whom special provisions may have to be made; and
- The aim of Census and Socio-economic survey is to provision update information on the displaced people's livelihoods and standards of living at regular intervals so that the latest information is available at the time of their displacement, and to measure impacts (or changes) in their livelihood and living conditions.
- identifying public or community infrastructure, property or services that may be affected;
- providing a basis for the design of, and budgeting for, the resettlement program;
- establishing baseline conditions for monitoring and evaluation purposes.

5.1 Objectives of Compensation Policy

The implementation of resettlement activities is linked to the implementation of the investment component of the project to ensure that displacement or restriction of access does not occur before impacts have been fully compensated.

As stipulated in ESS5 and as described in this RAP all project related impacts should be identified through the relevant studies undertaken during RAP preparation and addressed accordingly, meaning that all project affected persons will be provided with relevant compensation and other assistance required for relocation, prior to displacement, and preparation and provision of resettlement sites with adequate facilities, where required. In particular, effective taking of land and material impact on any assets may take place only after compensation has been paid and, where applicable, resettlement sites and moving allowances have been provided to the displaced persons.

5.2 Establishment of the Cut-off Date

Compensation eligibility is limited to PAPs by a cut-off date. The best practice is to use the completion date of the census of displaced persons as the cut-off date. Timing is important. If the cut-off date comes too early, it can disadvantage displaced persons.

Therefore, the cut-off date will be the date when Census, socio-economic survey of PAPs and inventory of project affected assets has been accomplished. If there are delays in actual displacement and land take for project purposes, after one (1) year the census should be updated and a new cut-off date set. For the major part of the affected plots the cut-off date is 02 March of 2020, but fall within the impact zone after introduced changes in design, the additional census studies have been executed and the cut-off date is established accordingly as December 5 of 2020. The valuation of the land and assets is based on a valuation report prepared by the independent licensed valuator in February 8 of 2021.

PAPs who settle in the affected areas, or erect any fixed assets, such as structures, crops, fruit trees, and woodlots and other assets, after the cut-off date will not be eligible for any compensation. However, they will be given sufficient advance notice, requested to vacate premises and dismantle affected structures prior to project implementation. Their dismantled structures will not be confiscated and they will not pay any fine or sanction. Forced eviction will only be considered following exhaustion of all other efforts.

Therefore, the information regarding the cut-off date and the actual boundaries of the ROW will be well documented and disseminated throughout the project influence area at regular intervals in written forms and verbally during public consultation meetings and non-written forms and in relevant local languages. Project Information Booklets and RAP publicized and available to any interested person, posters displayed in public areas and information boards in the buildings of local Municipalities within project influence areas. This will include posted warnings that persons settling in the project area after the cut-off date may be subject to removal without any compensation.

Relevant preventive measures will be undertaken not only during RAP preparation but during the RAP implementation and construction process. This practice is to avoid deterioration of livelihood of any individual that may unintentionally turn to encroachers requested to vacate occupied territory without any compensation, if the boundaries of ROW are not defined and provided to relevant government agencies ⁶(local, regional, national) authorized to manage, monitor and prevent encroachment.

5.3 Eligibility Criteria for Compensation of PAPs

The RAP determines the eligibility criteria of project affected persons (PAPs) and provisions for compensating all types of losses: land, crops/trees, shelter, structures, business/employment, and workdays/salaries/wages. All PAPs, including land users without title or legitimate possession will be compensated for lost income and assets. Loss of land will be cash compensated at replacement cost at current market value in the amount to allow PAPs to acquire land of the same area, productivity and designation in vicinity of current location, as described in the RAP prepared later for project.

The criteria for eligibility of compensation are based on PAPs belonging to one of three groups:

1. those who have certified and/or formal rights to use of occupied land;
2. those who do not have formal legal rights to land at the time of the DMS or census completions but have legitimate right to claim to such land or assets—provided that such claims are recognized under the laws of Georgia; (Untitled APs who were legitimate lessees under the old Soviet system either, plots with house or regularly cultivated/used their land, but do not have plots with a house.)
3. those who have no legitimate possession or is not eligible to claim for recognizable legal right to the land they occupy (i.e., land users without registered certificate and informal settlers).

PAPs who are entitled to compensation under this Project include:

1. Persons whose houses or structures are in part, or in total, affected temporarily or permanently by the Project;
2. Persons whose residential dwellings, supplementary structures, fences/walls or commercial premises and/or agricultural land (or other productive land) is in part, or in total, affected (permanently or temporarily) by the Project;
3. Persons whose business is affected temporarily or permanently by the Project;
4. Persons whose employment or hired labour is affected, temporarily or permanently, by the Project;
5. Persons whose crops (annual and perennial) and/or trees are affected in part, or in total, by the Project, and;
6. Persons whose access to community resources, public facilities or property is affected in part, or in total, by the Project.

Where land is to be acquired, landowners (PAPs) with registered Title Certificate, land-users and/or legitimate possessors of land/real property eligible to legalization of ownership rights will receive cash compensation for land at replacement market value in the amount that will allow them to purchase a land parcel of equal size and productive value and be satisfactory to the PAP.

Those PAPs that are not eligible for legalization of ownership rights under any rules or regulations being in force in Georgia are not eligible for compensation for land compensation but will receive compensation for assets attached to project affected land and other assistance as required (especially in the case of vulnerable PAPs).

Households headed by single women with dependents and other vulnerable households⁶ will be eligible for further assistance to fully mitigate project impacts. Table 2 below presents the Entitlement Matrix that was closely followed during preparation of RAP for road project within the framework of this project.

It is worth noting that the Entitlement Matrix presented in the current RAP as a basic document, that will be given due regard in due manner to reflect any nuances detected during DMS, census, socio-economic surveys and inventory project affected assets undertaken during the RAPs preparation period and provide relevant mitigation measures or reasonable approach for loss and impact compensation.

5.4 Compensation Entitlements

Entitlement provisions for PAPs losing land, houses, assets, business, income, and rehabilitation subsidies, will include provisions for permanent and temporary loss of land, residential house and commercial buildings, annual crops and trees, relocation subsidy, and business loss allowance based on tax declarations and/or lump sums as determined in the RAP. These entitlements are detailed below:

Loss of land (agricultural, residential, and commercial) will be cash compensated at replacement cost at current market value identified at the moment of RAPs preparation. Alternative land parcel of similar productivity, designation, area and location can be offered as in-kind compensation, if preferred by PAPs. The unit rate per square meter of land will be determined in accordance to the widely adopted International Valuation Standards (IVS). The EA or the Consultant responsible for RAP development will hire independent licensed appraiser to meet the requirement stipulated under the ESS5, follow the valuation methodology and determine unit rates for compensation per each type of loss any PAP may incur as a result of proposed road rehabilitation project.

The amount of cash compensation shall allow PAP to acquire alternative land parcels equal in value and productivity to the parcel released for road project purposes.

Additionally, any fees/taxes related to processing legalization of ownership rights to project affected land parcel being under legitimate possession of PAP, costs and fees for sub-division, registration of inaccurate records and at the NAPR registration of transaction of ownership title, as well as any taxes incurred according to Georgian legislation, will also be covered by Executing Agency (RDMRD).

When greater than 10% of an income generating land is affected by RAP, PAPs (land-users, leaseholders and sharecroppers) will receive an additional allowance for severe impacts equal to one-time rehabilitation allowance for severe impact equal to market value of annual gross harvested from the affected portion of a land parcel in addition to standard crop compensation, or one-time allowance set to three month of the subsistence minimum level for family of five. NOTE: in each specific road project the nature and character of severe impact may vary from each other. It is most important that such cases are detected, clearly described, and relevant mitigation measures suggested in each RAP.

⁶ Detailed explanation is provided in the Definition of Terms.

5.4.1 Shared Agricultural Land

Loss of shared agricultural land (pasture, grazing) local communities losing access to shared pasture, hay field, grazing will be provided with replacement land of similar size, productivity, and location acceptable to affected community. Provision of such replacement land will be the responsibility of local government. However, the Executing Agency will bear the responsibility to monitor the process and ensure that such replacement land is timely provided to project affected community at the earlier stage of project cycle to prevent deterioration of livelihood within project influence area. If such replacement is not possible, Livelihood Restoration Plan will be prepared and implemented to address the needs of affected community and preserve their livelihood at least to pre-project level.

The Executing Agency will cover any costs, land tax or registration fees if applicable according to laws or local regulations in force.

5.4.2 Structures

Structures (residential houses, supplementary constructions, fences, walls, commercial facilities, etc.) are cash compensated at replacement cost (i.e. Construction Cost) at current market value calculated for project affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs.

Construction cost calculation considers market cost of the materials to build a replacement structure with an area and quality equivalent to or better than those of the affected structure, or to repair a partially affected structure, plus the cost of transporting building materials to the construction site, the cost of any labour and contractor's fees, and the cost of any registration and transfer, design works and any applicable taxes/fees. The compensation for residential houses/commercial buildings will include the cost of lost water and electricity connections.

In case of partial impacts, full cash assistance to restore the remaining structure will apply; if partial impact/demolition of a section of the building threatens deterioration of the structure or raises safety and security concerns, cash compensation will apply to the entire building and affixed assets of the affected structure.

5.4.3 Residual land

Residual land (the portion of land that is left after the land is divided and purchased), will be fully compensated in case if it becomes not usable for the purposes used before the project (if it is too small for further agricultural/residential use or if the access to the land is limited).

5.4.4 Trees

Cash compensation shall reflect income replacement for fruit bearing trees. Cash compensation will be calculated at current market value and according to type, age, and productive value of project affected fruit tree without any deductions. Annual yield capacity of a mature fruit bearing tree multiplied to market price of a fruit (kg/GEL) and multiplied to the number of years required to grow a new tree to same productivity age. In addition, each fruit bearing tree shall be compensated for purchase of seedlings. PAPs will be eligible to dispose logged trees themselves. Construction Company will log down project affected trees and ensure free delivery of timber to the residence of PAPs.

5.4.5 Annual Crops

Cash compensation at current market rates for the net annual harvest by default. Crop compensation will be paid to landowners, land users, tenants or other users based on their specific sharecropping agreements being made between these parties, if any.

5.4.6 Businesses

Owner compensation for permanent business losses will be eligible in cash for one year's income based on a tax declaration or, if unavailable, based on the official subsistence minimum for the families of 5 persons; compensation for temporary business will be eligible for cash covering the income of the interruption period based on a tax declaration or, if available one-time subsistence will be calculated in the amount of subsistence minimum for a family of five members (389.80 for the moment of cut-off date) multiplied to three (3) months., (389.80 GEL X 3=1,169 GEL) (Amounts to be updated monthly based on national indicators for given month).

Business workers and employees: Indemnity for lost wages for the period of business interruption. In cases where tax declaration reports are unavailable, then official subsistence minimum multiplied to the number of months of actual stoppage of business.

5.4.7 Agricultural land leaseholders and workers:

Affected leaseholders will receive either a renewal of the lease in other plots or cash corresponding to the yearly yield of land lost for the remaining years of the lease up to a maximum of 3 years. Sharecroppers will receive their share of harvest at market rates (if impact is temporary) plus one additional crop compensation (if impact is permanent) and apart from that, they will receive sufficient warning (e.g. 60 days) to harvest any crops that can be harvested while compensation will still be provided for the affected area.

. Agricultural workers, with contracts to be interrupted, will receive an indemnity in cash corresponding to their salary in cash including portion in-kind compensation for the remaining part of the agricultural year.

5.4.8 Residential land renters/leaseholders and house renters:

The AHs who have leased land and/or a house for residential purposes will be provided with a cash grant of three (3) **months'** rent at the prevailing market rate in the area and will be assisted in identifying alternative accommodation.

5.4.9 Relocation subsidy:

PAPs forced to relocate will receive a one-time relocation subsidy sufficient to cover transport costs and additional expenses **for** the period of adaptation to new site. If for project-related reasons the relocation is delayed, such as untimely payment of compensation, the payment of living expenses will be extended to the period under which the person is not able to relocate to a new place. The mentioned allowance value is defined as an averaged fixed figure: for this project. It is determined that the relocation allowance is equal to the monthly subsistence minimum for the families of 5 persons, multiplied by 3 (3 months) and averaged expenses for transportation of goods (200 GEL). The total allowance equals $389.8 \times 3 + 200 = 1369$ GEL. The cash payment will be provided to HHs before relocation occurs, and during the monitoring process it will be checked, whether the provided sum is sufficient – specifically for vulnerable groups (elderly, disabled, female headed households, etc.). or some additional assistance will be needed. If there will be vulnerable HHs who may need to hire services rather than conduct transportation themselves, in such cases, in order to ensure that no one left in worse situation as before project started, the budget and assistance

measures for relocation will be updated. The relocation allowance is additional to the compensation for lost assets at replacement costs. PAPs will be given a choice of lump sum relocation subsidy (allowance) or reimbursement of actual transportation and relocation costs as per provided receipts.

5.4.10 Additional Rehabilitation Measures

In compliance with ESS5 RAP shall **consider** additional rehabilitation measures to be provided once vulnerable and severely affected PAPs are detected during RAPs related surveys (DMS, census, socio-economic survey, title search) and RAPs preparation.

Assistance for vulnerable people: In addition to the compensation of lost land and assets vulnerable PAHs will be provided with additional rehabilitation measures; in particular, one-time allowance set to one-year payment of the minimum subsistence level for family of five members (389.80 GEL /month for the cut-off date) for 3 months; i.e. $389.80 \text{ GEL} \times 3 = 1,169 \text{ GEL}$ one-time allowance.⁷ During implementation, the situation of these vulnerable people will be monitored and additional assistance provided as needed to ensure that the objectives of this RAP are met.

Additionally, other capable members **of** families with vulnerable PAPs will be given priority in employment in project-related jobs.

Additional rehabilitation measures may be identified as a result of the post-review of livelihood restoration measures.

5.4.11 Trainings and other assistance

In addition to the compensation permanently affected Business, worker/employees and land owners/ farmers, vulnerable PAHs will be provided with trainings on computer literacy and/or other trainings according the request as part of livelihood restoration activities.

PAPs - holders of severely affected land parcels: PAPs experiencing road project severe impact will also be provided additional assistance: one-time rehabilitation allowance for severe impact will equal market value of annual gross harvested from the affected portion of a land parcel in addition to standard crop compensation, or one-time allowance set to three month of the subsistence minimum level for family of five members (389.80 GEL/month) for 3 months; i.e. $389.80 \text{ GEL} \times 3 = 1,169 \text{ GEL}$ one time allowance.⁸

5.4.12 Official Fees and Taxation

In none of these cases the PAPs will be liable for any taxes and eventual transaction fees:

Fees for Notary service, court related administrative fees, fees for legalization, sub-division and **registration** at the NAPR will be paid by the Executing Agency; Taxes (including revenue taxes) will be subsidized by IA unless waived by the Government of Georgia.

Additionally, charges to cover bank service fees will be included on top of the amount of cash **compensation** to be received by PAPs at the banks.

⁷ Amounts to be updated monthly based on national indicators for given month.

⁸ Amount of subsistence minimum for family of five members for last month.

5.5 Entitlement Matrix

Table 5.1 Entitlement Matrix

Type of Impact	Application	Definition of PAP	Compensation Entitlements
Permanent loss of all types of land (arable, residential, industrial, commercial)	All land losses independent from impact severity	PAPs (with fully registered title)	PAPs will receive cash compensation at full replacement cost at current market value ⁹ . The unit rate was confirmed in this RAP. If any remaining part of the land owned by the registered owners is no longer appropriate for use, such remaining part will also be purchased subject to the agreement with the owner.
		PAPs (possessors of legalizable land parcel)	Assistance to PAPs in the process of legalization of project affected land parcel being under their possession. Once legalization and registration of ownership title is accomplished, land acquisition will be undertaken and PAP will receive cash compensation at full replacement cost at current market value at unit rate proposed in approved RAP.
		Leaseholder of private or public lands	Free of charge renewal of lease in other plots of equal value/productivity of affected land parcel or cash compensation equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years). In addition, cash compensation to reimburse the proven investments incurred by the Leaseholder to improve the leased land.
		Leaseholder (not registered)	Cash compensation equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years).
		Non-titled, non-legalizable land users/Squatters	APs losing land plot, which is non-legalizable according to current legislation, will not receive compensation for land but will receive compensation for lost assets associated with the land plot (structures, crops, trees etc.).

⁹ Detailed description of replacement cost at current market value is described in the Section: Methodology for valuation and determination of unit rates.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
Permanent loss of community land (pastures, grazing land)		Local community losing access to pasture, grazing land	Affected community will be free of charge allocated replacement land of similar size, productivity, and location acceptable to affected community by the local government. If such replacement is not possible, Livelihood Restoration Plan will be prepared and implemented to address the needs of affected community and preserve their livelihood at least to pre-project level.
Structures			
Residential house	Project affected residential dwellings subject to partial/full demolition	PAPs with registered ownership title; PAPs declared as legitimate possessors	All impacts will be considered as full impacts disregarding the actual impact percentage. Impacts will be compensated in cash at full replacement costs free of depreciation and transaction costs or tax costs incurred according to Georgian legislation. In addition, Livelihood Restoration initiatives will be provided to PAPs that may face deterioration of livelihood through indirect impact of proposed road project. (e.g. project impact is extended only on residential dwelling subject to full cash compensation at replacement costs and additional one-time allowances to transport salvaged materials and personal belongings. However, other income generating assets (agricultural land/private commercial facilities) may remain outside of project impact; correspondingly, these assets may not be included in the suggested compensation package. PAPs after moving and settling down to a new location may at least temporarily lose income due to lack of access (increased travel time, complicated accessibility) to the above mentioned income generating assets not affected by the proposed project.
		Residential tenants/renters	One-time allowance equals monthly rental fee (specified in the lease agreement) multiplied by 3; if Lease agreement is not available, monthly subsistence minimum for the family consisting of 5 persons multiplied

Type of Impact	Application	Definition of PAP	Compensation Entitlements
			by 3; ¹⁰ In addition, one-time technical assistance for transportation personal belongings to a new location; or one-time cash allowance to cover costs for transportation personal belongings. RAP developer consultant will determine reasonable amount depending on the project nature and specificity.
Commercial structure	Project affected commercial facilities subject to partial/full demolition	Titleholder	Cash compensation at replacement cost at current market value calculated for project affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs or tax costs incurred according to Georgian legislation. If partial demolition threatens deterioration of structure or raises safety and security concerns the cash compensation, will apply to the entire building and affixed assets.
		Tenant of commercial facility	One-time allowance equal to monthly rental fee (specified in the lease agreement) multiplied by 3; if Lease agreement is not available, monthly subsistence minimum for the family consisting of 5 persons multiplied by 3.
State/Municipality owned buildings affected by project	Project affected state/Municipality owned buildings subject to partial/full demolition	IDPs, refugees, squatters occupying facilities for residential purposes	Accommodation in a government resettlement area or a self-relocation allowance as stipulated in the approved RAP.
Fences/Walls	All PAPs with fences to be affected	All PAPs	Cash compensation at replacement (construction) cost according to the material and linear meter length of affected fence/wall.

¹⁰ If there are cases where the tenant/renter has paid rent in advance for a longer period of time, the land will be requested to reimburse the money to the tenant/renter for the corresponding period if adequate evidence is available.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
Annual Crops	Crops affected	All PAPs (including squatters)	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
Perennials standing on private land parcels	Project affected Fruit bearing perennials	All PAPs (including squatters)	Cash compensation at market value on the basis of type, age, and productive value of fruit tree; Each fruit bearing tree in addition shall be compensated for purchase of saplings. PAPs will be eligible to dispose logged trees themselves. Construction company ensures free logging and delivery of timber to the residence of PAPs.
	Project affected non-fruit bearing perennials	All PAPs (including squatters)	No cash compensation will be issued for perennials not bearing fruits. PAPs will be eligible to dispose logged trees themselves. Construction company ensures free logging and delivery of timber to the residence of PAPs.
Perennials (on public/State land)	Standing trees	Perennials standing outside of private land	Construction Company will deliver logged down trees and transfer to the Municipality. Municipality may later distribute to local population below poverty levels.
Perennials standing on the forestry land	Standing non-fruit trees	Perennials standing outside of private land	The legal implementation of the mentioned activity requires, that Perennials standing on the forestry land must be delisted from the State forest fund in accordance with the corresponding Decrees of Government of Georgia Construction Company will deliver logged down trees and transfer to the Municipality. Municipality may later distribute to local population below poverty levels.
Income loss			
Lessors/landlords	Loss of income through termination of Lease agreements	All PAPs holding lease/rental agreement	One-time allowance equal to monthly rental fee (specified in the lease agreement) multiplied by 3; if Lease agreement is not available, monthly subsistence minimum for the family consisting of 5 persons multiplied by 3.
Business Employment	Temporary or permanent	All PAPs (including	Business owner: (i) Cash compensation equal to one-year net income, as defined by

Type of Impact	Application	Definition of PAP	Compensation Entitlements
	loss of business or employment	squatters)	the fiscal documents for the last year, if loss is permanent; In case if the income losses are not confirmed by the official fiscal documents, the compensation value is defined as a one-year subsistence minimum for the family of 5 persons, as declared by Geostat. (ii) cash compensation for the period of business interruption, if loss is temporary. Worker/employees: Indemnity for lost wages for the period of business interruption, if the period of interruption is less than 3 months. For the cases of permanent loss of business or interruption exceeding 3 months, the employees will receive compensations equal to 3 month of salary. In cases where tax declaration reports are unavailable, then official minimum monthly subsistence value will be used instead of the value of salaries.
		Agricultural workers losing their contract	Cash indemnity corresponding to their salary for the remaining part of the agricultural year, and where needed livelihood restoration measures.
Additional Rehabilitation Measures			
Technical assistance in legalization, registration procedures		All PAPs with registered title/possessors of legalizable land parcels	Free of charge technical assistance to PAPs during legalization, sub-division of project affected parcel, registration of corrections and/or sales transaction. Project related State taxes, official fees and transactions costs if not waived will be covered by the GOG ¹¹ .
Relocation	Transport and transitional livelihood allowances	All PAPs affected by relocation	Provision of sufficient allowance to cover transport expenses and livelihood expenses for the period of adaptation to new site. . The mentioned allowance value is defined as an averaged fixed figure: for this project. It is determined that the relocation allowance is equal to the monthly subsistence minimum for the families of 5 persons, multiplied by 3

¹¹ In some cases, the PAPs may be reimbursed transaction related costs they incurred for road project purposes (e.g. VAT, Income Tax, Court/Notary fees, Court costs.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
			(3 months) and averaged expenses for transportation of goods (200 GEL). The total allowance equals $389.8 \times 3 + 200 = 1369$ GEL.
Community Resources			Access shall be maintained or reinstated; Rehabilitation/substitution of the affected structures/utilities (i.e. bridges, roads, schools, health-centers, potable water supply systems, irrigation channels, etc.)
Severely Affected AHs		AHs losing 10% or more of agricultural land or income;	Allowance equivalent to one-time rehabilitation allowance for severe impact will equal market value of annual gross harvested from the affected portion of a land parcel in addition to standard crop compensation, or one-time allowance set to three month of the subsistence minimum level for family of five and employment priority in project-related
Vulnerable PAPs		PAPs below poverty line; Female headed households;	Allowance equivalent to 3 months of minimum subsistence income for families consisting of 5 persons** and employment priority in project-related
Temporary impact	Loss of access to land parcel	Owners/Users	Temporary access will be set up by Construction Company. In cases of temporary loss of access to land parcel results in loss to crops, the construction company will be compensating APs. All losses and amount of due compensation shall be determined according to the principles of compensation entitlements provided under this RAP.
	Avoidance of interruption of temporary access road to the business activity	Business units	Temporary access will be set up by Construction Company.
	Temporary loss of income caused by occupying land parcels for the camps and	Owners/users	During camps' site selection process, Construction Company should coordinate with relevant state agencies and give priority to vacant lands not used for agricultural /residential purposes. In case the land parcels selected for camps and quarries will

Type of Impact	Application	Definition of PAP	Compensation Entitlements
	quarries		have private land-users, all losses and amount of due, compensation shall be determined according to the principles of compensation entitlements provided under this RAP.
Any other unforeseen Impacts	As required	Any	Road Department and the construction contractor will address and mitigate/compensate unforeseen resettlement impact during project.

6 VALUATION OF AFFECTED PROPERTY

Valuation of compensation rates of different affected assets is various. Methodology used for determination of the compensation amount payable for damage to land and associated assets is given in Annex 3. Here we provide a short summary. Detailed description of the valuation methodology for land, structures and other assets is given in Annex 3. Here we provide main principles used in these methodologies.

6.1 Valuation methods

Method N1 Cost Replacement approach – which contains full expenses of constructing (creating) analogous property, including:

Direct costs:

- Cost of material;
- Construction expenses;
- Workers' wages;
- Construction profit and overhead costs;
- Transportation costs;
- And other expenses necessary for construction activities.

Indirect costs:

- Professional service costs:
 - Architect/designer service costs;
 - Legal service costs;
 - Other expenses.
- Permit costs;
- Insurance costs;
- Other expenses.

Cost (replacement) approach in its turn includes 3 methods:

1. Method of square (cubic) meters;
2. Element (cost estimation) method;

3. Resource method.

In the given case, cost replacement - element (cost estimation) method has been used for calculation of the value of the project affected structures.

We draw up cost estimation for construction (arrangement) of the structures in replace to the structures, located on the project affected private land parcels. The type and amount of the construction material, used for the construction of the particular buildings and structures are given in this cost estimation. As for the cost of the construction materials, they are taken according to the Construction Resource Prices, published by the Construction Assessors Union.

The prices given in the mentioned publication were checked through the survey of market prices, when the conformity of main construction material was checked. In the result it was proved that the prices, given in the Construction Resource Prices corresponded to the existing market prices.

The construction (arrangement) expenses of the structures on the private land plots are fully reflected in the attached cost estimations.

Method N2 Sales Comparison Approach - Direct comparison of the appraisal object with other object, the market price of which is known (it is sold or similar action is taken). Following actions are taken while using this approach:

- Obtaining market data, analyses and classification, which gives the possibility to determine analogous property;
- Determination of the comparable elements, used for comparison of the object of the estimated property with analogues;
- Determination of the type and the degree of differences between selected comparable elements;
- Adjustment of prices of the defined comparable elements of analogues;
- Adjustment of all analogue prices in relation to the estimated property according to the defined comparable elements;
- Determination of the market price of the estimated property according to the adjusted prices of analogues.

Corrections are introduced according to comparable elements with following order:

- Transfer of property rights;
- Financial conditions;
- Selling conditions;
- Further expenses related to the sale;
- Market sale dynamics (sale date);
- Location;
- Physical characteristics;
- Economic characteristics;
- Usage;
- Absence of movable property.

In the given case sales comparison approach has been used for calculation of the market prices on land plots.

Market prices of land parcels and other immovable property are calculated according to the official exchange rate of GEL (stated by the National Bank of Georgia for the given period of time).

6.2 Valuation methods for Perennials

Determination method of the loss revenue has been used for identification of compensation value of the perennial plants during the period that is essential for growing the analogue seedling to the corresponding age of the existing plants.

Cost of perennial plants is determined in accordance with their age. Price of fruit trees will be calculated by multiplying of the annual harvest market price to those years that is essential for growing the new perennial seedling to the same age of existing trees.

The cost of perennial plants is based on their age. The price of fruit trees will be calculated by multiplying the market price of the annual crop to the number of years that will be required to grow perennial seedlings to the age of existing trees.

Fruit trees were evaluated using the following formula:

$$\{ \{ (B \times D) \times C \} + A \} - M$$

Where:

- A — Cost of seedling
- B — Crop unit value
- C — Number of years to be compensated
- D — Full productivity in a year
- M — Cost required for obtaining productivity

Based on the formula indicated above, the compensation amount was calculated for perennials, taking into consideration the principle of lost income (time required to grow a new tree to the age of an existing tree, the sum of the total harvest values for a mentioned tree). In order to determine the amount of compensation for timber, it was calculated based on the following parameters: age of a tree, development of a trunk and crown size, the volume of wood obtained from it, by its type, as a product demanded by construction or for other purposes.

Based on the above given formula, compensation value of perennial plants has been calculated by considering the principle of the loss income (sum of values of a certain tree total harvest during the period of growing a new tree to the age of an existing one).

7 CONSULTATION AND PARTICIPATION

7.1 Introduction

Consultation and participation is 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 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 is 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 action plan and stakeholder engagement plan; reducing public resistance to change; helping mitigate and minimize any probable negative impact and bringing in the benefit of the project to all stakeholders. 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 was conducted at detail design through individual contacts during land acquisition and resettlement survey. **The joint public consultations meetings have not been conducted due to COVID -19 related pandemic and quarantine established by the Government (March, April, May 2020; from 28 November 2020- current) restricting public meetings.** The second round of individual consultations will be conducted for APs after the RAP approval. The final RAP will be disclosed on RD's webpage in English and Georgian languages and also printed version of the document in local Municipality.

7.2 Consultation Process and Methodology

Consultation with local communities and government bodies in the project process was instrumental for alignment demarcation and selection of route, intersection and underpass sites for the Sagarejo East (Tokhliauri Interchange) to Badiauri (Lot 3) section of Highway. The route of the project road 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.

The methodology includes 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 preparation of RAP at the detail design stage. All likely AP persons were consulted 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 7.1.

Table 7.1 Summary on Party consulted and consultation methods

Stakeholders	Purpose	Method
Likely APs and their community	<ul style="list-style-type: none"> To inform the APs, get their views on likely impacts, eligibility and entitlements, as well as procedures for compensation, relocation and rehabilitation. 	<ul style="list-style-type: none"> Individual meetings with all AH during the implementation of the Census.
Roads Department (RDMRDI) including its Resettlement Unit	<ul style="list-style-type: none"> To collect government's policy, guidelines priorities on the project, and to seek advice for work. 	<ul style="list-style-type: none"> Frequent individual meetings with the officials of RDMRDI
National Agency for Public Registry under the ministry of Justice	<ul style="list-style-type: none"> To collect the cadastral map and to know the details of the affected parcels and people 	<ul style="list-style-type: none"> Consultation and discussion with officials
Local Government at Rayon Level (District Municipality), Rtsmunebuli	<ul style="list-style-type: none"> To seek their cooperation for carrying out the impact assessment survey and to sort out the problem related to missing plots (Legalizable Owners) 	<ul style="list-style-type: none"> Individual meetings with the officials of respective rayons and discussions
Property Recognition Commission in the Rayon Level and Sakrebulo	<ul style="list-style-type: none"> To seek their cooperation for carrying out the impact assessment survey and to sort out the problem related to missing plots (Legalizable Owners) 	<ul style="list-style-type: none"> Meeting and training

7.3 Summary of Consultation during Feasibility Study

The major findings of the consultations held at various locations during the project development are summarized below.

- (i) The likely APs and their community are aware about the project.
- (ii) APs losing their properties expected 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) Measures should focus on installing speed limit, children sign as well as putting pedestrian areas, adequate footpaths.
- (v) Government should provide the alternative land to the landless people for their relocation.
- (vi) The compensation should be based on the fair assessment.
- (vii) Contractors should be advised by the project authority to employ the local people.

7.4 Consultation meetings with the APs during RAP Preparation

Consultation Process has been completed: Individual meetings in all affected municipalities have been carried out and information leaflets distributed. Changes in LAR (land acquisition and resettlement) approach following the meetings is that a specific attention has been paid to the vineyards that require corridors for the tractors to manoeuvre. Compensation for the grape trees to be cut within these plots left under the private ownership are included in RAP.

Following this meeting appropriate modification to the planned compensation program will be made. This was to more precisely differentiate the value of grape trees taking into account that this is the region where wine production is one of the core businesses.

7.5 Consultation and Participation Plan

RU (Resettlement Unit) on behalf of RDMRDI will pursue information disclosure for effective implementation and timely execution of RAP. Village level consultations with APs will be continued 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 Municipality and the community level Gamgeoba. An information leaflet (in Georgian) has been distributed among the APs and their community.

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

- (i) Final RAP will be translated in Georgian and disclosed in English and Georgian languages upon receiving approval from the WB
- (ii) RDMRDI will organize public meetings and will apprise the communities about the progress in the implementation of resettlement, and social activities.
- (iii) RDMRDI through its RU will organize public meetings to inform the community 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 RDMRDI office and at local Rayon Office.
- (iv) At the start of RAP implementation RDMRDI will implement supplementary survey to complement income and livelihood baseline data for affected households.
- (v) All monitoring and evaluation reports of RAP component of the project will be disclosed to the community.
- (vi) Key features of the entitlements will be disclosed along the project corridor.
- (vii) RDMRDI 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.
- (viii) Attempts will be made to ensure that vulnerable groups understand the process and to take their specific needs into account.

7.6 Disclosure

Electronic version of the Final RAP and SEP will be placed on RDMRDI web-site. The 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 Municipalities. The final RAP will be submitted to the EIB for approval and signing of contract awards will follow after completion of legalization of the legalizable owners of the land parcels under acquisition.

SEP: The purpose of Stakeholder Engagement Plan is to explain how Stakeholder Engagement will be practised throughout the course of the project and which methods will be used as part of the process; as well as to outline the responsibilities of RD and contractors in the implementation of Stakeholder Engagement activities.

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8 INSTITUTIONAL ARRANGEMENTS

8.1 Introduction

The Ministry of Regional Development and Infrastructure (MRDI) is the executing agency (EA) of the Project on behalf of the Government and the Roads Department of the MRDI (RDMDI) is the implementing agency (IA). Several other governmental departments and private agencies will assist Roads Department in preparation of the detailed design, construction and introduction.

Pursuant to the active legislations, the National Agency of Public Registry (NAPR) within the Ministry of Justice is in charge of the recognition of ownership rights of rightful owners, registration of land ownership, with process verification and certification from village communities, notaries, Property Rights Recognition Commission (PRRC), and Sakrebulo.

At the rayon level, NAPR is also responsible for registering transfer of acquired land from landowners to the RDMDI. The local government at rayon and village levels is involved in the legalization of land parcels, which can be legalized and subsequently land acquisition and resettlement of APs.

The Ministry of Environment and Natural Resources (MENRP) is responsible for environmental issues.

8.2 Land Registration Organizations

Government agencies active at various levels in the process of legalization of privately owned land parcels are described hereunder.

8.2.1 Gamgeoba of Communities

The community level Gamgeoba (local administrative body) is the executive branch of self-government headed by the representative of the Governor (Gamgebeli). Representative has the primary role in the process of legalization and registration of land parcels. Governor of the rayon confirms ownership of affected land plots, parameters of land plots and endorses the cadastral maps and related data prepared for case of legalization. The Governor also plays important role for legalization of non-rightful owners (owners in possession of land without prior permission of the government before the enactment of current law on privatization in Georgia). Neighbours of applicants for legalization have roles in the authorization process.

8.2.2 Sakrebulo

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

8.2.3 Property Rights Recognition Commission

Under the Law on Recognition of the Property Ownership Rights Regarding the Land Plots Owned (Used) by Physical Persons or Legal entities (2007), the Government has established the PRRC at rayon level for recognition of ownership rights of non-rightful owners for registration. The main role of the PRRC is to verify and authorize application of ownership of land for registration with the NAPR.

8.2.4 Rayon Registration Office

NAPR is in charge of the registration of land ownership and its transfer through purchase agreement from landowners to the RDMRDI. Rayon Archives are now transferred in the possession of the Rayon Registration Offices of the NAPR. Rayon Archive is used for cross verification of ownership document and validity of physical possession of land by persons seeking registration as legalized owner, in the case, owner does not have available documentation proving ownership rights on the adjacent land plot or in case there is any doubt regarding the plot.

Rayon Registration Office of the NAPR is the Rayon level authority for executing registration of land parcels in the name of the applicants based on package of application documents provided by rightful owners or by non-rightful owners after receiving appropriate certificate from PRRC as the case may be. The owners submit both soft copy and hard copy of plot maps with geometric details for record in the Rayon and Central NAPR.

8.3 Land Acquisition and Resettlement Organizations

8.3.1 Road Department

RD has overall responsibility for the RAP implementation. This includes preparation, implementation and financing of all LAR tasks and cross-agency coordination. RD will exercise its functions through its existing Environmental and Social Issues Division (ESID) which will be responsible for the general management of the planning and implementation of all LAR tasks.

The RDMRDI staffed with a sufficient number of LAR specialists, will be tasked with all LAR coordination tasks at central and local government level and will be responsible for:

- 1) Screening the projects and ensuring that the RAP is properly prepared and sent to for review;
- 2) Supervising the consultants that prepare the RAP and assist in implementation;
- 3) Supervising the collection of supplementary livelihood and income baseline data collection and independent post-review to ensure adequacy of livelihood restoration activities;
- 4) Establishing needed LAR capacity at each regional level office where LAR is relevant;
- 5) Ensuring proper internal monitoring; and
- 6) Hiring SSC.

RD will also provide all needed documentation to ensure the prompt allocation of LAR budgets to the APs and will maintain the coordination of all LAR related activities.

The Regional RD offices will assist the activities of the ESID with one dedicated officer who will facilitate the communication between the ESID, the local governments and the APs and assist in implementing LAR tasks related to the local administration.

8.3.2 Rayon LAR Team

Rayon level LAR Teams will be established to assist the central LARC (land acquisition and resettlement commission) and provide assistance to APs in the process of legalization of legalizable owners. Based on the RDMRDI's LARC decision and the RAP compensation rates and prices, the offer of purchase of land parcels shall be undertaken. If an AP 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 AP and the LAR Team, the latter will inform the LARC, which will take decision to start expropriation.

8.3.3 Local Governments

The local administration, especially at Rayon level, has direct jurisdiction for land administration, valuation, verification and acquisition. To confirm the surveys and the asset valuations carried out by the consultants, RDMRDI will establish Rayon Level LAR Teams which will have designated officials from the Rayon administration (Rayon Sakrebulo; Gamgebeli) and representatives of each affected village/community administration (representatives of all affected community/village level Sakrebulos and Gamgebeli).

The Rayon level LAR Teams will be formed and will work closely with the consultants and RDMRDI. The Rayon level LAR Team will participate in RAP implementation

8.4 Other Organizations and Agencies

8.4.1 Civil Works Contractor

A civil works contractor to be appointed by the RDMRDI to undertake the construction will be responsible for mitigating impacts resulting from the construction activities.

Any parcel of land that will be identified and acquired as part of the road ROW will be demarcated to clearly delineate it from the remaining non-acquired parts. The construction activities shall be monitored closely by the RDMRDI to ensure compliance with standards.

8.4.2 Ministries of Finance and Justice

The budgets for the implementation of RAP will be provided to RDMRDI by the Ministry of Finance following its official approval.

The Ministry of Justice is responsible for legal matters regarding land ownership, and 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 RD.

8.4.3 Consultants and Auditors

- In coordination with RDMRDI, the design consultant are responsible for preparation of the RAP while a construction supervision consultant (CSC) will be in place to supervise civil works construction.
- 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 and independent audit agency for land acquisition and resettlement survey and documentation including census, socioeconomic survey, inventory of losses, and valuation of land and assets for replacement value. The RAP has been prepared based on findings of the surveys following the final alignment as per detailed engineering design.
- the CSC will have land acquisition and resettlement specialists to oversee implementation of the RAP before the commencement of civil works and will also be responsible for monitoring resettlement related issues that may arise during construction.

8.4.4 Courts of Georgia

The Courts 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 RDRD and the APs concerning the acquisition of private properties, the RDMRDI with the mandate for expropriation based on existing legislation will submit to the Court a request for expropriation. Upon its approval and following prescribed procedure, RDMRDI 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.

9 GRIEVANCE REDRESS MECHANISM (GRM)

A grievance mechanism will be available to allow an AP to appeal any decision on which they disagree, practice or activity arising from land or other assets compensation. 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. This can be obtained through careful LAR design and implementation, by ensuring full participation and consultation with the APs, and by establishing extensive communication and coordination between the affected communities, the EA, and local governments in general. Complaint & Grievances will be addressed through the process described below in Table 3.

The GRM consist of project-specific systems established at the municipal level and regular system established at RDMRDI. Grievance Redress Committee (GRCE) established at municipal level as a project-specific instrument, functional for the whole period of the project implementation. Grievance Redress Commission (GRCN) is formed as an informal structure within the RDMRDI to ensure grievance review, resolution and record.

The GRCN is formed by the order of the Head of RDMRDI as a permanently functional informal structure, engaging personnel of RDMRDI from all departments having regard to the LAR issues and complaint resolution. This includes top management, Safeguard or LAR Units, Legal Departments, PR department and other relevant departments (depending on specific structure of the IA). The GRCN is involved at the Stage 2 of grievance resolution process. The Order shall also state that if necessary, representative of local authorities, NGOs, auditors, APs and any other persons or entities can be included in the commission as its members.

The GRCE is an informal, project-specific grievance redress mechanism, established to administer the grievances at Stage 1. This informal body will be established at community level in each affected Municipality (village/community authority). The GRCE shall include representatives of Municipal LAR Teams and local communities. The RD representative in the Municipal LAR Team shall coordinate the GRCE formation. He/she will then be responsible for the coordination of GRC activities and organizing meetings (Convener). In addition, GRCE shall comprise village Rtsmunebuli or his/her representative, representatives of APs, women APs (if any), and appropriate local NGOs to allow voices of the affected communities to be heard and ensure a participatory decision-making process.

If considered necessary, GRCEs will be established at the community level with an office order from the RD with provision of 7 members of following composition:

- | | |
|--|----------------------------|
| (i) Representative of Resettlement Unit of IA | : Convener; Contact Person |
| (ii) Representative Rayon LAR team | : Member Secretary |
| (iii) Gamgebeli – concerned Gamgeoba (village level) | : Member |
| (iv) Representative of APs | : Member |
| (v) Representative of NGO | : Member |
| (vi) Representative of Civil Works Contractor | : Member |
| (vii) LAR Specialist of Supervision Consultants | : Member |

Representative of the Resettlement Unit of IA is coordinating the work of the Committee and at the same time he/she is nominated as a contact person for collecting the grievances and handling grievance log. The local authorities at the municipal level, civil works Contractor, Supervising Company (Engineer), as well as APs (through informal meetings) are informed about the contact person and his contact details are available in offices of all mentioned stakeholders.

The Contact Person collects and records all grievances, informs all members of the Committee and the management of RD regarding the sense of the problem, engages the relevant stakeholders in discussions with the applicant of grievance, handles the process of negotiation with AP at the stage 1 of the grievance resolution. The Contact Person prepares the minutes of meetings and ensures signatures. In case if the grievance is resolved at the stage 1, the Contact Person records the fact of closing the grievance in his log and informs RDMRDI management about this in written. If the complainants are not satisfied with the GRC decisions, they can always use the procedures of Stage 2 of grievance resolution process. In that case the Contact Person helps the AP in lodging an official complaint (the plaintiff should be informed of his/her rights and obligations, rules and procedures of making a complaint, format of complaint, terms of complaint submission, etc.).

The APs should be informed about the available GRM. This could be achieved through implementing information campaigns, distributing brochures (e.g. Communication Plan), Keeping all focal points up-to-date & maintaining regular communication with them, allowing multiple entry points for complaints, Introducing forms for ease of reporting complaints.

Table 9.1 Grievance Resolution Process

Steps	Action level	Process
Step 1	Negotiations with APs	The complaint is informally reviewed by the grievance redress committee (GRC), which takes all necessary measures to resolve the dispute amicably.
Step 2	GRC Resolution	<p>If the grievance is not solved during the negotiations, the GRC will assist the aggrieved APs to formally lodge the grievances to the GRC.</p> <p>The aggrieved APs shall submit their complaints to the GRC within 1 week after completion of the negotiations at the village level. The aggrieved AP shall produce documents supporting his/her claim. The GRC member secretary will review the complaint and prepare a Case File for GRC hearing and resolution. A formal hearing will be held with the GRC at a date fixed by the GRC member secretary in consultation with Convenor and the aggrieved APs.</p> <p>On the date of hearing, the aggrieved AP will appear before the GRC at the Gamgeoba office for consideration of grievance. The member secretary will note down the statements of the complainant and document all details of the claim.</p> <p>Response time for the GRC to acknowledge receipt is 14 days and after date of hearing for Respond/resolve maximum time is 10 days.</p> <p>The decisions from majority of the members will be considered final from the GRC at Stage 1 and will be issued by the Convenor and signed by other members of the GRC. The case record will be updated and the decision will be communicated to the complainant AP.</p>
Step 3	Decision from central RDMRDI	If any aggrieved AP is unsatisfied with the GRC decision, the next option will be to lodge grievances to the RDMRDI at the national level. The RDMRDI shall review the complaint in compliance with the procedures specified in the Administrative Code of Georgia. Response time according the Administrative Code of Georgia is 30 days, but Internally, according the RD's internal electronic correspondence system, the mandated time for response is 10

Steps	Action level	Process
		days). GRC should assist the plaintiff in lodging an official complaint (the plaintiff should be informed of his/her rights and obligations, rules and procedures of making a complaint, format of complaint, terms of complaint submission, etc.). The plaintiff shall be informed of the decision.
Step 4	Court decision	If the RDMRDI decision fails to satisfy the aggrieved APs, they can pursue further action by submitting their case to the appropriate court of law (Rayon Court) without any reprisal. The aggrieved AP can take a legal action not only about the amount of compensation but also any other issues, e.g. occupation of their land by the contractor without their consent, damage or loss of their property, restrictions on the use of land/assets, etc.

10 IMPLEMENTATION SCHEDULE

10.1 General

The time bound implementation schedule of the RAP has been prepared in consultation with the RDMRDI. All activities related to LAR have been planned to ensure that compensation is paid prior to displacement and commencement of civil works construction. The most important acquisition activity, relating to the privatization process in Georgia, is the legalization of legalizable owners of the identified land parcels for acquisition. The legal status of affected land parcels in the project road in Sagarejo municipality and the names of the owners/users has been identified through title search during the land acquisition and resettlement survey and documentation work in 12 September 2019 – 15 December of 2020. The titled and non-titled but legalizable owners of land parcels to be acquired have been identified in the survey.

The present document is the draft version of the RAP matched with the Final Design. RDMRDI has reviewed and approved this document including compensation package and compensation rates. Tasks for the RAP are divided into following consequential steps:

	RAP Tasks
RAP Preparation	End of RAP surveys/valuation
	LAR Institutions Establishment
	AP Consultation
	Draft RAP Finalized
RAP Approvals	WB Approval
	Government approval
	Disclosure
RAP Implementation	Contract awards signing
	Legalization
	Application of supplementary livelihoods and income questionnaire
	AP agreements signing
	Allocation of LAR budget
	Transfer of budget to AP bank account
	Compensation deposit in Treasury account x unsolved cases
	Grievance resolution
	Court proceedings in case of expropriation
	External Monitoring/ Compliance Report
	Relocation of affected structures
	Start of part of physical constructions
Internal Monitoring	
RAP Completion	Independent assessment of RAP completion and livelihood restoration.

(i) Final Preparation including RAP approval 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 civil works construction and (iv) start of physical civil works. A post – implementation evaluation will be carried out after completion of RAP implementation.

10.2 RAP Approval and Initial Tasks

The Resettlement Unit of the ESID under RDMRDI sets up relevant institutions and line up ETCIC, LARC, Working Group/LAR Team, GRC and the like for the Project. Upon completion of the draft RAP from the detail design consultant, the RU reviews and approves the document including compensation rates.

. Meanwhile, RD will implement actions for legalization of legalizable owners listed in the ACS of RAP (ACS-I) at the field level. All arrangements will be set for signing the contract agreement with the APs and the process will be executed for land purchase and compensation agreements. The capacity building exercise will be enhanced during this stage. Representatives of the APs and NGOs may be involved in LAR training at this stage. After completion of legalization of all legalizable owners of land parcels under RAP, RDMRDI will award civil works contracts (signing of contract awards).

The initial LAR activities will be the following:

- (i) Establishment of LAR Institutions and GRM;
- (ii) Approval of RAP by WB
- (iii) Approval of RAP by Government.
- (iv) Legalization of Rightful owners of land parcels;
- (v) Agreement with APs and signing contract agreements;
- (vi) Updating of LAR Budgets and ACS-I;
- (vii) Confirmation of updated impact data and of compensation amounts;

10.3 RAP Implementation

Payment of compensation and allowances under RAP will commence after a number of preparatory tasks have been completed. These tasks are:

- (i) Signing of contacts with APs
- (ii) Disclosure and consultation
- (iii) Capacity building training of LAR institutions, APs and NGOs
- (iv) Grievance resolution
- (v) Requisition to ETCIC for payment of compensation and allowances
- (vi) Transfer of compensation and allowance to APs' bank account and registration of land in PR on RDMRDI name
- (vii) Relocation of affected structures/ assets
- (viii) Compliance review and reporting
- (ix) Notice to proceed for Civil works construction
- (x) Monitoring

10.4 Post Implementation Evaluation

The post-implementation evaluation will be conducted after one year of completion of the RAP implementation and upon start of the civil works 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 SSC is engaged at the stages when external monitoring is required, the SSC may have the responsibility for the external monitoring and post implementation evaluation.

10.5 RAP Implementation Time Schedule

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 three months 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 civil works construction.

11 RESETTLEMENT BUDGET AND FINANCING

11.1 Introduction

All RAPs preparation and implementation costs, including cost of compensation and resettlement administration, will be considered in the project budget.

All RAPs should contain the information about the budget, including:

- Unit compensation rates for all affected items and allowances by indicating methodologies.
- Assistance for vulnerable groups and families who lose more than 10% of land.
- RAP implementation costs.

11.2 Compensation for land

Land compensation value has been provided by independent auditor. Compensable land plots have been divided in 3 categories based on their location and land use patterns;

Land categories:

- **Type 1.** Agricultural Land Plots. Private agricultural irrigated land used for crop cultivation, vineyards and gardening. The plots are located remotely from the highway. In total there are 543 affected land plots of type 1 with total area of 882,235 sq.m.
- **Type 2: Formally agricultural land**, which is located within the residential zone and is used for constructing residential houses with the adjacent small gardens and orchards. In total there are 23 affected land plots of type 2 with total area of 30,179 sq.m.
- **Type 3 :** Plots of JS Georgian Railway (State owned company) – 47 plots with total area of 120,430 sq.m.

Detailed information about land compensation value is given in Table 11.1.

Table 11.1 Land Compensation

Land Category/ use and Group		Plots No.	Area (sqm)	Compensation Amounts (GEL)
Compensable Land				
Type 1 Agricultural (arable land) (4.20 GEL/sq.m)	Agricultural (arable land) irrigated land close to Sartichala, located remotely from the existing mainline road	543	882235	3705387
Type 2 Residential land (11.5 GEL/sq.m)	Private agricultural land located within the community development zone and used for residential purpose	23	30179	347058.5
Type 3. JSC Georgian Railway (3.00 GEL/sq.m.)	Lands owned by JS Georgian Railway	47	120430	361290
Total compensable land		613	1032844	4,413,735.5

11.3 Compensation for structures

2 AHs are losing residential houses and will be physically relocated. 18 AHs lose minor structures, like ancillary buildings, sheds, toilets, small farm structures etc. 108 AHs lose fences and gates. Table 11.2 provides information about compensation value of structures.

Table 11.2 Information about compensation value of structures

Plot Number	Type of building/structure	quantities/unit	Cost, GEL
008	Ancillary building	15.27	6650
021	Ancillary building	34.74	15645
021	Toilet	1.51	685
042	Shed	9.95	2205
055	Shed	11.83	3300
066	Shed remains	7.42	380
114	Ancillary building	12	3455
114	Toilet	1.32	725
122	Ancillary building	12	2330
126	Shed	7.54	2210
155	Shed	7.17	1700
234	Shed	12.4	1830
317	Shed	8.03	1845
350	Shed	5.25	565
473	Farm and temporary residential	496.3	85100
476	Vinery /Marani	74.06	34805
479	Storage	15.32	5155
479	Shed	25.8	3390
482	Residential house	113.9	77625
482	Ancillary building and pig-shed	51	2940
482	Toilet	1.2	690
489	Residential house	250.2	122040
489	Toilet	1.44	760
489	pig-shed	4.7	1920
510-1	Cabin	10	1910
517	Farm	248	64110
517	Storage	23.9	6055
523	Farm	374.35	91890
524	Toilet	1.2	1670
Subtotal 1		1837.8	543,585

Minor Structures

Total number of plots	Type of structures	Length, m	Cost, GEL
108	Fences (different type)	6569.01	61744.7
9	Gates (different type)	49.7	10590.0
296	Vineyard poles and wire	379689	197438.3

Subtotal 2			269773.0
Other Type of Objects			
Total number of plots	Type of structures	Unit	Cost, GEL
11	Other structures (pesticide tank; tank' container, paved yard, pipes etc.)		14540
Subtotal 3			14540
TOTAL STRUCTURES			827898.0

11.4 Compensation for Loss of Business and other Incomes

No businesses are affected by this project. In the event of impacts on businesses encountered during RAP implementation period the provisions of the Entitlement Matrix will be followed.

11.5 Compensation for Crops

All affected persons losing crops will be paid compensation at full market rate. Detailed information about the compensation for lost crops is given in Table 11.

Table 11

11.6 Compensation for Trees

Value of perennial plants was determined according to their age. Price of fruit trees was calculated by multiplying the market price of annual harvest to that number of years that is needed for growing new tree planting up to the age of the existing fruit trees.

Table 11.3 Information about compensation for fruit trees

Plants	Age group	Cost of seedling, Gel	Cost of harvest unit, Gel	Number of compensation years	Full productivity per year, kg	Harvest compensation for per year (Gel)	Total compensation for adult perennial plant without considering the annual expenses (Gel)	Total compensation for adult perennial plant with considering the cost (Gel)	Number of trees	Compensation Cost for Trees
1	2	3	4	5	6	7	8	9	10	11
Cherry (sweet cherry)	seedling (<5)	5	2	5	4	8,0	45	35	155	5425
	5-10	5	2	5	10	20,0	105	75	159	11925
	10-20	5	2	5	16	32,0	165	115	56	6440
	20+	5	2	5	10	20,0	105	75	5	375

Peach	seedling (<5)	6	1,5	5	4	6,0	36	25	33	825
	5-10	6	1,5	5	15	22,5	118,5	85	120	10200
	10-20	6	1,5	5	40	60,0	306	215	84	18060
	20+	6	1,5	5	25	37,5	193,5	135	6	810
Apricot	seedling (<5)	4	1,5	5	4	6	34	25	11	275
	5-10	4	1,5	5	15	22,5	116,5	80	53	4240
	10-20	4	1,5	5	40	60,0	304	210	292	61320
	20+	4	1,5	5	25	37,5	191,5	135	45	6075
Walnut	seedling (<5)	10	5	5	4	20,0	110	80	499	39920
	5-10	10	5	10	15	75,0	760	535	124	66340
	10-20	10	5	10	30	150	1560	1235	136	167960
	20+	10	5	10	40	200	2010	1510	122	184220
Quince	seedling (<5)	4	1,5	5	3	4,5	26,5	20	0	0
	5-10	4	1,5	5	15	22,5	116,5	80	4	320
	10-20	4	1,5	5	30	45,0	229	160	23	3680
	20+	4	1,5	5	20	30,0	154	110	0	0
Pear	seedling (<5)	4	1,2	5	7	8,4	46	25	11	275
	5-10	4	1,2	7	20	24,0	172	120	3	360
	10-20	4	1,2	7	70	84,0	592	415	9	3735
	20+	4	1,2	7	45	54,0	382	270	2	540
Plum (variety of plum)	seedling (<5)	4	0,8	5	8	6,4	36	25	268	6700
	5-10	4	0,8	5	15	12,0	64	45	112	5040
	10-20	4	0,8	5	30	24,0	124	90	51	4590
	20+	4	0,8	5	20	16,0	84	60	2	120
Mulberry	seedling (<5)	5	1,5	5	4	6,0	35	25	24	600
	5-10	5	1,5	5	10	15,0	80	60	150	9000
	10-20	5	1,5	5	16	24,0	125	90	164	14760
	20+	5	1,5	5	10	15,0	80	60	179	10740
Hazelnut	seedling (<5)	2	4	5	2	8,0	44	30	829	24870
	5-10	2	4	5	5	20,0	102	75	8	600
	10-20	2	4	5	6	24,0	122	90	185	16650
	20+	2	4	5	4	16,0	82	55	14	770
Sour plum (cherry plum)	seedling (<5)	5	0,8	5	7	5,6	36	25	13	325
	5-10	5	0,8	6	15	12,0	77	55	39	2145
	10-20	5	0,8	6	50	40,0	245	170	253	43010
	20+	5	0,8	6	25	20,0	125	90	15	1350
Apple	seedling (<5)	4	1	5	5	5,0	29	20	38	760
	5-10	4	1	6	25	25,0	154	110	29	3190
	10-20	4	1	6	70	70,0	424	295	23	6785
	20+	4	1	6	40	40,0	244	170	2	340
Grape (white)	seedling (<5)	2	2,0	3	3	6	20	17	12222	207774
	5-10	2	2,0	4	5	10	40	34	25286	859724
	10-20	2	2,0	4	6	12	50	42	51683	2170686

	20+	2	2,0	4	5	10	42	35	7579	265265
Grape (red)	seedling (<5)	3	3,5	3	2,0	7	24	20	39117	782340
	5-10	3	3,5	4	3,5	12,25	52	44	7568	332992
	10-20	3	3,5	4	4,0	14	59	56	14014	784784
	20+	3	3,5	4	4	14	59	50	3706	185300
Grape (Muskat)	seedling (<5)	5	4,5	3	2,0	9	32	24	0	0
	5-10	5	4,5	4	3,5	15,75	68	50	132	6600
	10-20	5	4,5	4	4,0	18	77	65	792	51480
	20+	5	4,5	4	4	18	77	60	0	0
Grape (Manavi Green)	seedling (<5)	3	3,5	3	2,0	7	24	20	192	3840
	5-10	3	3,5	4	3,5	12,25	52	44	2050	90200
	10-20	3	3,5	4	4,0	14	59	56	2405	134680
	20+	3	3,5	4	4	14	59	50	3018	150900
Cornelian cherry tree	seedling (<5)	3	2	5	2	4,0	23	15	1	15
	5-10	3	2	5	3	6,0	33	25	3	75
	10-20	3	2	5	4	8,0	43	30	3	90
	20+	3	2	5	3	6,0	33	25	0	0
Persimmon	seedling (<5)	2	1	5	5	5,0	27	20	0	0
	5-10	2	1	6	10	10,0	62	45	10	450
	10-20	2	1	6	30	30,0	182	125	1	125
	20+	2	1	6	20	20,0	122	85	0	0
Fig	seedling (<5)	3	1,5	5	5	7,5	40,5	25	6	150
	5-10	3	1,5	6	10	15,0	93	65	0	0
	10-20	3	1,5	6	30	45,0	273	190	0	0
	20+	3	1,5	6	20	30,0	183	130	4	520
Almond	seedling (<5)	8	9	5	2	18	98	70	208	14560
	5-10	8	9	10	4	36	368	280	23	6440
	10-20	8	9	10	7	63	575	430	10	4300
	20+	8	9	10	6	54	548	400	10	4000
Pomegranate	seedling (<5)	4	2	5	5	10,0	54	35	7	245
	5-10	4	2	6	10	20,0	124	85	123	10455
	10-20	4	2	6	30	60,0	364	250	1	250
	20+	4	2	6	20	40,0	244	170	0	0
medlar	seedling (<5)	5	2,5	4	3	7,50	35	25	5	125
	5-10	5	2,5	7	10	25,0	175,0	140	0	0
	10-20	5	2,5	7	35	92,50	647,50	550	0	0
	20+	5	2,5	7	30	75,0	525,0	445	0	0
Blackburry	Seedling (<5)	2	5	2	1,5	7,5	17	10	30	300
	5-10	2	5	3	3	15	47	35	0	0
	10-20	2	5	3	2	10	32	20	0	0
nectarine	seedling (<5)	8	2	5	4	8	48	35	2	70
	5-10	8	2	5	15	30	158	120	0	0
	10-20	8	2	5	20	40	208	155	0	0
	20+	8	2	5	20	40	208	155	0	0

hawthorn	seedling (<5)							5	0	0
	5-10							15	8	120
	10-20							30	1	30
	20+							20	0	0
Decorative Linden	seedling (<5)							40	0	0
	5-10							120	8	960
	10-20							250	0	0
	20+							350	0	0
Loquat	seedling (<5)	4	1,5	4	3	4,5	20	15	0	0
	5-10	4	1,5	6	10	15,0	94	65	1	65
	10-20	4	1,5	6	20	30,0	184	130	0	0
	20+	4	1,5	6	10	15,0	94	65	3	195
Bot oleaster	seedling (<5)							5	0	0
	5-10							10	0	0
	10-20							20	5	100
	20+							15	0	0
Barberries	seedling (<5)	5	2,5	4	3	7,50	35	25	0	0
	5-10	5	2,5	5	5	12,50	67.5	50	0	0
	10-20	5	2,5	5	7	17,50	82.5	65	1	65
	20+	5	2,5	5	5	12,50	67.5	50	0	0
TOTAL TREES									174588	6,815,935

11.7 Resettlement Assistance

Three types of allowances are provided for the affected families:

- I. Assistance for severely affected households: assistance for such households amounts to three-month minimum subsistence allowances determined by the government for a family with 5 members – 1,169 Gel (389.80 Gel x 3 months). Total number of severely affected households is 310 accordingly compensation for above mentioned families is 362,390 Gel.
- II. Assistance for vulnerable households: assistance for such families is three-month minimum subsistence allowances for a family with 5 members - 1,169 Gel (389.80 Gel x 3 months). Total amount of socially vulnerable families is 14, accordingly compensation for above mentioned families is 16,366 Gel.
- III. Assistance for resettled households: two physical relocated households will receive 2 x 1,369 = 2,737 GEL

Information about detailed calculation of allowances is given in Table 11.4.

Table 11.4 Detailed calculation of allowances

Assistance	Unit price (Gel)	Number	Total compensation
Severe affected households	1,169	310	362,390 Gel
Socially vulnerable families	1,169	14	16,366 Gel
Resettled households	1,369	2	2,737 Gel
Total allowances			386,169

11.8 10.8 Resettlement management cost

Roads Department will need to employ one independent monitoring agency for external monitoring of RAP implementation for a period of 2 months (unless construction supervision consultant is not hired during implementation of 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 11.5.

Table 11.5 RAP implementation management cost

	Unit	Quantity	Unit cost	Total cost
Cost for external monitoring	Months	24	4,000	96,000
Various administrative expenses	Months	24	1,000	24,000
				120,000

11.9 Cost of resettlement

The Total budget of Resettlement Action Plan covers: subtotal including compensation values, resettlement allowances, registration fees, implementation expenses and in addition to that - contingencies, which are taken as 10% of the subtotal cost. Estimated total resettlement Budget is equal to **12,809,458 Gel**.

Table 11.6 Estimated total resettlement budget

Name	Unit cost	Amount	Total cost (Gel)
Land parcels	Various	1,032,844 sq.m	4,413,736
Structures	Various (25 small size buildings, fences, gates)	-	827,898
Trees	Various	174,588	6,815,935
Crop	Various	167,189	71,039
Businesses		0	0
Allowances for Vulnerable AHs	1,169.4 GEL	14	16,366
Severe impact allowance	1,169.4 GEL	310	362,390
Relocation/Shifting allowance	1,369.4 GEL	2	2,738
Registration fee	51 GEL per plot	1,030	52,530
RAP Management	-		120,000
Subtotal			12,682,632
Contingencies	10%		126,826
Total			12,809,458

12 MONITORING AND REPORTING

LAR tasks under the Project will be subjected to internal monitoring. In high risk projects, or other projects, where it is considered necessary, external monitoring will be conducted by RDRD/RDMRDI.

12.1 Internal Monitoring

Internal monitoring will be carried out routinely by RDRD/RDMRDI either directly or through the services of a SSC. Indicators for the internal monitoring will be those related to process and immediate outputs and results. This information will be collected directly from regional RDMRDI level and reported monthly to RDRD/RDMRDI 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 and will include:

- Timeliness, information campaign, quality of information and consultation with APs;
- Status of land acquisition and payments on land compensation;
- Compensation for affected structures and other assets;
- Relocation of APs;
- Payments for loss of income;
- Selection and distribution of replacement land areas; and
- Income restoration activities
- Results of income restoration activities and compensation provided in terms of measuring extent to which affected livelihoods were restored, identifying gaps, which affected livelihoods were not satisfactory restored.

The above information will be collected by RDRD/RDMRDI which is responsible for monitoring the day-to-day resettlement activities of the project through the following instruments:

- Review of census information for all APs;
- Consultation and informal interviews with APs;
- In-depth case studies;
- Sample survey of APs;
- Key informant interviews; and
- Community public meetings.

12.2 External Monitoring

According to the tasks, external monitoring will be carried out by a Social Safeguards Consultant hired by RDMRDI. External Monitoring tasks will be carried out in two phases.

Phase One. The first phase external monitoring activities will be carried out in parallel with the implementation of a RAP and will be concluded after the RAP is fully implemented by the preparation of a compliance report.

Under the tasks for phase one the SSC will (i) do the investigations and define the indicators needed for phase two activities and ii) closely monitor the implementation of the RAP. RAP implementation monitoring will entail the following tasks: (a) review of RAP/Information pamphlet disclosure; (b) review of action taken by the PIU to compensate the APs with particular attention to the way this action fits RAP stipulations; (c) review all compensation tallies; (d) verify whether the compensation is provided thoroughly to all APs and in the amounts defined in the RP and in the AP contracts; (e) assess the satisfaction of the APs with the information campaign and with the compensation/rehabilitation package offered to them; (f) review the legalization process and assess its effectiveness; (g) review complaints & grievances case; (h) carry out an AP satisfaction survey with a 20% sample of the APs. The SSC will prepare the Compliance Report immediately

after the completion of RAP implementation. The Compliance report will include well-argued sections on the following:

- Assessment of the way the compensation has been carried out in relation to RP stipulations;
- Verification that all APs were compensated in the amounts stipulated in the RP;
- Assessment of adequacy of the livelihood / income restoration measures;
- Review of complaint and grievance cases and of their solution and assessment of effectiveness of the grievance mechanism;
-
- Evaluation of assistance given to vulnerable and severely impacted households;
- Effectiveness of information, awareness, and consultation measure;
- Major changes to RAP, if any, since original approval;
- Remedial actions, if any;
- Lessons learned to be applied to the next projects;

Detailed monitoring matrix, with a list of measurable indicators, is presented in Annex 4.

Phase Two. Within one year from the completion, the whole of RAP implementation will be assessed by independent consultant to be commissioned by RD. This independent RAP Completion Report will include interviews with all affected households to ascertain the adequacy of competing RAP measures and possible shortcomings in the adequacy of livelihood restoration. The following are main indicators for the investigations to be carried out in this external Monitoring phase:

- Socio-economic conditions of the APs in the post-resettlement period;
- Communications and reactions from APs on entitlements, compensation, options, alternative developments and relocation timetables etc.
- Changes in housing and income levels;
- Rehabilitation of informal settlers;
- Effectiveness of property valuation for rehabilitation purposes;
- Effectiveness of Grievance procedures;
- Level of satisfaction of APs in the post resettlement period.

Annexes

Annex 1 Information Leaflet

Information Leaflet

Detailed Design for the Upgrading of Tbilisi-Sagarejo and Sagarejo-Bakurtsikhe Road

LOT 3: ROAD SECTION FROM SARTICHALA TO SAGAREJO EAST

Information for the Project-affected land owners and users

A. Introduction

The Tbilisi-Bakurtsikhe road is part of an alternative transit corridor of the E-60 Highway connecting Tbilisi with the Kakheti region and the Azerbaijan border. The project envisages construction of 80 km road section. The mentioned section is the main highway from Tbilisi to Kakheti region, also a connecting transit corridor to North-West Azerbaijan. Completion of the project will improve and increase traffic, safety, capacity and speed. Moreover, competitive advantages of Core Network of TEN-T networks and E-60, E-70 roads will be enhanced, in comparison with other corridors. Moreover, agriculture and tourism sectors of Kakheti region will develop. The project is based on analysis of alternatives conducted at the stage of feasibility study.

Upon agreement with Client the Tbilisi – Bakurtsikhe road is being divided into five constructional lots, and for each constructional lot, an independent design is being carried out. More precisely, the constructional lots are:

- Constructional Lot 1, from Eastern Part of Tbilisi to Sartichala (Iori Railway Station).
- Constructional Lot 2, from Sartichala (Iori Railway Station) to Sagarejo East (Tokhliauri Interchange).
- Constructional Lot 3, from Sagarejo East (Tokhliauri Interchange) to Badiauri.
- Constructional Lot 4, from Badiauri to Chalaubani
- Constructional Lot 5, from Chalaubani to Bakurtsikhe.

The works are financed by Georgian Government. The project is managed by the Roads Department (RD) of the Ministry of Regional Development and Infrastructure (MRDI).

The project is developed by the German engineering company ILF Consulting Engineers Georgia. The Land Acquisition-Resettlement Issues are studied by non-profit organization World Experience for Georgia (WEG). Designing and assessment is carried out with consideration of active legislation of Georgia and international requirements. RAP is prepared according to WB ESS5.

This particular RAP is related to only Constructional Lot 3, from Sagarejo East (Tokhliauri Interchange) to Badiauri. The total length of the lot is 17.04 km and it crosses the main

settlements of the Tokliauri, Manavi and Badiauri. The designed motorway is an important connection for the Iormogalo settlement.

The length of the project section is 17.04km. The width of the design road buffer varies from 35 to 70m depending on topography.

B. Resettlement Policy and Principles

The land for the construction of the new road will be purchased in line with the legislation of Georgia. In addition, the additional requirements of the WB ESS5 will also be followed in order to ensure through payment of compensations and additional assistance where needed, that project affected persons are not worse off as a result of the project, but rather that their livelihoods are equivalent to or improved to compared to pre-project level and that livelihoods of vulnerable and disadvantaged persons are improved.

The objectives of the World Bank ESS5 standard are that:

- Land acquisition, and other involuntary resettlement impacts will be avoided or minimized exploring all viable alternative project designs.
- Forced eviction is avoided.
- Unavoidable adverse social and economic impacts from land acquisition or restrictions on land use will be mitigated by: (i) providing timely compensation for loss of assets at replacement cost and (ii) displaced persons will be assisted 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.
- To improve living conditions of poor and vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.
- 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.
- To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.

C. Compensation Entitlements and Eligibility Sheet

Compensation Entitlements

The APs entitled for compensation under the Project are as follows:

- (i) All APs/AFs losing land notwithstanding their legal status of ownership; in addition, the registered and legalizable land owners will receive the monetary land compensation at full replacement cost, while the squatters will not receive any compensation for land and will receive only the compensation for the lost buildings and premises, fruit trees and crops (harvest for 1 year).
- (ii) Land tenants and harvest owners notwithstanding whether their title to land is registered or not.
- (iii) Owners of buildings and premises, annual crops, perennial crops or other objects associated with land notwithstanding the legal status.

Compensation eligibility is limited by a cut-off date set on the starting day of the AP Census/DMS. The entities occupying the land plot after this date, will not be eligible to compensation. For the minor part of the plots, which were not affected by project as designed for 2 March of 2020, but fall within the impact zone after introduced changes in design, the additional census studies have

been executed and the cut-off date is established accordingly as December 5 of 2020. The valuation of the land and assets is based on a valuation report prepared by the independent licensed valuator in February 8 of 2021.

Support, Assistance and Subsidies

The APs will also receive support and certain assistance to regain their living standards, in particular:

- Severely affected families, i.e. the families losing 10% of their agricultural land or income impacted by the RAP, will receive the compensation equal to the subsistence minimum for 3 months (the subsistence minimum for 3 months for a 5-member family published by the National Statistics Office of Georgia).
- Socially unprotected AFs, i.e. the families below the poverty line, disabled left without breadwinner or families of old people or children under 15 and families headed by single women (left without bread-winners) will receive the compensation equal to the subsistence minimum for 3 months.

The compensation eligibility matrix is given in Table 1. It will be updated in line with the census of the project APs and detailed measurement surveys (DMS).

Table 1. Compensation Entitlement Matrix

Type of Impact	Application	Definition of PAP	Compensation Entitlements
Permanent loss of all types of land (arable, residential, industrial, commercial)	All land losses independent from impact severity	PAPs (with fully registered title)	PAPs will receive cash compensation at full replacement cost at current market value ¹² . The unit rate was confirmed in this RAP. If any remaining part of the land owned by the registered owners is no longer appropriate for use, such remaining part will also be purchased subject to the agreement with the owner.
		PAPs (possessors of legalizable land parcel)	Assistance to PAPs in the process of legalization of project affected land parcel being under their possession. Once legalization and registration of ownership title is accomplished, land acquisition will be undertaken and PAP will receive cash compensation at full replacement cost at current market value at unit rate proposed in approved RAP.
		Leaseholder of private or public lands	Free of charge renewal of lease in other plots of equal value/productivity of affected land parcel or cash compensation equivalent to market value of gross yield of affected land for the

¹² Detailed description of replacement cost at current market value is described in the Section: Methodology for valuation and determination of unit rates.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
			remaining lease years (up to a maximum of 3 years). In addition, cash compensation to reimburse the proven investments incurred by the Leaseholder to improve the leased land.
		Leaseholder (not registered)	Cash compensation equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years).
		Non-titled, non-legalizable land users/Squatters	APs losing land plot, which is non-legalizable according to current legislation, will not receive compensation for land but will receive compensation for lost assets associated with the land plot (structures, crops, trees etc.).
Permanent loss of community land (pastures, grazing land)		Local community losing access to pasture, grazing land	Affected community will be free of charge allocated replacement land of similar size, productivity, and location acceptable to affected community by the local government. If such replacement is not possible, Livelihood Restoration Plan will be prepared and implemented to address the needs of affected community and preserve their livelihood at least to pre-project level.
Structures			
Residential house	Project affected residential dwellings subject to partial/full demolition	PAPs with registered ownership title; PAPs declared as legitimate possessors	All impacts will be considered as full impacts disregarding the actual impact percentage. Impacts will be compensated in cash at full replacement costs free of depreciation and transaction costs or tax costs incurred according to Georgian legislation. In addition, Livelihood Restoration initiatives will be provided to PAPs that may face deterioration of livelihood through indirect impact of proposed road project. (e.g. project impact is extended only on residential dwelling subject to full cash compensation at replacement costs and additional one-time allowances to transport salvaged materials and personal belongings. However, other income generating assets (agricultural land/private commercial facilities) may remain outside of project impact; correspondingly, these assets may not be included in the suggested compensation

Type of Impact	Application	Definition of PAP	Compensation Entitlements
			package. PAPs after moving and settling down to a new location may at least temporarily lose income due to lack of access (increased travel time, complicated accessibility) to the above mentioned income generating assets not affected by the proposed project.
		Residential tenants/renters	<p>One-time allowance equals monthly rental fee (specified in the lease agreement) multiplied by 3; if Lease agreement is not available, monthly subsistence minimum for the family consisting of 5 persons multiplied by 3;¹³</p> <p>In addition, one-time technical assistance for transportation personal belongings to a new location; or one-time cash allowance to cover costs for transportation personal belongings. RAP developer consultant will determine reasonable amount depending on the project nature and specificity.</p>
Commercial structure	Project affected commercial facilities subject to partial/full demolition	Titleholder	<p>Cash compensation at replacement cost at current market value calculated for project affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs or tax costs incurred according to Georgian legislation.</p> <p>.</p> <p>If partial demolition threatens deterioration of structure or raises safety and security concerns the cash compensation, will apply to the entire building and affixed assets.</p>
		Tenant of commercial facility	One-time allowance equal to monthly rental fee (specified in the lease agreement) multiplied by 3; if Lease agreement is not available, monthly subsistence minimum for the family consisting of 5 persons multiplied by 3.

¹³ If there are cases where the tenant/renter has paid rent in advance for a longer period of time, the land will be requested to reimburse the money to the tenant/renter for the corresponding period if adequate evidence is available.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
State/Municipal owned buildings affected by project	Project affected state/Municipality owned buildings subject to partial/full demolition	IDPs, refugees, squatters occupying facilities for residential purposes	Accommodation in a government resettlement area or a self-relocation allowance as stipulated in the approved RAP.
Fences/Walls	All PAPs with fences to be affected	All PAPs	Cash compensation at replacement (construction) cost according to the material and linear meter length of affected fence/wall.
Annual Crops	Crops affected	All PAPs (including squatters)	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
Perennials standing on private land parcels	Project affected Fruit bearing perennials	All PAPs (including squatters)	Cash compensation at market value on the basis of type, age, and productive value of fruit tree; Each fruit bearing tree in addition shall be compensated for purchase of saplings. PAPs will be eligible to dispose logged trees themselves. Construction company ensures free logging and delivery of timber to the residence of PAPs.
	Project affected non-fruit bearing perennials	All PAPs (including squatters)	No cash compensation will be issued for perennials not bearing fruits. PAPs will be eligible to dispose logged trees themselves. Construction company ensures free logging and delivery of timber to the residence of PAPs.
Perennials (on public/State land)	Standing trees	Perennials standing outside of private land	Construction Company will deliver logged down trees and transfer to the Municipality. Municipality may later distribute to local population below poverty levels.
Perennials standing on the forestry land	Standing non-fruit trees	Perennials standing outside of private land	The legal implementation of the mentioned activity requires, that Perennials standing on the forestry land must be delisted from the State forest fund in accordance with the corresponding Decrees of Government of Georgia Construction Company will deliver logged down trees and transfer to the Municipality. Municipality may later distribute to local population below poverty levels.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
Income loss			
Lessors/landlords	Loss of income through termination of Lease agreements	All PAPs holding lease/rental agreement	One-time allowance equal to monthly rental fee (specified in the lease agreement) multiplied by 3; if Lease agreement is not available, monthly subsistence minimum for the family consisting of 5 persons multiplied by 3.
Business Employment	Temporary or permanent loss of business or employment	All PAPs (including squatters)	Business owner: (i) Cash compensation equal to one-year net income, as defined by the fiscal documents for the last year, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Worker/employees: Indemnity for lost wages for the period of business interruption, if the period of interruption is less than 3 months. For the cases of permanent loss of business or interruption exceeding 3 months, the employees will receive compensations equal to 3 month of salary. In cases where tax declaration reports are unavailable, then official minimum monthly subsistence value will be used instead of the value of salaries.
		Agricultural workers losing their contract	Cash indemnity corresponding to their salary for the remaining part of the agricultural year, and where needed livelihood restoration measures.
Additional Rehabilitation Measures			
Technical assistance in legalization, registration procedures		All PAPs with registered title/possessors of legalizable land parcels	Free of charge technical assistance to PAPs during legalization, sub-division of project affected parcel, registration of corrections and/or sales transaction. Project related State taxes, official fees and transactions costs if not waived will be covered by the GOG ¹⁴ .
Relocation	Transport and transitional livelihood allowances	All PAPs affected by relocation	Provision of sufficient allowance to cover transport expenses and livelihood expenses for the period of adaptation to new site. . The mentioned allowance value is defined as an averaged fixed figure: for this project. It is

¹⁴ In some cases, the PAPs may be reimbursed transaction related costs they incurred for road project purposes (e.g. VAT, Income Tax, Court/Notary fees, Court costs.

Type of Impact	Application	Definition of PAP	Compensation Entitlements
			determined that the relocation allowance is equal to the monthly subsistence minimum for the families of 5 persons, multiplied by 3 (3 months) and averaged expenses for transportation of goods (200 GEL). The total allowance equals $389.8 \times 3 + 200 = 1369$ GEL.
Community Resources			Access shall be maintained or reinstated; Rehabilitation/substitution of the affected structures/utilities (i.e. bridges, roads, schools, health-centres, potable water supply systems, irrigation channels, etc.)
Severely Affected AHs		AHs losing 10% or more of agricultural land or income;	Allowance equivalent to 3 months of minimum subsistence income for families consisting of 5 persons** and employment priority in project-related
Vulnerable PAPs		PAPs below poverty line; Female headed households;	Allowance equivalent to 3 months of minimum subsistence income for families consisting of 5 persons** and employment priority in project-related
Temporary impact	Loss of access to land parcel	Owners/Users	Temporary access will be set up by Construction Company. In cases of temporary loss of access to land parcel results in loss to crops, the construction company will be compensated APs. All losses and amount of due compensation shall be determined according to the principles of compensation entitlements provided under this RAP.
	Avoidance of interruption of temporary access road to the business activity	Business units	Temporary access will be set up by Construction Company.
	Temporary loss of income caused by occupying land parcels for the camps and quarries	Owners/users	During camps' site selection process, Construction Company should coordinate with relevant state agencies and give priority to vacant lands not used for agricultural /residential purposes. In case the land parcels selected for camps and quarries will have private land-users, all losses and amount of due, compensation shall be

Type of Impact	Application	Definition of PAP	Compensation Entitlements
			determined according to the principles of compensation entitlements provided under this RAP.
Any other unforeseen Impacts	As required	Any	Road Department and the construction contractor will address and mitigate/compensate unforeseen resettlement impact during project.

Grievance Redress Mechanism

A grievance mechanism will be available to allow an AP appealing any decision on which they disagree, practice or activity arising from land or other assets compensation. 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. This can be obtained through careful LAR design and implementation, by ensuring full participation and consultation with the APs, and by establishing extensive communication and coordination between the affected communities, the EA, and local governments in general. Complaint & Grievances will be addressed through the process described below in Table 2.

The GRM consist of project-specific systems established at the municipal level and regular system established at RDMRDI. Grievance Redress Committee (GRCE) established at municipal level as a project-specific instrument, functional for the whole period of the project implementation. Grievance Redress Commission (GRCN) is formed as an informal structure within the RDMRDI to ensure grievance review, resolution and record.

Grievance Redress Commission (GRCN) is formed by the order of the Head of RDMRDI as a permanently functional informal structure, engaging personnel of RDMRDI from all departments having regard to the LAR issues and complaint resolution. This includes top management, Safeguard or LAR Units, Legal Departments, PR department and other relevant departments (depending on specific structure of the IA). The GRCN is involved at the Stage 2 of grievance resolution process. The Order shall also state that if necessary, representative of local authorities, NGOs, auditors, APs and any other persons or entities can be included in the commission as its members.

A Grievance Redress Committee (GRCE) is an informal, project-specific grievance redress mechanism, established to administer the grievances at Stage 1. This informal body will be established at community level in each affected Municipality (village/community authority). The GRCE shall include representatives of Municipal LAR Teams and local communities. The RD representative in the Municipal LAR Team shall coordinate the GRCE formation. He/she will then be responsible for the coordination of GRC activities and organizing meetings (Convener). In addition, GRCE shall comprise village Rtsmunebuli or his/her representative, representatives of APs, women APs (if any), and appropriate local NGOs to allow voices of the affected communities to be heard and ensure a participatory decision-making process.

If considered necessary, GRCEs will be established at the community level with an office order from the RD with provision of 7 members of following composition:

- (viii) Representative of Resettlement Unit of IA : Convener; Contact Person
- (ix) Representative Rayon LAR team : Member Secretary

- (x) Gamgebeli – concerned Gamgeoba (village level) : Member
- (xi) Representative of APs : Member
- (xii) Representative of NGO : Member
- (xiii) Representative of Civil Works Contractor : Member
- (xiv) LAR Specialist of Supervision Consultants : Member

Representative of the Resettlement Unit of IA is coordinating the work of the Committee and at the same time he/she is nominated as a contact person for collecting the grievances and handling grievance log. The local authorities at the municipal level, civil works Contractor, Supervising Company (Engineer), as well as APs (through informal meetings) are informed about the contact person and his contact details are available in offices of all mentioned stakeholders.

The Contact Person collects and records the grievances, informs all members of the Committee and the management of RD regarding the sense of the problem, engages the relevant stakeholders in discussions with the applicant of grievance, handles the process of negotiation with AP at the stage 1 of the grievance resolution. The Contact Person prepares the minutes of meetings and ensures signatures. In case if the grievance is resolved at the stage 1, the Contact Person records the fact of closing the grievance in his log and informs RDMRDI management about this in written. If the complainants are not satisfied with the GRC decisions, they can always use the procedures of Stage 2 of grievance resolution process. In that case the Contact Person helps the AP in lodging an official complaint (the plaintiff should be informed of his/her rights and obligations, rules and procedures of making a complaint, format of complaint, terms of complaint submission, etc).

The APs should be informed about the available GRM. This could be achieved through implementing information campaigns, distributing brochures (e.g. Communication Plan), Keeping all focal points up-to-date & maintaining regular communication with them, allowing multiple entry points for complaints, Introducing forms for ease of reporting complaints.

Table 2: Grievance Resolution Process

Steps	Action level	Process
Step 1	Negotiations with APs	The complaint is informally reviewed by the grievance redress committee (GRC), which takes all necessary measures to resolve the dispute amicably.
Step 2	GRC Resolution	<p>If the grievance is not solved during the negotiations, the GRC will assist the aggrieved APs to formally lodge the grievances to the GRC. The aggrieved APs shall submit their complaints to the GRC within 1 week after completion of the negotiations at the village level. The aggrieved AP shall produce documents supporting his/her claim. The GRC member secretary will review the complaint and prepare a Case File for GRC hearing and resolution. A formal hearing will be held with the GRC at a date fixed by the GRC member secretary in consultation with Convenor and the aggrieved APs.</p> <p>On the date of hearing, the aggrieved AP will appear before the GRC at the Gamgeoba office for consideration of grievance. The member secretary will note down the statements of the complainant and document all details of the claim.</p> <p>Response time for the GRC to acknowledge receipt is 14 days and after date of hearing for Respond/resolve maximum time is 10 days. The decisions from majority of the members will be considered final from the GRC at Stage 1 and will be issued by the Convenor and</p>

Steps	Action level	Process
		signed by other members of the GRC. The case record will be updated and the decision will be communicated to the complainant AP.
Step 3	Decision from central RDMRDI	If any aggrieved AP is unsatisfied with the GRC decision, the next option will be to lodge grievances to the RDMRDI at the national level. The RDMRDI shall review the complaint in compliance with the procedures specified in the Administrative Code of Georgia. Response time according the Administrative Code of Georgia is 30 days, but Internally, according the RD's internal electronic correspondence system, the mandated time for response is 10 days). GRC should assist the plaintiff in lodging an official complaint (the plaintiff should be informed of his/her rights and obligations, rules and procedures of making a complaint, format of complaint, terms of complaint submission, etc). The plaintiff shall be informed of the decision.
Step 4	Court decision	If the RDMRDI decision fails to satisfy the aggrieved APs, they can pursue further action by submitting their case to the appropriate court of law (Rayon Court) without any reprisal. The aggrieved AP can take a legal action not only about the amount of compensation but also any other issues, e.g. occupation of their land by the contractor without their consent, damage or loss of their property, restrictions on the use of land/assets, etc.

Public Disclosure and Contact Information

Public hearings will be held to discuss the construction of Tbilisi-Bakurtsikhe road, where any stakeholder will have the possibility to receive full information about the project, make comments, which will be further discussed and considered.

In compliance with Georgian legislation environmental documentation will be accessible for any stakeholder.

The information about public hearing will be published in the newspaper "Sakartvelos Respublika" (Republic of Georgia), with indication of the time and place.

Contact Information:

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ANNEX 2 LEGALIZATION OF PRIVATE OWNERSHIP OF LAND IN GEORGIA

A. Introduction

Correct and accurate initial registration of ownership rights is the necessary condition for undertaking voluntary acquisition or mandatory expropriation of real property. Pursuant to article 312 of the Civil Code of Georgia the records at the Public Registry are considered accurate until their inaccuracy is not proved. Therefore, throughout the presumption of the article 312 of the Civil Code of Georgia the inaccurate data available at the Public Registry shall be corrected with precise data. Therefore, landowners shall carry out precise demarcation and legalization of his/her land parcel(s) through proper procedure. The land owners have to apply to the Public Registry with necessary documents as proof of the ownership and description of land, Cadastral Map with precise survey data and documents verifying ownership right (Receive-Delivery Act, or Registration Certificate, or the extract from the land distribution list issued by the local self-government body, or the statement on the landowner's registration as a tax payer in 1992-2001 years).

After the disintegration of the Soviet Union, all land in Georgia came under the state ownership. The Government of Georgia (GOG) started privatization of land in 2004 as an essential part of the economic reform in the country. The GOG applies various methods to privatize state-owned property including competitive bidding, auctions, lease, redemption and direct sale. However, lands under private occupation with traditional rights are being legalized through registration with National Agency for Public Registry (NAPR) of the Ministry of Justice. The pattern of privately owned lands in Georgia is determined by allocation of land plots after the independence from Soviet system. In the Soviet times the agricultural lands were used by collective farms financed by the State. During the privatization process the lands of collective farms were divided into small parcels and distributed among households who no longer receive agricultural subsidy from the State.

B. Status on Registration on Pure Land and Reality in Present Situation

The registration for pure land (land parcel without having structure) has not been -stopped. However, in practice, most of the owners are not initiating any new land registration for the pure land because; there is no requirement for them for new registration as buying and selling of pure land is not so prevalent in present situation. Also, these owners are using their respective plots based on the mutual understanding among the neighbours.

In reality, some of these land parcels and owners can still be converted into legal owners provided the initiation for land registration for pure land is taken by the owners. These cases under the current situation are considered as Legalizable Owners. Currently, there is no problem associated with urban and residential plots. Also, there is some cases pending in the court related to land registration, which needs to be addressed. The current ownership of land can be broadly categorized as follows:

- (i) **Legal Owner/ Title Holder:** Owners and users of land having their title registered in the Public Registry.
- (ii) **Legalizable Owner:**
 - a. **Rightful Owners** – the owners with old document proof although not having registration in the Public Registry under the Laws of Georgia on Privatization of State-owned Agricultural Land, (July 8, 2005) and The Law of Georgia on Public Register (No820 –lis; December 19 of 2008); (the current legislation).
 - b. **Non-rightful owners** - unauthorised land users having right to legalize landownership rights provided by the current legislation. The legalization of landownership rights, under the current legislation is allowed for following cases:

- The state owned agricultural or non-agricultural land plot with residential house or supporting structures on it - occupied by the physical or legal person without permission before the current law came in force in 2007.
- Land plot occupied by person without permission is adjacent to the land parcel rightfully owned or used by this person, taking into account that the illegally occupied land parcel should be of less area than the legally owned adjacent land parcel.

However, there are certain restrictions on privatization of land¹⁵ (attachment-2).

- (iii) **Non-Legalizable Landowners:** Illegal/Squatters having no right to legalize landownership rights under the current legislation. Persons having no document of possessing the land in concern before the enactment of the current law in 2007 are not legalizable.

Legalisation of Rightful Landownership rights is executed directly by Rayon Registration Offices of NAPR. The applicants should submit old documents proofing the ownership rights and precise cadastral maps of the land plot and structures on it.

Legalisation of Non-Rightful Landownership rights is authorized by Property Recognition Commission (in each Rayon) through reviewing the application documents, evaluating eligibility against the restriction lists given in the law and local land use development plans. In case of positive decision and upon payment by the applicant of relevant amount of money to a special account, if applicable,¹⁶ the Commission issues certificate on ownership right. Based on that certificate the Rayon Registration Office of NAPR will register the ownership rights on land plot and structures.

C. National Survey

In 2003-2004, USAID, along with some International Donors carried out a national level survey of land all over Georgia. These donors started the mapping of land for whole of Georgia. The mapping was done through an independent survey by physical verification of the land parcels and consultation with the owners. The positive aspect of the USAID survey was that it recognized the plots. However, the ownership details and the parcel boundary were not demarcated on the ground by the survey. Also, the details of ownership were not updated because most of the people do not initiate any registration for pure land. Therefore, there is a difference between the USAID survey and the map exiting during the privatization process (Rayon Map/Archives) regarding the issues related to the exact ownership, boundary of each plot and its due recognition.

¹⁵ According to the Law of Georgia On Privatization of Agricultural Land Existing in State Ownership (Article 2, Clause 3), the following categories of State-owned lands are not subject to privatization: (a) Pasturelands other than those leased out before the enactment of this law which under the act issued by the competent state or local government (self-government authority) are duly allotted to the buildings and premises located thereon which are the private property of individuals or legal entities or the property of the state; (b) Cattle transfer routes; (c) The first zone (zone of strict regime) in sanitary protection area around water supply units; (d) Lands of forest funds, which are used for agricultural purposes; (e) Recreational lands; (f) Lands occupied with historical, cultural, natural and cult-religious monuments; (g) Lands of protected territories; (h) Agricultural lands that are used by the Budget-funded institutions and legal persons of public law in form of usufruct. The lands indicated in b, c, d and e may be privatized only if significant projects are implemented, on which government of Georgia, based on the suggestion of the Ministry of Economic Development of Georgia, shall take special decision. At the same time the land indicated in c may be privatized if the conditions of sanitary protection are met. (26.10.2007).

¹⁶ In Adjara AR (1) Payment for allocation of land less than 3000 sqm in village settlement for residential use is exempted for all. (2) For agricultural land of area more than 3000 sqm, the payment is 440 GEL per HA. (3) For non-agricultural land in the first zone, the payment is 6 GEL per sqm, which is 3.4 GEL per sqm in second zone and 2.2 GEL per sqm in rest of the areas. Kobuleti Municipality Sakrebulo has approved by its decree of 26.02.2010 zoning of Kobuleti rayon lands in accordance with the legislation.

D. Land Acquisition and Resettlement Surveys and Documentation for the Project

As the land acquisition and resettlement (LAR) activities at the feasibility study (FS) level were based on tentative alignments and existing imprecise cadastral maps, and since there was no detail estimate of losses and ownership at FS, fresh land acquisition and resettlement surveys have been being carried out through detail measurement survey, valuation survey, census survey and socioeconomic survey. The road alignment as per final engineering design is being superimposed on the updated cadastral map of Registered land plots obtained from Rayon NAPR and aerial photo (orthophoto) of concerned area. Each of the affected Registered land plots in the project right of way are being identified along with its dimensions on the orthophoto. The affected plots are being listed up and cadastral details collected from Rayon NAPR, and local government offices as applicable.

Based on this, the survey team proceeded to the sites for field survey which included identification of each plot and verification of the details shown in the National Survey Map (National Cadastre Map) and the reality on the ground. The verification survey process includes title searching through review of available documents and discussions with the owners about land parcel boundary and further discussion with the local government, the representative of the NAPR (local archives are currently transferred to NAPR rayon offices) for its cross verification. Based on these methods final details of each parcel and ownership will be confirmed. This will help to identify the legal owners, the legalizable owners (rightful and non-rightful) and the illegal occupants of state owned land. The list of various categories of ownership will be recorded with the help of local government.

The FS noted that the some of the owners of affected land parcels have the land documents (old documents) as proof of ownership obtained during the post-soviet period. These land owners did not Register their land parcels in the rayon level registration office as it was not mandatory for them. As general estimation registered land owners in Georgia constitute 10-15% of all the legalizable pool of land owners/users.

E. Process for Registration of Legalizable Owners

An initial level of discussions was initiated during the Census Survey by the FS consultant with the stakeholders, including the affected people, Property Recognition Commission of the affected municipalities and the rayon level Registration Offices of NAPR. The detail design consultant (the Consultant) has checked with relevant agencies and local experts for the land registration process in Georgia. This also includes the methods on how to conduct registration of un-registered land prior to disbursement of compensation to the affected people. The affected people will be made aware about the situation, the process and the tasks to be done by them for registration of land parcels. It is noted that coordination and combined efforts are required by the APs, the consultant and all the relevant government agencies.

H.1 Registration of Rightful Owners

Recognition of ownership rights in relation with the rightfully owned/used land plot is executed through registration of ownership right directly in the Public Registry. For that purpose, the applicant has to submit:

- (i) Documents confirming rightful ownership of the land plot (annex 3).
- (ii) Precise cadastral maps of the land plot.
- (iii) Document confirming payment of the fee for the property recognition (51 Gel).
- (iv) Identification documents of the applicant.

The process and procedure for registration of Rightful Owners needs complete the steps described as follows:

- (i) **Step 1:** Preparation of fresh and precise cadastral map by the owners through private agencies. The map will include all the dimensions of plots and geometrical details. The cost of preparation of map ranges from 0.06 GEL to 0.10 GEL per sqm of land to be recognized. The duration for preparation of map will be approximately a week time. However, within the project frame, the consultant will prepare precise cadastral maps for the affected land plots and these maps along with required land descriptions will be given to the legalizable and other land owners free of charge.
- (ii) **Step 2:** In case if the owner does not have available ownership proving documentation (annex-3) or in case there is any doubt regarding the plot, the owner has to apply to the local community level self-government (Sakrebulo and Gamgeoba) and local Rayoon NAPR Office (where Archives are kept) for the proof and cross verification of the land details.
- (iii) **Step 3:** after the verification from NAPR rayon Office, the owners will take the endorsement from the community municipal office (Gamgeoba).
- (iv) **Step 4:** Following the authorization from Gamgebeli the owners will approach to the Rayon Level Registration Office of the NAPR. The owners will provide all the above proof to the registration office. The registration office will verify the completeness of all required application documents. The owners have to submit both the soft copy and hard copy of the plot maps along with its coordinates for record in the Public Registry office. The registration process will take 4 working days in normal situation and the property recognition fee will be 51 GEL per registration. In case of urgency, the owners have to pay 150 GEL to get the registration done in one working day and 200 GEL, if the registration needs to be done immediately. However, the registration office for affected legalizable owners will not charge the urgency cost and will be able to complete each case in maximum 6 days. after the finalization of registration, the Public Registry office will compile the land records and will update the cadastral details. The updated details will be sent to the central Public Registry for centralized record.
- (v) **In case**, there remains further dispute related to ownership, the case may be referred to the court. The project authority may estimate the price of that particular land and may deposit the amount in the State Budget allocated for the Project. The payment to the real owner will be executed from the State Budget according to the court decision upon confirmation by the Roads Department as RAP implementing agency. The case will be resolved in the Rayon Court.

H.2 Registration of Non-Rightful Owners

For recognition of the ownership rights on non-rightfully owned land plot the owner/user should submit to Property Recognition Commission application letter through the Office of Sakrebulo with the following supplementary documentation:

- (i) Document confirming the fact of non-rightful ownership/use of the land plot (see annex 3) or attestation of witness (neighbours etc.).
- (ii) Precise cadastral maps of the land plot
- (iii) Information needed for determination of the fee for property recognition
- (iv) Copies of the identification documents of the applicant

The process and procedure for registration of Non-Rightful Owners needs the following steps as described below:

- (i) **Step1:** Preparation of fresh and precise cadastral map by the owners through private agencies. The map will include all the dimensions of plots and geometrical details. The cost of preparation of map ranges from 0.06 GEL to 0.10 GEL per sqm of land to be recognized. The duration for preparation of map will be approximately

- a week time. However, within the project frame, the consultant will prepare precise cadastral maps for the affected land plots and these maps along with required land descriptions will be given to the legalizable and other land owners free of charge.
- (ii) **Step 2:** The map and its details will be authorized and the land usage pattern will be verified by the neighbours. The community local administration (Gangeoba) may also certify the authorization.
 - (iii) **Step 3:** Following the authorization from the neighbours, the same has to be notarized. Cost of notarian confirmation of neighbour's witness will be 15 GEL for each case.
 - (iv) **Step 4:** The land owner/user will approach to the Property Recognition Commission through Office of Sakrebulo with a package of documents confirming eligibility for legalization of the land plot according to the current legislation. This includes ownership documents (see annex-3) related to the adjacent land plots owned by the applicant rightfully.
 - (v) **Step 5:** In case if, the owner does not have available documentation proving ownership rights on the adjacent land plot or in case there is any doubt regarding the plot, the owner will apply to the local NAPR Archives for the proof and cross verification of the land details.
 - (vi) **Step 6:** after the verification, the Office of Sakrebulo will endorse the application and authorize the case for recognition.
 - (vii) **Step 7:** Following the authorization from Sakrebulo, the owners will approach to the Property Recognition Commission. The owners will provide all the above proof to the Commission. The Commission will verify the documents, make physical verification and organize an open disclosure meeting on site with prior notice to the concerned community peoples. If the documents are clear and the land is free from any dispute from anybody, then the Commission will notify the applicant to deposit payment for the land (if applicable). after payment, or if the payment is not applicable, the commission will issue certificate on ownership right to the owners.
 - (viii) **Step 8:** Based on the above steps, the owners will go to the Public Registry at their respective rayon for registration. The owners have to submit both the soft copy and hard copy of the plot maps along with its coordinates. The registration process will take 4 working days in normal situation and the property recognition fee will be 51 GEL per registration. In case of urgency, the owners have to pay 150 GEL to get the registration done in one working day and 200 GEL, if the registration needs to be done immediately. However, the registration office for affected legalizable owners will not charge the urgency cost and will be able to complete each case in maximum 6 days. after the finalization of registration, the Public Registry office will compile the land records and will update the cadastral details. The updated details will be sent to the central Public Registry for centralized record.
 - (ix) **In case,** there remains further dispute related to ownership, the case may be referred to the court. The project authority may estimate the price of that particular land and may deposit the amount in the State Budget allocated for the Project. The payment to the real owner will be executed from the State Budget according to the court decision upon confirmation by the Road Department as RAP implementing agency.

Actions at Detail Design

The most important issue for timely acquisition of land is the coordination between the Roads Department and the respective rayon and municipality level administration (, Rayon and municipal Gangeoba and PRC). These issues have been identified and brought to the notice of concerned stakeholders by the feasibility study consultant, as well as DD Consultant, through consultation

and review of existing process of privatization. The Consultant is in the process of seeking cooperation from the concerned registration services and local government offices. Services of an experienced survey and audit agency have been being utilized to identify the current owners (users) of affected land parcels as per final engineering design of the road.

All the legalizable owners (rightful and non-rightful) are being identified through extensive title search. Fresh and precise maps of land parcels (with standard coordinates) and geometric details will be provided to the legalizable owners in CD-ROM and printed copies. A generic instruction leaflet has been distributed to the affected persons on the process of legalization of legalizable land parcels. The survey agency is also counselling the AP persons on the process and its urgency for timely receipt of compensation for their acquired land. All legalizable owners will be provided with the detailed cadastral maps and case-specific instructions on further steps for legalisation.

The registration will be completed for the legalizable owners during the implementation of RAP and prior to the disbursement of compensation. The cost involved in the registration process will be reimbursed from the Project during RAP preparation and implementation. The affected legalizable owners have to initiate the land registration at their own cost in the beginning with such assurance from the Roads Department. The above activities are part of Pre- Disbursement of Compensation.

ANNEX 3 VALUATION METHODS, VALUATION OF LOSSES AND COMPENSATIONS, VALUATION OF THE COST OF BUILDINGS AND STRUCTURES

1. Land Valuation;

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

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

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

The Market Method (sales comparison method) was used as one of the basic approaches defined by the International Valuation Standard (IVS-2013 9th edition) to determine the amount of compensation for inflicting land losses on landowners.

Approach When applying **Market Method**, the valuer establishes an assumption about the value by comparing the objects of comparison property with the objects of the property of the valuation.

Procedure „In applying Market Method approach, a valuer follows a systematic procedure.

The valuer will:

- Research the market...
- Verify the information...
- Select relevant sample objects (land plots) of comparison...
- Compare the sale properties with the subject property using the elements of comparison...
- Reconcile the results into a value indication...“

/International Valuation Guidance GN 1. Real Property Valuation/

Elements of comparison Elements of comparison determine the specific features of properties and transactions that explain the prices to vary. The market analysis reveals which elements are particularly sensitive.

Sales comparative data analysis involves comparison of the following elements:

- Real property rights conveyed...
- Financing terms...
- Sale conditions...
- Expenditures made immediately after purchase...
- Market conditions...
- Location...
- Physical characteristics...
- Economic characteristics...
- Use...
- Non-realty components of sale...

That is, market or sales comparative analysis method at the time of determining the value of the object to be evaluated is based on its direct comparison with prices for similar items sold in the recent past or announced for sale.

The following successive actions were taken by me to determine the market value of the property to be evaluated using the market method in accordance with the above-mentioned standard: market data on similar real estate objects to be evaluated were collected and analyzed; the detailed market research was carried out, reliable information on factors affecting the value of the object to be evaluated was obtained; the collected information was rechecked in order to affirm its accuracy and nature of motivation behind each transaction; an applicable unit of comparison was determined and a comparative analysis carried out; comparison of the objects to be evaluated with the selected object to adjust their selling price or extract from the list of objects of comparison; and the reduction of the adjusted indicators of the value of the objects of comparison to a single value or market value range were performed. The market value of the objects to be evaluated was determined.

As already mentioned above, in order to determine the value of affected land plots to be evaluated, there was used market or sales comparison method, which includes comparison of the object to be evaluated with other objects, the market value of which is known (selling and buying of land was undertaken, i.e., was sold in the recent past or announced its sale).

The following types of the compensable private land groups were identified:

In order to determine the value of the affected land, a market approach was used, which includes comparison of the object to be evaluated with other objects, market value of which is known (the land was either bought and sold or announced for sale).

The land plots to be evaluated are located within the administrative borders of Sagarejo, as well as of the villages Giorgitsminda and Tokhliauri. The main part of the land is situated in 2-3 km distance from the existing motorway, parallel to the road. For the current period, the land plots were classified in the following categories according to their type of use, relief, purpose and other factors:

- I — Land plots located within 50 meters from the central motorway;
- II — Agricultural land used for household purposes;
- III — Agricultural arable land.

To evaluate the land plots, it is necessary to analyze the market segment, the values recorded in

the similar real estate contracts and sales announcements that were implemented in the above-mentioned villages and neighboring villages.

Aiming at fixing the market values of land in the course of evaluation, we obtained data on analogues based on the market offers and transaction data provided by the National Agency of Public Registry (NAPR) (the source of information is shown in the table below), which is shown in table 2.

Valuation Report of November 22 of 2019 for land plots of:

Type 3-1: Agricultural (arable land) irrigated land close to Sartichala, located remotely from the existing mainline road

Type 3-2: Agricultural (hayland) close to Sartichala, located remotely from the existing mainline road (from plot # 201)

Type 3-3: Residential land close to Sartichala, located remotely from the existing mainline road (from plot # 201)

Type 3-4: Non-agricultural land close to Sartichala, located remotely from the existing mainline road (from plot # 201)

Table 1

No	Area (sq.m)	Purpose	Address Location	Price for per Bargain / Offer unit, GEL	Source of Information
1	2416	Agricultural arable land	Sagarejo, village Manavi	1.0 sq.m. – 3.10 GEL	National Agency of Public Registry Agreement 04.01.2019 Cadastral code: 55.09.61.316
2	3535	Agricultural arable land	Sagarejo, village Manavi	1.0 sq.m – 5.66 GEL	National Agency of Public Registry Agreement 16.01.2019 Cadastral code: 55.09.58.215
3	9090	Agricultural arable land	Sagarejo, village Tokhliauri	1.0 sq.m – 2.31 GEL	National Agency of Public Registry Agreement 10.01.2019 Cadastral code: 55.10.52.374
4	2500	Residential land	Sagarejo, village Manavi, 800m from the central road	1.0 sq.m – 9,0 GEL	www.ss.ge 09.04.2020 №. ID: 2683856
5	2000	Residential land	Sagarejo, village Manavi, close to the central road, with house 48sq.m.	1 sq.m – 19.0 GEL	www.ss.ge 01.05.2020 №. ID: 3164874

6	800	Agricultural land used for household purposes	Sagarejo, 800 m from the motorway, including utilities	1 sq.m – 12 GEL	www.ss.ge 30.10.2019 ID: 2915681
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Table N2 Correction for land plots of type I to be evaluated within the affected area (in GEL, 1.00 sq.m).

N	Elements of Comparison	Analogue N1	Analogue N2	Analogue N3
	Area (sq.m)	2416	3535	9090
	Price per 1 sq.m.	3,10	5,66	2,31
1	Real property rights conveyed	Full	Full	Full
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	3,1	5,66	2,31
2	Financing terms	Typical	Typical	Typical
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	3,1	5,66	2,31
3	Conditions of Sale	Factual	Factual	Factual
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	3,1	5,66	2,31
4	Expenditures made immediately after purchase	No	No	No
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	3,1	5,66	2,31
5	Market conditions (Time)	2019წ. Jan	2019წ. Jan	2019წ. Jan
	<i>Correction</i>	5%	5%	5%
	<i>Corrected price</i>	3,3	5,9	2,43
6,1	Location	Similar	Similar	Similar
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	3,26	5,94	2,43
6,2	Access road	Similar	Similar	Similar
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	3,26	5,94	2,43
7	Physical characteristics			
7,1	Plot area	Medium	Medium	Large
	<i>Correction</i>	0%	0%	5%
	<i>Corrected price</i>	3,26	5,94	2,55
7,3	Utilities	Similar	Similar	Similar
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	3,26	5,94	2,55
7,4	Limitations (servitude, etc)	Do not have	Do not have	Do not have
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	3,26	5,94	2,55
8	Economic characteristics	Similar	Similar	Similar
	<i>Correction</i>	0%	0%	0%

	<i>Corrected price</i>	3,26	5,94	2,55
9	Non-realty components of sale	Do not have	Do not have	Do not have
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	3,26	5,94	2,55

After considering the analogues and studying the data and corrected prices, the value of the unit land was fixed by calculating the mean weighted value.

When agreeing the results of the corrected prices, the analogues being most comparative to the objects to be evaluated and with least corrections were given the highest specific weight.

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

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

Vwa - is the mean weighted value;

Pi – is the corrected price of each analogue;

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

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

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

Table #3. Corrected market prices

Description	Pi	Ri	Vi
Price of corrected analog No.1	3,26	1	1,30
Price of corrected analog No.2	5,94	1	2,38
Price of corrected analog No.3	2,55	0,5	0,51
$\sum R$		2,5	
Vwa			4.19
Corrected market value of 1 sq.m. land to be evaluated, Gel (rounded)			4.20

Thus the market cost of 1sq.m. oft the affected land parcels located in Sagarejo municipality between Tokhliauri and Badiauri is 4.20 GEL/sq.m.

Table N4. Corrections to the land parcels of the II type to be evaluated located in the impact zone (Gel, unit: 1.00 sq.m.)

N	Elements of Comparison	Analogue N1	Analogue N2	Analogue N3
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	Area (sq.m)	2500	2000	800
	Price per 1 sq.m.	9,00	19,00	12,00
1	Real property rights conveyed	Full	Full	Full
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	9	19	12
2	Financing terms	Typical	Typical	Typical
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	9	19	12
3	Conditions of Sale	Offer	Offer	Offer
	<i>Correction</i>	-5%	-5%	-5%
	<i>Corrected price</i>	8,55	18,05	11,4
4	Expenditures made immediately after purchase	No	No	No
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	8,55	18,05	11,4
5	Market conditions (Time)	2020წ. April	2020წ. May	2019წ. October
	<i>Correction</i>	0%	0%	10%
	<i>Corrected price</i>	8,55	18,05	12,54
6,1	Location	Similar	Similar	Similar
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	8,55	18,05	12,54
6,2	Access road	Similar	Similar	Similar
	<i>Correction</i>	0%	-5%	0%
	<i>Corrected price</i>	8,55	17,15	12,54
7	Physical characteristics			
7,1	Plot area	Medium	Medium	Medium
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	8,55	17,15	12,54
7,3	Utilities	Similar	Similar	Similar
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	8,55	17,15	12,54
7,4	Limitations (servitude, etc)	Do not have	Do not have	Do not have
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	8,55	17,15	12,54
8	Economic characteristics	Similar	Similar	Similar
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	8,55	17,15	12,54
9	Non-realty components of sale	Do not have	Do not have	Do not have
	<i>Correction</i>	0%	-10%	0%
	<i>Corrected price</i>	8,55	15,43	12,54

After considering the analogues and studying the data and corrected prices, the value of the unit land was fixed by calculating the mean weighted value.

When agreeing the results of the corrected prices, the analogues being most comparative to the

objects to be evaluated and with least corrections were given the highest specific weight.

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

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

Vwa - is the mean weighted value;

Pi – is the corrected price of each analogue;

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

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

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

Table #5.

Description	Pi	Ri	Vi	
Price of corrected analog No.6		8,55	1	3,42
Price of corrected analog No.7		15,43	0,5	3,09
Price of corrected analog No.8		12,54	1	5,02
$\sum R$			2.5	
Vwa			11.52	
Corrected market value of 1 sq.m. land to be evaluated, Gel (rounded)			11.50	

Thus, the market value of 1 sq.m. of the residential land parcel in Sagarejo Municipality subject to purchase was fixed at **11.50 GEL**.

Final market values of land parcels of different categories

As a result of the completed assessment procedures, the compensation price of the land parcels to purchase within the scope of the construction of the road in Sagarejo Municipality were fixed as follows:

Table №6

Type	Plot function	Compensation price of 1 sq.m. land parcel, GEL
I	Type 1. Agricultural (arable land)	4.20

II	Type 2. Agricultural Land used as Residential land	11.5
III	Type 3. JSC Georgian Railway	3.00

2. Buildings Valuation.

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

a. Direct costs include:

- (i) Salaries of workers;
- (ii) Purchase of construction materials;
- (iii) Preparatory expenses;
- (iv) Rent or purchase of equipment;
- (v) Profit and overhead expenses of the constructor;
- (vi) Expenses incurred to ensure safety measures during the construction/repair;
- (vii) The cost of arranging temporary structures;
- (viii) Temporary communications (electricity, water, gas supply etc.);
- (ix) Warehouse costs;
- (x) Transportation costs;
- (xi) Other costs

b. Indirect costs include:

- (i) Cost of professional services:
 - 1. Compensation of the architect/designer;
 - 2. Compensation for engineering services;
 - 3. Legal expenses;
 - 4. Compensation for valuator's services;
 - 5. Other expenses
- (ii) Expenses incurred to receive permits;
- (iii) Insurance costs;
- (iv) Financing %;
- (v) Guarantee necessary to secure the contract implementation by the contractor building the new building;
- (vi) Other expenses

3. Compensations for Annual Crops.

This item has been valued at market ha, area of affected crops and current gross market values of the crop. The details are given in a table A 6. Compensation for affected annual crops have been calculated by lost income method, which is derived based on the data on productivity of each specie and current market price of 1kg product. Data on productivity of different annual crops within the project region is statistical data published by National Statistics Office of Georgia and from the sourcebooks prepared by agro-technical scientists and accepted by the Ministry of Agriculture of Georgia. Annual productivity, market cost of 1 kg product and compensation values are given in the table below:

Table 7 Compensation for the Annual Crops.

Crops	Unit	Productivity	Market price	Crop	Crop
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		per 1 ha	of unit of crops, GEL	Compensation Price (GEL) per 1 ha	Compensation Price (GEL) per 1 sq.m
Potato	tone	26	600	15600	1.56
Beans	kg	800	5	4000	0.4
Tomatoes	tone	20	800	16000	1.6
Maize Corn	kg	5000	0.8	4000	0.4
Pumpkin	tone	40	1000	40000	4.0
cucumber	tone	64	1000	64000	6.4
Melon	tone	16	1500	24000	2.4
Watermelon	tone	30	0.75	22500	2.25
Anion	tone	30	0,6	18000	1.8
Other vegetables	-	-	-	5000	5.0

Note: Compensation is calculated based on 1-year harvest costs

4. The methodology of calculation of the compensation amount for perennials

In order to establish the compensation costs for perennials (fruit trees), a lost income method was used during the time necessary to grow a similar crop up to the corresponding age of the existing crop.

The cost of perennial plants is based on their age. The price of fruit trees will be calculated by multiplying the market price of the annual crop to the number of years that will be required to grow perennial seedlings to the age of existing trees.

Fruit trees were evaluated using the following formula:

$$\{ (B \times D) \times C \} + A \} - M$$

Where:

- A — Cost of seedling
- B — Crop unit value
- C — Number of years to be compensated
- D — Full productivity in a year
- M — Cost required for obtaining productivity

Based on the formula indicated above, the compensation amount was calculated for perennials, taking into consideration the principle of lost income (time required to grow a new tree to the age of an existing tree, the sum of the total harvest values for a mentioned tree). In order to determine the amount of compensation for timber, it was calculated based on the following parameters: age of a tree, development of a trunk and crown size, the volume of wood obtained from it, by its type, as a product demanded by construction or for other purposes.

Final compensation values for perennials by type are given in Table 8.

Table 8. Compensation values for perennials by type

Plants	Age group	Cost of seedling, Gel	Cost of harvest unit, Gel	Number of compensation years	Full productivity per year, kg	Harvest compensation for per year (Gel)	Total compensation for adult perennial plant without considering the annual expenses (Gel)	Total compensation for adult perennial plant with considering the cost (Gel)
1	2	3	4	5	6	7	8	9
Cherry (sweet cherry)	<5	5	2	5	4	8,0	45	35
	5-10	5	2	5	10	20,0	105	75
	10-20	5	2	5	16	32,0	165	115
	20+	5	2	5	10	20,0	105	75
Peach	<5	6	1,5	5	4	6,0	36	25
	5-10	6	1,5	5	15	22,5	118.5	85
	10-20	6	1,5	5	40	60,0	306	215
	20+	6	1,5	5	25	37,5	193.5	135
Apricot	<5	4	1,5	5	4	6	34	25
	5-10	4	1,5	5	15	22,5	116.5	80
	10-20	4	1,5	5	40	60,0	304	210
	20+	4	1,5	5	25	37,5	191.5	135
Walnut	<5	10	5	5	4	20,0	110	80
	5-10	10	5	10	15	75,0	760	535
	10-20	10	5	10	30	150	1560	1235
	20+	10	5	10	40	200	2010	1510
Quince	<5	4	1,5	5	3	4,5	26.5	20
	5-10	4	1,5	5	15	22,5	116.5	80
	10-20	4	1,5	5	30	45,0	229	160
	20+	4	1,5	5	20	30,0	154	110
Pear	<5	4	1,2	5	7	8,4	46	25
	5-10	4	1,2	7	20	24,0	172	120
	10-20	4	1,2	7	70	84,0	592	415
	20+	4	1,2	7	45	54,0	382	270
Plum (variety of plum)	<5	4	0,8	5	8	6,4	36	25
	5-10	4	0,8	5	15	12,0	64	45
	10-20	4	0,8	5	30	24,0	124	90
	20+	4	0,8	5	20	16,0	84	60
Mulberry	<5	5	1,5	5	4	6,0	35	25
	5-10	5	1,5	5	10	15,0	80	60
	10-20	5	1,5	5	16	24,0	125	90
	20+	5	1,5	5	10	15,0	80	60

Plants	Age group	Cost of seedling, Gel	Cost of harvest unit, Gel	Number of compensation years	Full productivity per year, kg	Harvest compensation for per year (Gel)	Total compensation for adult perennial plant without considering the annual expenses (Gel)	Total compensation for adult perennial plant with considering the cost (Gel)
Hazelnut	<5	2	4	5	2	8,0	44	30
	5-10	2	4	5	5	20,0	102	75
	10-20	2	4	5	6	24,0	122	90
	20+	2	4	5	4	16,0	82	55
Sour plum (cherry plum)	<5	5	0,8	5	7	5,6	36	25
	5-10	5	0,8	6	15	12,0	77	55
	10-20	5	0,8	6	50	40,0	245	170
	20+	5	0,8	6	25	20,0	125	90
Apple	<5	4	1	5	5	5,0	29	20
	5-10	4	1	6	25	25,0	154	110
	10-20	4	1	6	70	70,0	424	295
	20+	4	1	6	40	40,0	244	170
Grape (white)	<5	2	2,0	3	3	6	20	17
	5-10	2	2,0	4	5	10	40	34
	10-20	2	2,0	4	6	12	50	42
	20+	2	2,0	4	5	10	42	35
Grape (red)	<5	3	3,5	3	2,0	7	24	20
	5-10	3	3,5	4	3,5	12.25	52	44
	10-20	3	3,5	4	4,0	14	59	56
	20+	3	3,5	4	4	14	59	50
Cornelian cherry tree	<5	3	2	5	2	4,0	23	15
	5-10	3	2	5	3	6,0	33	25
	10-20	3	2	5	4	8,0	43	30
	20+	3	2	5	3	6,0	33	25
Persimmon	<5	2	1	5	5	5,0	27	20
	5-10	2	1	6	10	10,0	62	45
	10-20	2	1	6	30	30,0	182	125
	20+	2	1	6	20	20,0	122	85
Fig	<5	3	1,5	5	5	7,5	40.5	25
	5-10	3	1,5	6	10	15,0	93	65
	10-20	3	1,5	6	30	45,0	273	190
	20+	3	1,5	6	20	30,0	183	130
Almond	<5	8	9	5	2	18	98	70
	5-10	8	9	10	4	36	368	280

Plants	Age group	Cost of seedling, Gel	Cost of harvest unit, Gel	Number of compensation years	Full productivity per year, kg	Harvest compensation for per year (Gel)	Total compensation for adult perennial plant without considering the annual expenses (Gel)	Total compensation for adult perennial plant with considering the cost (Gel)
	10-20	8	9	10	7	63	575	430
	20+	8	9	10	6	54	548	400
Pomegranate	<5	4	2	5	5	10,0	54	35
	5-10	4	2	6	10	20,0	124	85
	10-20	4	2	6	30	60,0	364	250
	20+	4	2	6	20	40,0	244	170
Barberries	<5	5	2,5	4	3	7,50	35	25
	5-10	5	2,5	5	5	12,50	67,5	50
	10-20	5	2,5	5	7	17,50	82,5	65
	20+	5	2,5	5	5	12,50	67,5	50
sea-buckthorn	<5	5	3	4	3	9	41	25
	5-10	5	3	5	5	15	80	55
	10-20	5	3	5	7	21	110	80
	20+	5	3	5	5	15	80	55
medlar	<5	4	1,5	4	3	4,5	20	15
	5-10	4	1,5	6	10	15,0	94	65
	10-20	4	1,5	6	20	30,0	184	130
	20+	4	1,5	6	10	15,0	94	65
common jujube	<5	5	2,5	4	3	7,50	35	25
	5-10	5	2,5	7	10	25,0	175,0	140
	10-20	5	2,5	7	35	92,50	647,50	550
	20+	5	2,5	7	30	75,0	525,0	445
Loquat	<5	4	2	6	3	6,0	40	30
	5-10	4	2	6	10	20,0	124	85
	10-20	4	2	6	20	40,0	244	170
	20+	4	2	6	10	20,0	124	85
dog rose	<5	5	2	4	2	4,0	16	15
	5-10	5	2	5	4	8,0	40	30
	10-20	5	2	5	6	12,0	60	45
	20+	5	2	5	4	8,0	40	30
Silverberry	<5							5
	5-10							10
	10-20							20
	20+							15

Plants	Age group	Cost of seedling, Gel	Cost of harvest unit, Gel	Number of compensation years	Full productivity per year, kg	Harvest compensation for per year (Gel)	Total compensation for adult perennial plant without considering the annual expenses (Gel)	Total compensation for adult perennial plant with considering the cost (Gel)
Bladder-nut	<5	2	1	3	3	3	10	5
	5-10	2	1	6	10	10	62	50
	10-20	2	1	6	15	15	81	75
	20+	2	1	6	12	12	74	65
Plum Chanchri	<5	3	0,5	5	6	3,0	18	14
	5-10	3	0,5	5	12	6,0	33	25
	10-20	3	0,5	5	20	10,0	53	40
	20+	3	0,5	5	16	8,0	43	30

Annex 4. Monitoring Matrix

Compliance Issue and Component Activity	Indicators	Information source and Responsibility for Data Collection Analysis and Reporting	Frequency
Physical resettlement	<ul style="list-style-type: none"> Number of households physically resettled. 	RD	Monthly for Performance Monitoring, Bi- Annual for Compliance Monitoring and once off for Completion Audit.
Economic Resettlement	<ul style="list-style-type: none"> Number of households experiencing economic impacts who have restored livelihoods. 	RD	Monthly for Performance Monitoring, Bi- Annual for Compliance Monitoring and once off for Completion Audit.
Compensation	<ul style="list-style-type: none"> Number of PAPs to whom the compensation packages have been disclosed. Number of households that have consented to their compensation packages. Number of households that have received their compensation packages. Number of households allocated replacement houses/ replacement land, if applicable. Number of PAPs that demolished their houses after receiving the compensation and had an opportunity to salvage material deemed valuable. Replacement of community infrastructure and restoration of access to services. 	RD	Monthly for Performance Monitoring, Bi- Annual for Compliance Monitoring.
Compensation	<ul style="list-style-type: none"> Compensation has been delivered to all as per entitlements and can be demonstrated to have achieved replacement. Has community infrastructure been replaced? 	RD	Annual for Compliance Monitoring and Once Off for Completion Audit.

Compliance Issue and Component Activity	Indicators	Information source and Responsibility for Data Collection Analysis and Reporting	Frequency
Livelihood Restoration (if it is required for this project)	<ul style="list-style-type: none"> Number of households enrolled for the livelihood restoration program. Status on on-going income restoration activities. Number of households with incomes higher / lower than pre-project 	RD	Quarterly for Performance Monitoring, Bi- Annual for Compliance Monitoring and once off for Completion Audit.
Livelihood restoration (if applicable)	<ul style="list-style-type: none"> Have livelihoods been restored. Have assets / incomes been restored 	RD	Annual for Compliance Monitoring and Once Off for Completion Audit.
Vulnerability	<ul style="list-style-type: none"> Number of vulnerable households supported during the transition period. Type of support given to vulnerable households. 	RD	Monthly for Performance Monitoring, Bi- Annual for Compliance Monitoring and once off for Completion Audit.
Vulnerability and other types of assistance	<ul style="list-style-type: none"> Evaluation of assistance given to vulnerable categories and other types of assistance (severe impact, relocation, etc.) 	RD	Annual for Compliance Monitoring and Once Off for Completion Audit.
Grievances	<ul style="list-style-type: none"> Number of grievances received. Number of grievances resolved. Number of grievances pending resolution. Number of Project grievances forwarded to the High Court. Number of Project grievances resolved at the District Land and Housing Tribunal. 	RD	Monthly for Performance Monitoring, Bi- Annual for Compliance Monitoring and once off for Completion Audit.
RAP Completion Schedule	<ul style="list-style-type: none"> RAP Entitlement delivered in timely fashion to PAPs. 	RD	Monthly for Performance Monitoring.
Data Management	<ul style="list-style-type: none"> Use of Data and logical storage, through unified Database. Accessibility of files and security. Completeness of records. 	RD	Annual for Compliance Monitoring and Once Off for Completion Audit.
Lesson Learned	<ul style="list-style-type: none"> Overview of Lessons Learned. 	RD	Annual for Compliance Monitoring and Once Off for Completion Audit.

Compliance Issue and Component Activity	Indicators	Information source and Responsibility for Data Collection Analysis and Reporting	Frequency
Effectiveness of information, awareness, and consultation measure;	<ul style="list-style-type: none"> • How many individual and Community consultations held. • Main questions and issues raised. • How the requested information delivered. 	RD	Bi- Annual for Compliance Monitoring and once off for Completion Audit.
Major changes to RAP, if any, since original approval;	<ul style="list-style-type: none"> • The reason for changes: • changes in design; • Based on grievance; • any negative impact: dust, vibration, noise; • any unforeseen issue. 	RD	Bi- Annual for Compliance Monitoring and once off for Completion Audit.

Annex 5. Kakheti Connectivity Improvement Project (KCIP)

LOT №3: ROAD SECTION FROM SAGAREJO EAST (TOKHLIAURI INTERCHANGE) TO BADIAURI

Minutes of Public Consultation

Date: 04 February 2022

The goal of the public consultation was to discuss draft Resettlement Action Plan and Stakeholder Engagement Plan with the project affected persons

The following channels for advertising of consultation meeting were used by RD and the local Government: RD announced the public consultation meeting on January 28, 2022 on official webpage:

<http://www.georoad.ge/?lang=geo&act=news&func=menu&uid=1645533901>;

RD's project managers conducted phone calls to each affected household impacted by RAP; Local Government posted the information regarding to the public consultation meeting on information desk in Sagarejo Municipality Building for all stakeholders; The representatives of Mayor in villages impacted by the project conducted personal visits and invited the PAPs.

The printed version of RAP and SEP documents translated in Georgian were distributed in the municipal office in Sagarejo, Before the public consultations started the documents were sent to the representatives of the Mayor in nearby villages. PAPs had the opportunity to review the documents a few days before the meeting. **Venue:** Sagarejo City, House of Culture.

Chairperson of the meeting: Salome Tsursumia

Secretary of the meeting: Nino Shubashishvili

The meeting was attended by:

- Mikheil Ujmajuridze – Head, Environmental and Social Division
- Mariam Begiashvili - Social Safeguards Consultant of the World Bank funded Projects, Environmental and Social Issues Division
- Avtandil Gulikashvili – Mayor, Sagarejo Municipality
- Project affected persons (PAPs) from Sagarejo town and nearby villages

Commencement time of the public consultation: 12:00 and 14:00, February 4, 2022.

Agenda:

Provide information on the procedures envisaged in the Resettlement Action Plan (RAP) and Stakeholders Engagement Plan (SEP) to the persons affected by works in Sagarejo-Badiauri section of the highway.

Presentation was made by Mariam Begiashvili, Social Safeguards Consultant, Environment and Social Division, Roads Department of Georgia.

The construction works are financed by the World Bank, and the project implementing agency is the Roads Department of Georgia of the Ministry of Regional Development and Infrastructure of Georgia.

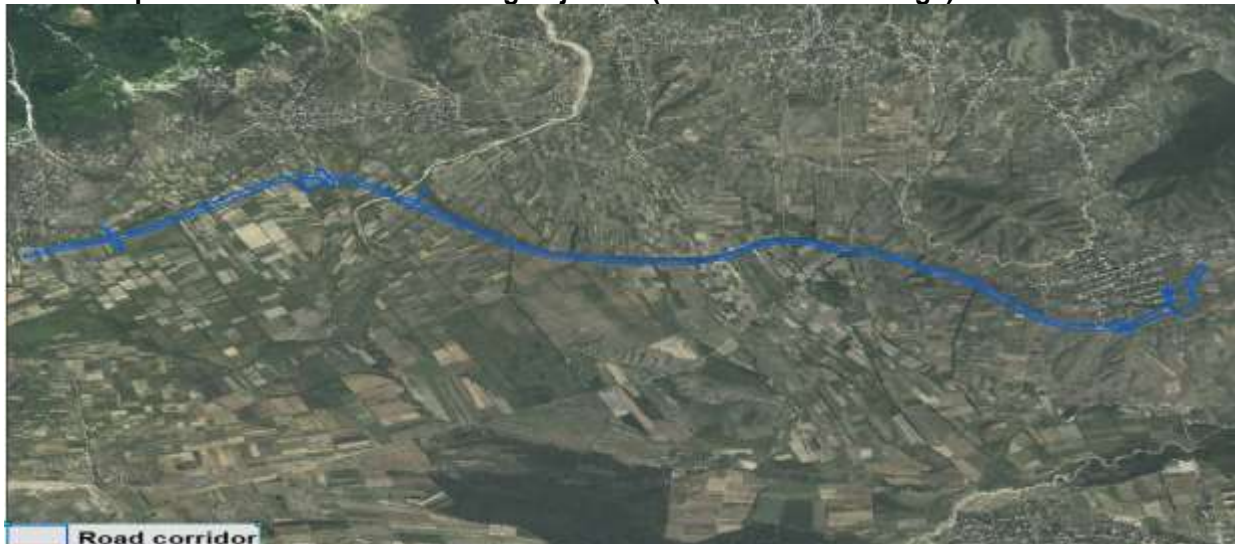
Tbilisi-Sagarejo and Sagarejo-Bakurtsikhe road map.



The speaker introduced the project to the participants and informed them that the RAP under discussion in the present meeting refers only to Lot 3 – road section from Sagarejo east (Tokhliauri interchange) to Badiauri. The total length of the lot is 17.04 km. The width of the design road buffer varies from 35m to 70m depending on topography. The consultant spoke in detail about the arrangement of the asphalt-concrete road defined by the design, the total budget of the RAP, the pre-construction procedures, and the safety of construction. Attendees were also informed that a grievance mechanism would be available to allow PAPs to appeal any decision, practice, or activity arising from the loss of land, assets, permanent and temporary loss of sources of income, and compensation-related issues to be considered by a special commission. Furthermore, through this mechanism, the local population is given the opportunity to express their concerns about environmental or safety issues.

The speaker explained that the census of the affected land plots and assets and the final valuation of the property were carried out in 2021. The census was conducted in the presence of property owners. The independent/licensed valuator determined the value of the land plots and other assets.

Lot 3 – Map of the road section from Sagarejo east (Tokhliauri interchange) to Badiauri



Presentation made by Mariam Begiashvili covered the following topics:

- Introduction to RAP;
- Impact on land resources;
- Total budget of RAP;
- Unit cost of affected assets by category: land, annual crop, plantation, building, and so on.

- Entitlement matrix;
- Compensation types based on the RAP;
- Pre-construction procedures;
- Construction duration, timing, and safety;
- Vibration, air quality (dust), and noise impacts and mitigation measures;
- Grievance redress mechanism;
- Monitoring of works;
- Introduction to SEP;
- Employment opportunities for locals.

Mariam Begiashvili introduced the SEP and talked about the issues covered by this document: who can be a stakeholder, and what are the ways to get information about the project? What main channels of communication will be used throughout the course of the project? How will communication be conducted with vulnerable groups? How can local municipalities and NGOs (if interested) help to strengthen the communication channels? The audience was acquainted with the ways of receiving and disseminating information, such as contact information of project managers, contact information of the Resettlement Unit, the website and hotline of RD, the hotline of the Resettlement Unit, and the Facebook page of RD. Any interested person will also receive complete and up-to-date information locally, in the building of Sagarejo Municipality; contact and other necessary information will be permanently posted on the information board. The Speaker also noted that Labor Management Procedures (LMP) are developed in compliance with the World Bank Environment and Social Policy Framework, which serves as a guideline for construction company in terms of employment, organization, and the management of employee rights and responsibilities. A detailed review of this document is scheduled after the construction contractor is identified.

In response to the PAPs' question, the chairperson of the meeting also explained how RD plans to solve the issue with roadside vendors: the special market place dedicated for these purposes was designed as a part of the Lot 3 road section. The area for the market will be constructed by RD with entrance and exit lines, but it will be furnished and further maintained by local municipality. In this regard, RD plans to sign the memorandum of understanding with local municipality. Also, the municipality will provide the facilities/minor infrastructure and utilities (electricity, gas, water supply, sanitary facilities etc.) for the marketplace.

The grievance mechanism for the project was explained to participants. Local population was also informed about Project Manager's contact information (Demitre Tabidze: 558567000, mail: demetre.tabidze@georoad.ge; Manana Bazadze 577533746, mail: manana.bazadze@georoad.ge), the contact information of project managers and grievance form will be posted on information desk in Sagarejo municipality building. individual calls will be contacted during upcoming weeks.

Social Safeguards Consultant also explained that RD's GRM system has three steps:

- Grievance Resolution Committee (Stage 1)
- Grievance Resolution at Central Level (Stage 2)
- RD's Problematic Issues (Social and Environmental) Redress Commission (Stage 3)

All verbal and written Grievances received by RD, local municipality and/or civil works contractor will be logged in Grievance log and redressed in particular timeframe.

The grievance redress mechanism was also explained in information brochure (developed in Georgian language) distributed between Stakeholders during the public consultation meeting.

Due to COVID-19 regulations, the meeting with local stakeholders was held in two stages, at 12:00 and 14:00. At the end of the presentation, participants expressed interest in various issues, to which the representatives of the Department gave complete answers (answers to questions that require technical clarification, such as the area of a particular land plot or the possible omission of some objects in the inventory-census process, are noted, and locals will be provided relevant information later).

The price of vines is determined by zones, as well as by grape variety, yield, and age.

	Comment Author (Name, Surname)	Question	Explanation
1.	Nikoloz Borashvili	How was the price of vines determined?	The price of vines is determined by zones, as well as by grape variety, yield, and age.
2.	Eliko Parunashvili	Let's say he has planted 5 rows of vines. From here, 3 rows fell within the right of the way. In this case, what happens to the remaining 2 rows of vines?	All such cases will be reviewed individually and the relevant response will be notified to the citizen. RAP's entitlement matrix explains general approach regarding to the residual land: "If any remaining part of the land owned by the registered owners is no longer appropriate for use, such remaining part will also be purchased subject to the agreement with the owner."
3.	Marina Sabashvili	In the event of the acquisition of land plots within the RoW, the residual land remains unused. In this case, what happens?	The citizen must write a statement describing the circumstances, after which GRM established at RD will consider the case and the answer will be communicated to the citizen individually.
4.	Soso Makharoblishvili	I have submitted documents for registration of the land plot. However, the registration process may be delayed and not be completed on time. What happens in this case?	The Department is not a registration body. The decision on registration is made by the National Agency of Public Registry. Therefore, we have to wait for the registration to be completed; if the plot cannot be registered, RD is not entitled to issue compensation for the land. However, the citizen will be compensated for plantings, buildings, or fruit trees located on the land.
5.	Tengiz Kordzajhia	Can we cultivate the land this year, in spring?	Yes, the land can be cultivated and harvested, as the resettlement procedures will only be completed by the end of the year, and the construction company will also be identified by the end of the year.
6.	Eliko Parunashvili	The plot is not registered. What happens in this case?	The Department is not a registration body. The decision on registration is made by the National Agency of Public

			Registry. Therefore, we have to wait for the registration to be completed; if the plot cannot be registered, RD is not entitled to issue compensation for the land. However, the citizen will be compensated for plantings, buildings, or fruit trees located on the land. RD will support PAPs with cadastral drawings and will provide necessary s in regard to land legalization.
7.	Chiora Kitiashvili	Are the amounts of land plot and vineyard located on that land considered separately?	The value of the land plot is determined separately, while the price of the vineyard cultivated on the plot, any fruit-bearing plant and the annual crop are also determined separately.
8.	Iago Tabazishvili	What is the price of 1 sq.m of land?	The valuation methodology involves determining the market price based on actual purchase agreements and transfers that have been registered with the public registry in your region over the past year. Based on this analysis, homestead plots are estimated at 11.50 GEL, while agricultural plots are estimated at 4.20 GEL.
9.	Iago Tabazishvili	The rural population depends on street trade. After the road is put into operation, to what extent will the population be able to carry out trade on the remaining land plots in the vicinity of the highway?	On Sagarejo-Badiauri section, the integrity of the highway is interrupted only at one location - at the Badiauri interchange. As it was mentioned during the presentation, an area is designated for trade near the Badiauri interchange, which will be arranged by the Roads Department and handed over to the municipality for further management. As agreed in advance, the population will be able to sell various products. Highway junctions will be arranged in accordance with international traffic safety standards; therefore, direct highway penetration cannot be done elsewhere. According to the mentioned standards, the service

			areas will be arranged every 70 km, and entry and exit to those service areas will be from the interchange.
10.	Tornike Chikadze	How can the vine's current condition be assessed two years ago? You stated that we could harvest this year while construction begins next year, but in reality, we are losing two years.	In 2020, when the census was conducted, the sapling was 3 years old, and now it is 5 years old, in which case, of course, the price of the sapling is determined by its actual age, which is today.
11.	Dato Natsvlshvili	The citizen owned the land. This year he registered another land plot that was not registered at the time of the census, what happens in this case?	All land plots, both registered and unregistered, undergo a census and are valued according to the relevant category.
12.	Nana Mchedlishvili	What happens if the small land plots remain?	The citizen must write a statement describing the circumstances, after which GRM established at RD will consider the case and the answer will be communicated to the citizen individually.
13.	Dato Natsvlshvili	Is there any compensation for fruit species included in the Red Book?	The species included in the Red Book will be compensated if they are fruit-bearing.

**Photos: Public consultation in Sagarejo Municipality, Lot №3– road section from Sagarejo east (Tokhliauri interchange) to Badiauri
Public meeting held at 12:00**



Public meeting held at 14:00





list of attendance:

შპს ილფ კონსალტინგ
 თარიღი: 4.12.2021

შპს ილფის საგანგებო და საგანგებო საკუთრების საკუთრების მფლობელებს შორის (შპს) II კატეგორიის საბაზისზე უკონსტრუქციო მუშაუბრების შესახებ ჩატარებული უკონსტრუქციო კონსულტინგის შედეგად

№	სახელი და გვარი	მისამართი/სამსახურის მფლობელი/სამსახურის მფლობელი	საკონტაქტო ინფორმაცია	სტატუსი
1	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
2	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
3	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
4				
5				
6				
7				

შპს ილფ კონსალტინგ
 თარიღი: 4.12.2021

შპს ილფის საგანგებო და საგანგებო საკუთრების საკუთრების მფლობელებს შორის (შპს) II კატეგორიის საბაზისზე უკონსტრუქციო მუშაუბრების შესახებ ჩატარებული უკონსტრუქციო კონსულტინგის შედეგად

№	სახელი და გვარი	მისამართი/სამსახურის მფლობელი/სამსახურის მფლობელი	საკონტაქტო ინფორმაცია	სტატუსი
1	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
2	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
3	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
4	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
5	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
6	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
7	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	

შპს ილფ კონსალტინგ
 თარიღი: 4.12.2021

შპს ილფის საგანგებო და საგანგებო საკუთრების საკუთრების მფლობელებს შორის (შპს) II კატეგორიის საბაზისზე უკონსტრუქციო მუშაუბრების შესახებ ჩატარებული უკონსტრუქციო კონსულტინგის შედეგად

№	სახელი და გვარი	მისამართი/სამსახურის მფლობელი/სამსახურის მფლობელი	საკონტაქტო ინფორმაცია	სტატუსი
1	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
2	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
3	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
4	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
5	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
6	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
7	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	

შპს ილფ კონსალტინგ
 თარიღი: 4.12.2021

შპს ილფის საგანგებო და საგანგებო საკუთრების საკუთრების მფლობელებს შორის (შპს) II კატეგორიის საბაზისზე უკონსტრუქციო მუშაუბრების შესახებ ჩატარებული უკონსტრუქციო კონსულტინგის შედეგად

№	სახელი და გვარი	მისამართი/სამსახურის მფლობელი/სამსახურის მფლობელი	საკონტაქტო ინფორმაცია	სტატუსი
1	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
2	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
3	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
4	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
5	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
6	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	
7	მურმანი მამუკაძე	მურმანი მამუკაძე	577-01-01	

შპს-ს/საგარეო
 თარიღი: 4.03.2021

№	საგარი და ფაზა	ბიუჯეტის/ფინანსირების კატეგორია/სტრუქტურა	საპროექტო მნიშვნელობა	კომენტარი
1	საგარეო ხაზის გაწვრივება		57721474	
2	საგარეო ხაზის გაწვრივება		135191772	
3	საგარეო ხაზის გაწვრივება		599536322	
4	საგარეო ხაზის გაწვრივება		593747760	
5	საგარეო ხაზის გაწვრივება		134116612	საგარეო ხაზის გაწვრივება
6	საგარეო ხაზის გაწვრივება		555130041	
7	საგარეო ხაზის გაწვრივება		535095742	

შპს-ს/საგარეო
 თარიღი: 4.03.2021

№	საგარი და ფაზა	ბიუჯეტის/ფინანსირების კატეგორია/სტრუქტურა	საპროექტო მნიშვნელობა	კომენტარი
1	საგარეო ხაზის გაწვრივება		535095742	
2	საგარეო ხაზის გაწვრივება		577461908	საგარეო ხაზის გაწვრივება
3	საგარეო ხაზის გაწვრივება		599536322	
4	საგარეო ხაზის გაწვრივება		593747760	
5	საგარეო ხაზის გაწვრივება		134116612	საგარეო ხაზის გაწვრივება
6	საგარეო ხაზის გაწვრივება		555130041	
7	საგარეო ხაზის გაწვრივება		535095742	

შპს-ს/საგარეო
 თარიღი: 4.03.2021

№	საგარი და ფაზა	ბიუჯეტის/ფინანსირების კატეგორია/სტრუქტურა	საპროექტო მნიშვნელობა	კომენტარი
1	საგარეო ხაზის გაწვრივება		57721474	
2	საგარეო ხაზის გაწვრივება		555130041	
3	საგარეო ხაზის გაწვრივება		535095742	
4	საგარეო ხაზის გაწვრივება		593747760	
5	საგარეო ხაზის გაწვრივება		599536322	
6	საგარეო ხაზის გაწვრივება		577461908	
7	საგარეო ხაზის გაწვრივება		555130041	

შპს-ს/საგარეო
 თარიღი: 4.03.2021

№	საგარი და ფაზა	ბიუჯეტის/ფინანსირების კატეგორია/სტრუქტურა	საპროექტო მნიშვნელობა	კომენტარი
1	საგარეო ხაზის გაწვრივება		57721474	
2	საგარეო ხაზის გაწვრივება		555130041	
3	საგარეო ხაზის გაწვრივება		535095742	
4	საგარეო ხაზის გაწვრივება		593747760	
5	საგარეო ხაზის გაწვრივება		599536322	
6	საგარეო ხაზის გაწვრივება		577461908	
7	საგარეო ხაზის გაწვრივება		555130041	

შპს-ს/საგარეო
 თარიღი: 4.03.2021

№	საგარი და ფაზა	ბიუჯეტის/ფინანსირების კატეგორია/სტრუქტურა	საპროექტო მნიშვნელობა	კომენტარი
1	საგარეო ხაზის გაწვრივება		57721474	
2	საგარეო ხაზის გაწვრივება		555130041	
3	საგარეო ხაზის გაწვრივება		535095742	
4	საგარეო ხაზის გაწვრივება		593747760	
5	საგარეო ხაზის გაწვრივება		599536322	
6	საგარეო ხაზის გაწვრივება		577461908	
7	საგარეო ხაზის გაწვრივება		555130041	

შპს-ს/საგარეო
 თარიღი: 4.03.2021

№	საგარი და ფაზა	ბიუჯეტის/ფინანსირების კატეგორია/სტრუქტურა	საპროექტო მნიშვნელობა	კომენტარი
1	საგარეო ხაზის გაწვრივება		57721474	
2	საგარეო ხაზის გაწვრივება		555130041	
3	საგარეო ხაზის გაწვრივება		535095742	
4	საგარეო ხაზის გაწვრივება		593747760	
5	საგარეო ხაზის გაწვრივება		599536322	
6	საგარეო ხაზის გაწვრივება		577461908	
7	საგარეო ხაზის გაწვრივება		555130041	

შპს ილფ კონსალტი
 თარიღი: 4.02.2022

მნიშვნელოვანი საგარეო და საგარეო ბუნებრივი საფრთხეების გრძელვადიანი მნიშვნელოვანი (კომპლექსური II) განსაზღვრების საბუთები: აკრძალვის და დაზარალების რისკის ჩამოყალიბების აკრძალვის საფრთხე

N	სახელი და გვარი	მუდმივი/დროებითი განმარტების/პროექტის	საპროექტო მდებარეობა	კომენტარი
1	გაგაბაძე საბურთაქო		555 52-11-55	
2	საბურთაქო		555 11-23-3	
3	გაგაბაძე საბურთაქო		577 777 77	
4	საბურთაქო		17121-24-24	
5	გაგაბაძე საბურთაქო		577-910383	
6	გაგაბაძე საბურთაქო		598-24-9379	
7	საბურთაქო საბურთაქო		555 44-44 10	

შპს ილფ კონსალტი
 თარიღი: 4.02.2022

მნიშვნელოვანი საგარეო და საგარეო ბუნებრივი საფრთხეების გრძელვადიანი მნიშვნელოვანი (კომპლექსური II) განსაზღვრების საბუთები: აკრძალვის და დაზარალების რისკის ჩამოყალიბების აკრძალვის საფრთხე

N	სახელი და გვარი	მუდმივი/დროებითი განმარტების/პროექტის	საპროექტო მდებარეობა	კომენტარი
1	გაგაბაძე საბურთაქო	გაგაბაძე	533163681	გაგაბაძე საბურთაქო
2	გაგაბაძე საბურთაქო	გაგაბაძე	595 554-721	გაგაბაძე საბურთაქო
3	გაგაბაძე საბურთაქო	გაგაბაძე	565 2898 28	გაგაბაძე საბურთაქო
4	გაგაბაძე საბურთაქო	გაგაბაძე	577-842960	გაგაბაძე საბურთაქო
5	გაგაბაძე საბურთაქო	გაგაბაძე	598-72-61-16	გაგაბაძე საბურთაქო
6	გაგაბაძე საბურთაქო	გაგაბაძე	599 143 700	გაგაბაძე საბურთაქო
7	გაგაბაძე საბურთაქო	გაგაბაძე	591-01-96-01	გაგაბაძე საბურთაქო

შპს ილფ კონსალტი
 თარიღი: 4.02.2022

მნიშვნელოვანი საგარეო და საგარეო ბუნებრივი საფრთხეების გრძელვადიანი მნიშვნელოვანი (კომპლექსური II) განსაზღვრების საბუთები: აკრძალვის და დაზარალების რისკის ჩამოყალიბების აკრძალვის საფრთხე

N	სახელი და გვარი	მუდმივი/დროებითი განმარტების/პროექტის	საპროექტო მდებარეობა	კომენტარი
1	გაგაბაძე საბურთაქო		1774448 1	გაგაბაძე საბურთაქო
2	გაგაბაძე საბურთაქო		594650551	
3	გაგაბაძე საბურთაქო		533-98-63-93	გაგაბაძე საბურთაქო
4	გაგაბაძე საბურთაქო		11 162 10 00	გაგაბაძე საბურთაქო
5	გაგაბაძე საბურთაქო		598 326 492	გაგაბაძე საბურთაქო
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შპს ილფ კონსალტი
 თარიღი: 4.02.2022

მნიშვნელოვანი საგარეო და საგარეო ბუნებრივი საფრთხეების გრძელვადიანი მნიშვნელოვანი (კომპლექსური II) განსაზღვრების საბუთები: აკრძალვის და დაზარალების რისკის ჩამოყალიბების აკრძალვის საფრთხე

N	სახელი და გვარი	მუდმივი/დროებითი განმარტების/პროექტის	საპროექტო მდებარეობა	კომენტარი
1	გაგაბაძე საბურთაქო		577-84-885	
2	გაგაბაძე საბურთაქო		598-09-25-11	
3	გაგაბაძე საბურთაქო		598 208 02	
4	გაგაბაძე საბურთაქო		599-41-98-68	
5	გაგაბაძე საბურთაქო		579-08-98-08	
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შპს ილფ კონსალტი
 თარიღი: 4.02.2022

მნიშვნელოვანი საგარეო და საგარეო ბუნებრივი საფრთხეების გრძელვადიანი მნიშვნელოვანი (კომპლექსური II) განსაზღვრების საბუთები: აკრძალვის და დაზარალების რისკის ჩამოყალიბების აკრძალვის საფრთხე

N	სახელი და გვარი	მუდმივი/დროებითი განმარტების/პროექტის	საპროექტო მდებარეობა	კომენტარი
1	გაგაბაძე საბურთაქო		577 777 77	გაგაბაძე საბურთაქო
2	გაგაბაძე საბურთაქო		577 888 88	გაგაბაძე საბურთაქო
3	გაგაბაძე საბურთაქო		598-30-94-23 595-950-48	გაგაბაძე საბურთაქო
4	გაგაბაძე საბურთაქო		598-77-21-77	გაგაბაძე საბურთაქო
5	გაგაბაძე საბურთაქო		171-04-94-71	გაგაბაძე საბურთაქო
6				
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შპს ილფ კონსალტი
 თარიღი: 4.02.2022

მნიშვნელოვანი საგარეო და საგარეო ბუნებრივი საფრთხეების გრძელვადიანი მნიშვნელოვანი (კომპლექსური II) განსაზღვრების საბუთები: აკრძალვის და დაზარალების რისკის ჩამოყალიბების აკრძალვის საფრთხე

N	სახელი და გვარი	მუდმივი/დროებითი განმარტების/პროექტის	საპროექტო მდებარეობა	კომენტარი
1	გაგაბაძე საბურთაქო		595-00-380	
2	გაგაბაძე საბურთაქო		592 1103 39	
3	გაგაბაძე საბურთაქო		595 99 15	
4	გაგაბაძე საბურთაქო		598 55 29 59 598 23 20 80	
5	გაგაბაძე საბურთაქო		592 64 52 16	
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დოკუმენტი: საგარეულო
 თარიღი: 4.02.2022

თბილისი-საგარეულო და საგარეულო-ბაკურციხის საავტომობილო გზის გაუმჯობესების პროექტი (ლოტი 3) განსახლების სამოქმედო გეგმისა და დაინტერესებულ მხარეთა ჩართულობის გეგმის საჯარო განხილვა				
N	სახელი და გვარი	მოქალაქე/დეპარტამენტის წარმომადგენელი/კონტრაქტორი	საკონტაქტო ინფორმაცია	კომენტარი
1	მურმანიძე დ. თეიმურაზი	მ.ს.ს.ს.	594-41-3742	
2	ვახა ვახანიძე		591-69-89-74	
3	ვალი გუბაშვილი		593-955627	
4	...		591-69-89-74	
5	ვახა ივანიშვილი		521125269	
6	ვახა სპირიძე		59517-2117	
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