



IMPLEMENTATION OF LAND ACQUISITION AND RESETTLEMENT PLAN

COMPLETION REPORT

**M6 Vanadzor–Alaverdi–Georgian Border Interstate Road
Rehabilitation and Improvement Project**

(Km00.000-Km38.450)

August, 2018

Prepared by “Transport projects implementation organization” SNCO (TPIO), Ministry of transport, communication and information technologies (MTCIT) of Republic of Armenia

CONTENTS

I.	INTRODUCTION.....	4
1.1	Project Background.....	4
1.2	Project's Description	4
1.3	LAR-Related Conditions to Project Implementation.....	4
1.4	LARP Preparation and Approval.....	5
1.5	Legal Framework and Entitlements for Compensation	5
II.	MONITORING OF LARP IMPLEMENTATION.....	6
2.1	Monitoring objective and scope.....	6
2.2	Internal Monitoring Methodology.....	6
III.	LARP IMPLEMENTATION PROCEDURES AND RESULTS	8
3.1	LARP Implementation Preparatory activities	8
3.2	Notification and Public Consultation.....	8
3.3	LARP implementation results	9
3.3.1	Determining the Actual Scope of Impact	10
3.3.2.	Determining the Actual Compensation paid.....	14
3.3.3	Expropriation cases.....	18
3.3.4	Administrative cost	19
3.3.5	Summery of Impacts and budget as per implementation results.....	19
IV.	IMPLEMENTATION OF LEGALIZATION AND CADASTRAL CORRECTION PLAN.....	21
V.	COMPLAINTS & GRIEVANCE REDRESS MECHANISM	21
VI.	CONCLUSION ON LARP IMPLEMENTATION.....	23
	Annex 1. List of acquired and compensation lands plots per Lots (including the expropriation cases)	24
	Annex 2. Detailed comparison of LARP implementation results against the LARP-planned.....	31
	Annex 3. List of solved Legalization and cadastral correction cases.....	33

ABBREVIATIONS

ADB	Asian Development Bank
AH	Affected Households
AHs	Affected Heads of Households
AMD	Armenian Dram
AP	Affected Person
COI	Corridor of Impact
DMS	Detailed Measurement Survey
DD	Detailed Design
EA	Executing Agency
EM	Entitlement Matrix
EMA/EMIC	External Monitoring Agency/External Monitoring Individual Consultant
EIB	European Investment Bank
GoA	Government of Armenia
GRM/GRG/GFP/	Grievance Redress Mechanism, Grievance Review Group, Grievance Focal Person,
HH	Household Head
CR/EMCR	LARP implementation Completion Report, LARP implementation External Monitoring Compliance Report
IP	Indigenous People
LAR	Land Acquisition & Resettlement
LARF	Land Acquisition & Resettlement Framework
LARP	Land Acquisition & Resettlement Plan
LGBs	Local Self- Governing Bodies
M&E	Monitoring & Evaluation
MTCIT	Ministry of Transport, Communications and Information Technologies
NGO	Non-Government Organization
NSRCP	North South Road Corridor Project
NSS	National Statistical Service
PC	Public Consultation
PPR	Project Progress Report to EIB on Semiannual basis
TPIO	Transport Projects Implementation Organization
RA	Republic of Armenia
RoW	Right of Way
RP	Resettlement Plan
RCT	Resettlement Coordination Team
SCREC	State Committee of Real Estate Cadaster
SES	Socio-Economic Survey
SPS	Safeguard Policy Statement
SSSC	Social Safeguards Support Consultant

I. INTRODUCTION

1.1 Project Background

1. The Government of Armenia requested European Investment Bank (EIB) to co-finance the M6 Vanadzor–Alaverdi–Georgian Border Interstate Road Rehabilitation and Improvement Project (hereinafter: Project) with the Asian Development Bank (ADB). EIB has engaged an international consultant to complete a feasibility study, environment and social impact assessment, and detailed engineering design. The project road is about 90 km long. Section 1 (Km0+000–Km38+450) is financed by EIB (EIB-financed road section); and section 2 (Km38+450—Km91+000) is financed by ADB (ADB-financed road section). EIB financed road section of the Project has no extensive land acquisition impacts. The Land Acquisition and Resettlement Plan (LARP) covering the EIB financed section of the Project has been prepared by the Ministry of Transport, Communications and Information Technologies (MTCIT) of Armenia, the Project's Executing Agency (EA) is responsible for planning and implementation of the LARP. The Transport Projects Implementation Organization SNCO (TPIO) acts as an Implementing Agency (IA) for the Project.
2. The LARP is based on the requirements of appropriate laws and regulations of the Republic of Armenia and EIB's Statement on Social Standards & Principles and Guidance note on Involuntary Resettlement. Meantime, the entitlement matrix of the LARP has been based on the land acquisition and resettlement framework (LARF) approved by the RA GoA for the NS road project. The approved LARP covers the rights of persons who were affected through permanent losses of land, living or other building/structure, crops and trees, income, business and employment, as well as contains relevant provisions on project severe impact, physical relocation, rehabilitation allowances, temporary and unforeseen impacts and compensations for improvements. LARP assesses the Project impact and provides details on required compensation and restoration measures based on the final detailed road design, Detailed Measurement Survey (DMS) for each affected land plot, Census and Social-Economic Survey of AHs. LARP also presents the scope of community rights in the case of community/public property loss.
3. This LARP Implementation Completion Report (CR) is covering the full implementation of LARP (including the court expropriation cases) with demonstration of its compliance with approved LARP, as well as clear indication of changes emerged during the implementation process.

1.2 Project's Description

4. The existing M6 road has a total length of about 90 km. It connects the city of Vanadzor with the Georgian border near the city of Bagratashen. Its alignment runs along the narrow valley of the river Debed, through various cities (Pambak, Vahagnadzor, Vahagni, Dzoragyugh, Dsegh, Tumanyan, Odzun, Alaverdi, Neghots, Shnogh, Karkop, Ayrum, Haghtanak, Ptghavan and Bagratashen).
5. The road project begins at the intersection with the road M3, in Vanadzor. In the first section of about 6.5, km the alignment runs within the urban area of Vanadzor, along the Baghramyan Avenue. The next section is Extra-urban section between Vanadzor and Alaverdi (km 6.5-50.8). In this section are located three natural tunnels, respectively to km 25.0, 30.8 and 31.5. After is coming the urban section crossing Alaverdi (km 50.8 to 54.0). The final section is from exit of Alaverdi to the end of road at Georgian Border in Bagratashen (km 54.0 to about km 90.0).
6. The detailed design for M6 Vanadzor–Alaverdi–Georgian Border Interstate Road Rehabilitation and Improvement was confirmed in 2015 and the construction works have started in December 2016. The road is divided into 3 Lots to be constructed by 3 different Contractors.

1.3 LAR-Related Conditions to Project Implementation

7. The Project's proper implementation in accordance with the financial contract between the MTCIT and EIB is based on the following conditions:

- a) **Preparation of final LARP** by MTCIT based on requirements of EIB's Statement on Social Standards & Principles and Guidance note on Involuntary Resettlement, as well as RA legislation to be approved and disclosed by EIB.
- b) **Full implementation of the LARP** (full compensation/rehabilitation delivery) to be vouched by an Internal Monitoring Report acceptable to EIB.

1.4 LARP Preparation and Approval

8. The prepared LARP has been accepted by EIB in November 2017 and is available on the TPIO's web-site¹. Meantime, the GoA decree on Eminent Domain has been adopted by RA Government (GoA) and came into force on 25.11.2017 in order to recognize the affected properties under the Project as prevailing public interest to be alienated for public and state needs.

Additional verification of damages: methodology and results:

9. Taking into account, that construction works have been started before LAR-related surveys and processes, except the assets which were possible to specify during the DMS, there was necessity to identify also the assets which have been already damaged as a result of construction works. During the LARP preparation, the description (qualitative and quantitative) and evaluation of damaged structures, improvement, crops and trees has been done based on the information obtained from APs through the Census questionnaire (the detailed methodology can be found in LARP). To be confident of the information provided by the APs a special Committee² had been set up by TPIO in January 2018 in order to find alternative sources of information, verify and confirm/update the data on damages included in the LARP. As a result of Committee's work and studies, the aerial survey made by Cadaster in 2015 before the start of construction works have been obtained and compared it with aerial survey made by SSSC in 2017.
10. The SSSC and Committee members carried out a survey to compare the information provided by the APs and aerial surveys. Works have been completed at the beginning of March 2018 and the results have been summarized by the Committee accordingly. As a result of verification, it was found that main part of the data obtained by APs is not correct which was also confirmed by APs and head of communities by signed protocols with updated data on damages. Based on verification of data the impacts and budget on damages have been updated in LARP accordingly. The details of damage verification procedure, updated summary of LARP impacts based on verified data on damages were provided in monthly reports submitted to EIB).

1.5 Legal Framework and Entitlements for Compensation

11. Involuntary acquisition of property (for the society and public needs) in Armenia is feasible only in the case of GoA recognizing (by a Decree) it as exclusive prevailing public interest as prescribed by the legislation. The acquisition grounds, compensation procedures and other relevant provisions are defined by the RA Law on Property Alienation for the Public and State Needs. Notably, the Law covers properties of both physical and legal entities, as well as all property right objects that are owned by the communities (local governments). The GoA decree on Eminent Domain for the Project has been adopted which came into force on November 25, 2017 which serves as a legal basis for land acquisition procedures. Following the adoption of GoA decree, in accordance with legislation, the notifications of GoA decree on Eminent Domain have been sent to the owners and Heads of affected communities within 7 days (at 01.12.2017).
12. Thus, the following are eligible for compensation for project impact in compliance with Entitlement matrix defined by the Project's LARP:
 - 1) For the loss of **land** –the land plot owners, legalizable persons, leaseholders or other property right holders (servitude, construction permit, loan, mortgage, use rights),³

¹ <https://tpio.am/en/safeguard/social-impact-and-resettlement/lar-documents>

² The established Committee composed of the following participants: specialists of TPIO and Social Safeguards Support Consultant (SSSC), representatives of all 3 Contractors and Supervision Engineer, heads of affected communities and representative of Lori Marz (region).

³ Informal tenants are entitled to compensation only for existing improvements on land.

- 2) For the loss of **residential houses or structures** on land plots – all AHs regardless of the rights towards the building/structure; relocated tenants,
 - 3) For the loss of **non-residential buildings or structures** on land plots – owners, APs who constructed without a permit, relocated tenants (with defined conditions)
 - 4) For the loss of **crops, trees and expected harvest** - all AHs regardless of the rights towards the land or any other property right holder,
 - 5) For the cases of **loss of business** – all APs regardless of the submission of a tax declaration,
 - 6) For the loss of **employment** – persons working in affected businesses or hired by individual entrepreneurs (IE) based on an employment contract,
 - 7) For the **severe Project impact** – All AHs/APs that lost more than 10% of agricultural land or were relocated, including those who do not have any residence status,
 - 8) For the loss of **public property** – the community,
 - 9) **Rehabilitation Allowances** – to all AHs below the poverty line, as well as headed by women, elderly or disabled,
 - 10) **Relocation Allowance** – all APs (transportation expenses for relocation and living expenses),
 - 11) For **temporary impact** – all APs,
 - 12) For **unforeseen impacts**– all APs/AHs eligible for compensation,
 - 13) For **improvements**– (not included in points above, but existing on the affected land plot (except for movable property) – all APs that made improvements.
13. The evaluation of land plots and structures affected by the Project are based on the principle of replacement cost.
14. Compensation rights are limited by the cut-off date which is the date when the Description protocols on the acquired land are prepared (signing the Protocols by the APs, MTCIT and Acquirer). The Description protocols contain the data on Census, Detailed measurement survey (DMS) and Inventory of Assets. Given the fact, that on the moment of preparation of the LARP, the GoA decree on Eminent domain has been adopted but hadn't come into force, the signing of property description protocols have been started after the approval of the LARP before the start of LARP implementation. Thus, the cut-off date for the Project is March 05, 2018.

II. MONITORING OF LARP IMPLEMENTATION

2.1 Monitoring objective and scope

15. LARP implementation is routinely be monitored internally by the TPIO, with outcomes reported to EIB in the Project Progress Reports (PPR), as well as in Monthly Progress Monitoring Reports. There is no requirement of involvement of External Monitoring Agency (EMA) for LARP implementation given the fact, that the LARP impacts are not extensive.
16. The key objective is to ascertain the compliance of full LARP implementation, including the delivery of compensation and allowances, consultation and grievance redress, including the expropriation cases.

2.2 Internal Monitoring Methodology

17. The internal monitoring benchmarks are:
- (i) Impact changes during the signing of property description protocols and/or LARP implementation and update of census and compensation data accordingly, if any
 - (ii) Status of land acquisition and payments on land compensation;
 - (iii) Payment of compensation for affected structures and other assets;
 - (iv) Relocation of APs;
 - (v) Payments for loss of income;
 - (vi) Payment of allowances, resettlement benefits, relocation assistance;
 - (vii) Provision of assistance;
 - (viii) Income and/or livelihood restoration activities;
 - (ix) LAR gender provisions; and

(x) Operation of Grievance redress mechanism.

18. Internal monitoring data has been collected through the following methods:

- (i) Desk review and verification of census and entitlement data for the APs during and as a result of implementation;
- (ii) Desk review and verification of delivery of compensation to all AHs in acquisition contracts vis-à-vis the amount defined in the LARP
- (iii) Consultation and informal interviews with APs; and
- (iv) The grievance redress register;
- (v) Desk review of other related documents.

19. The methodological basis for the preparation of this CR was the desk review of all LARP implementation procedures carried out by the Social Safeguards Support Consultant (SSSC). During the performed desk reviews the following documents were studied:

- **Description Protocols signed by APs**, including the description of the affected assets for each AP, i.e. description of land plots and crops/trees; description of structures/buildings and real estate; description of business and company;
- **Valuation Reports**, with detailed representation of the results of assets subject to acquisition by licensed valuers;
- **Reports on Rehabilitation Allowance Size Determination**, where licensed valuers present the calculation of rehabilitation allowances for Severe Project impact and Socially vulnerable APs/AHs;
- **Contracts on Acquisition of Property for Public and State Purposes**, where together with all the required provisions lot-code, surface, compensation amount and bank account, and the person's name (owner, leaseholder, informal tenant) are clearly mentioned;
- **Payment documents for the Property Acquisition Contracts and Agreements** (Payment Agreements) indicating compensation objective, date, amount, bank account, person;
- **Progress Monitoring Reports by SSSC**: TPIO has studied the Progress Monitoring Reports prepared by the SSSC responsible for full implementation of LARP.
- **Other documents and datasets**. TPIO has studied the periodically updated database by SSSC. The existing databases were analysed, as well as data on assets and relating documents and information on AHs/APs were compared /reconciled.

20. The 100% of documents and profiles of APs, as well as payment orders were studied. Existence of all contracts, agreements and payment orders were checked, moreover, data contained in them were checked for adequacy and compliance, in particular: i) signatures of all owners, ii) compliance of compensation and additional compensation amounts, iii) adequacy of bank accounts, iv) compliance of notary verification dates of documents (activities implementation) to the existing procedure (implementation schedule).

21. The process of APs notification, as well as Grievance Redress mechanisms were studied in detail through desk survey and informal consultations with APs (phone calls).

22. Data and information collected from various sources were analysed and collated: these allowed to evaluate the process, verify and cross-check the fact of compensation received, as well as identify existing problems and omissions. If necessary, the APs were directly contacted to make additional corrections.

23. All the impact and compensation changes emerged during the signing of property description protocols and/or LARP implementation and update of census and compensation data have been carefully verified and are reflected in this CR.

24. The used methodology and the results of internal monitoring allowed drawing conclusions on data accuracy, completeness and validity of APs and their assets, volumes of compensations and delivery process compliance and efficiency.

III. LARP IMPLEMENTATION PROCEDURES AND RESULTS

25. The Social Safeguards Support Consultant (Altavip LLC) is responsible for full implementation of the LARP, including the expropriation phase. The SSSC recruited by TPIO, to carry out LARP implementation activities consisting of the following specialists: team leader, lawyers, Sociologists/social development specialists, Field work implementers and a database specialist.
26. The TPIO has a Social Impact Management Service consists of three safeguards specialists, as well as a Legal unit (hereafter Resettlement Coordination Team (RCT)). The SSSC is directly coordinated by the RCT.

3.1 LARP Implementation Preparatory activities

27. LARPs implementation has actually started in Mid-March, 2018. Prior the LARP implementation, the following preparatory activities were carried out by the SSSC/TPIO within the LARP implementation:
 - signing of property description protocols with APs, including the verification and adjustments of impacts
 - consultations with regional notarial, cadastral services on the further organization of acquisition contracts and agreements signing, cadastral registrations and court proceedings (if any),
 - preparation of notification of signed property description protocols
 - preparation of notification of draft acquisition contracts and agreements
 - preparation of information leaflets for the notifications of all stages of LARP implementation (notification of signed protocol, notification of draft acquisition contract and agreement, notification on depositing and notification of court proceeding)
28. Initial consultations with affected communities on coming implementation (including the disclosure of LARP document and brochures) has been carried out. The heads of affected communities have been informed on the stages and schedule of LARP implementation process upon the start. The LARP information brochure has been disclosed to all the APs and communities.
29. Here are the logical steps of notification, land acquisition and compensation process carried out by SSSC/TPIO:
 - Notification of signed protocol of affected land plot to APs;
 - Notification of draft contracts, including the disclosure of LARP Information brochure and Information leaflet;
 - Meetings with the APs (owners/co-owners, leaseholders, not registered land users on individual basis
 - Discussions concerning issues of APs, provide APs with legal advice and assistance if needed (in parallel the implementation of legalization plan).
 - Checking, updating of the necessary documents for signing of acquisition contract, where needed.
 - Implementation of legalization and cadastral correction actions
 - Preparation of the necessary documents for notary (regional) for making the final acquisition contracts
 - Organization of acquisition contract signing with APs by notary ratification (depending from the organizational requirements it can be organized in the community administrative offices).
 - Provision of state registration application for the signed contracts to regional cadastre office.
 - Receipt of real estate ownership certificate registered in the name of Republic of Armenia.

3.2 Notification and Public Consultation

30. Upon the completion of LARP preparatory actions, the notification of signed protocols and draft acquisition contracts to APs were started in March 14, 2018 (details are shown in table 1 below).

31. According to the local legislation, the draft acquisition contracts to APs shall be signed within 3 in months after the notification, otherwise, the court expropriation process will be initiated by TPIO. All the land plots have been acquired and compensation via contract signing, besides 7 cases for which expropriation procedures have been initiated (see the section 3.3.3 for details).

Table 1. The Schedule of Notification of draft acquisition contracts

Notification group (phase)	Notification date	Number of notification cases (land plots)	The notified communities
1 st group	14.03.2018	113	Vanadzor, Gugark, Pambak, Vahagnadzor, Vahagni, Dzoraget, Dzoragyugh, Dsegh, Tstater, Tumanyan
2 nd group	30.03.2018	16	Vanadzor, Vahagnadzor, Dzoraget, Tumanyan
3 rd group	17.04.2018	4	Gugarq, Vahagnadzor, Dzoraget, Tsater
Total	-	133	-

32. Together with the notification of draft acquisition contracts, also the LARP Information brochure has been provided⁴. Besides, the notification letter included the special Information leaflet with detailed description of land acquisition and compensation payment procedures, rights and obligation of APs and acquired and contact details of implementation specialists.

33. Consultation and assistance were given to APs in all legal and organizational issues on day to day basis during whole Implementation process. Actions taken as part of dissemination of information included the followings:

- Notification of APs in accordance with the legislation: (i) provision of notification on recognizing the prevailing public interest, (ii) land plot layout, (iii) Description Protocol, (iv) draft Acquisition Contract,
- Development and dissemination of information leaflets (includes information of the rights and responsibilities of parties, compensation calculation principles, process of signing the contract and receiving compensation, acquisition process through depositing the compensation amount, as well as grievance redress mechanism),
- Publication and dissemination of Project Information Brochure,
- Publication of final LARP on Project's website.

3.3 LARP implementation results

34. As a result of LARP implementation, in total **197 land plots** have been acquired via signed acquisition contracts with total compensation of **206,436,235 AMD** (excluding the expropriation cases). The breakdown of implementation results per Lots are provided in table 2 below.

Table 2. Summary on acquired land and paid compensation per Lots

Section	Number of signed contracts ⁵	Number of land plots acquired	Compensation amount for land (AMD)
Total	283	197	206,436,235
Lot 1	87	58	162,552,019
Lot 2	142	78	18,204,063
Lot 3	54	61	21,271,668

⁴ The LARP information brochure is the Appendix 6 of the LARP.

⁵ In some cases, several contracts have been signed for the one affected land plot, as different parts of land were affected (mainly for community-owned lands).

35. During the LARP implementation, several changes have been emerged due to legalization procedures, therefore the next sections providing the implementation changes against the LARP-planned. Damages are also described in the relevant sections on impacts and budget. The compensation for the damaged asserts has been paid by the Contractors.

3.3.1 Determining the Actual Scope of Impact

a) Permanent Loss of Land

36. As per the approved LARP, the scope of Project impact entailed 205 land plots, including 72 state-owned, 115 community and 18 private plots with total size of 542,935.28 sq.m.
37. As a result of implementation, in total 204 land plots have been acquired with total area of 542,275.18 sq.m (including the 72 state-owned land plots (340,853.88 sq.m), which are not subject for acquisition, but only compensation has been provided to the users of those land plots for their affected improvements), as well as the 6 private-owned land plots and 1 community-owned land plots under the ongoing expropriation. The comparison of LARP-planned and actual implementation data per type of land plots is presented below in the table 3.
38. As a result of implementation, two private one land plot have become community owned due to cadastral verification: cadastral verification showed that the initially identified private-owned lands are actually community-owned (336.00 sq.m, Tumanyan). Meantime, one community owned land plots used by the illegal user removed from the list (see the section on Residential relocation) due to design solution in Dzoraget community (324.10 sq.m). As a result, the distribution of community and private land plots has been changed and the the total number of land plots decreased with 1 land plot, and the total affected surface has been decreased by 660.10 sq.m. The breakdown of implementation results per Lots are provided in Annex 2.

Table 3. Total Affected Land plots and Affected Land users

Item: Permanent loss of land	Plots, N	Area, sq.m.	Total AHs N	Private AHs N	Leaseholder AHs N	Informal Tenant AHs N
a. Planned under LARP	205	542,935.28	23	17	1	5
GoV land	72	340,853.88	0	0	0	0
Community land	115	198,672.10	5	0	0	5
Private land	18	3,409.30	18	17	1	0
b. Implementation tallies*	204	542,275.18	21	15	1	5
GoV land	72	340,853.88	0	0	0	0
Community land	116	198,348.00	5	0	0	5
Private land	16	3,073.30	16	15	1	0
Difference (b-a)	-1	- 660.10	-2	-2	0	0
GoV land	0	-	0	0	0	0
Community land	1	- 324.10	0	0	0	0
Private land	-2	- 336.00	-2	-2	0	0
<i>*Including the expropriation cases (7 land plots)</i>						

b) Impact on Buildings/Structures

39. As a result of implementation, 1 residential house with supporting structures (97.17 sq.m.) have been acquired in Vahagnadzor community instead of LARP-planned 2 residential houses (436.17 sq.m). The changes have been emerged due to design solution in Dzoraget community (see the section on Residential relocation). Details on LARP-planned and actual implementation is shown in the table 4 below.

Table 4: Affected Buildings and Structures

Item: Affected buildings	Plots, N	No of buildings	Sq.m.	AHs, N
a. Planned under LARP	2	7	436.17	3
Residential house	2	2	284.83	3
Support structure with main building		5	151.34	
b. Implementation tallies	1	2	97.17	1
Residential	1	1	89.73	1
Support structure with main building		1	7.44	
Difference (b-a)	-1	-5	-339	-2
Residential	-1	-1	-195.1	-2
Support structure with main building	-1	-4	-143.9	

c) Impact on Crops and Trees

40. There were no affected crops reported by the LARP. Meantime, as a result of implementation, 4 fruit and 70 wood trees have been acquired and compensated to 1 AH instead of the LARP planned 14 fruit trees (no changes in wood trees). The decrease of fruit trees by 10 is due to removed affected land plot used by informal tenant (former relocated AH) in Dzoraget community. All added trees have been compensated in accordance with LARP (see table 5 for details).

Table 5. Affected Fruit and Wood trees

Item: Affected trees	Plots, N	No	Total AHs, N	Private AHs, N	Leaseholder AHs, N	Informal Tenant AHs, N
Fruit trees						
a. Planned under LARP	3	14	2*	1	0	2
Community land	2	11	2	0	0	2
Private land	1	3	1	1	0	0
b. Implementation tallies	2	4	1	1	0	1
Community land	1	1	1	0	0	1
Private land	1	3		1	0	0
Difference (b-a)	-1	-10	-1	0	0	-1
Community land	-1	-10	-1	0	0	-1
Private land	0	0	-1	0	0	0
Wood trees						
a. Planned under LARP	1	70	1	0	0	0
Community land	0	0	0	0	0	0
Private land	1	70	1	1	0	0
b. Implementation tallies	1	70	1	0	0	0
Community land	0	0	0	0	0	0
Private land	1	70	1	1	0	0
Difference (b-a)	0	0	0	0	0	0
Community land	0	0	0	0	0	0
Private land	0	0	0	0	0	0

**One AH is both private land owner and informal tenant*

41. Meantime, as a result of implementation, the number of fruit trees and bushes, wood/decorative trees, as well as crops remained unchanged and compensated by the Contractors accordingly (please see the tables 6 and 7 below).

Table 6. Damaged Fruit trees and bushes

Item: Damaged trees and bushes	Plots, N	No	Total AHs, N	Private AHs, N	Leaseholder AHs, N	Informal Tenant AHs, N
Fruit trees and bushes						
a. Planned under LARP	9	213	9	7	0	2
Community land	2	10	2	0	0	2
Private land	7	203	7	7	0	0
b. Implementation tallies	9	213	9	5	0	4
Community land	4	188	4	0	0	4
Private land	5	25	5	5	0	0
Difference (b-a)	0	0	0	-2	0	2
Community land	2	178	2	0	0	2
Private land	-2	-178	-2	-2	0	0
Decorative trees						
a. Planned under LARP	2	5	2	2	0	0
Community land	0	0	0	0	0	0
Private land	2	5	2	2	0	0
b. Implementation tallies	2	5	2	2	0	0
Community land	0	0	0	0	0	0
Private land	2	5	2	2	0	0
Difference (b-a)	0	0	0	0	0	0
Community land	0	0	0	0	0	0
Private land	0	0	0	0	0	0

Table 7. Damaged Crops

Item: Damaged crops	Plots, N	Sq.m	Total AHs, N	Private AHs, N	Leaseholder AHs, N	Informal Tenant AHs, N
a. Planned under LARP	2	80	1	1	0	0
Community land	0	0	0	0	0	0
Private land	1	80	1	1	0	0
b. Implementation tallies	2	80	1	0	0	1
Community land	1	80	1	0	0	1
Private land	0	0	0	0	0	0
Difference (b-a)	0	0	0	-1	0	1
Community land	1	80	1	0	0	1
Private land	-1	-80	-1	-1	0	0

d) Impact on Business and Employment

42. There were no affected business and employees identified by the LARP.

e) Physical Relocation

43. There were 2 AHs (12 APs) whose residential buildings have to be demolished under the project: one in Vahagnadzor and the other one in Dzoraget communities. Actually these 2 assets are not affected by the Project directly, but they have been included in ROW based on Designer's and Engineer's technical conclusion to acquire them due to safety reasons.
44. Land acquisition contract has been signed with AH from Vahagnadzor community on 26.03.2018. The LARP implementation team supported APs with a problem of inheritance. The owner was dead and no will. There was a name/surname difference between ownership certificate and death certificate. The LARP implementation team approached the community authority to get information on the deceased owners' heirs, their place of residence, actual possession of property. Based on the information collected from community authority, the SSSC prepared a list of documents required for inheritance. With the checklist, the SSSC contacted the heirs. The legal heirs were asked to prepare the documentation for legacy acceptance. The SSSC provided necessary support by in compiling the documents for legal heir acceptance. After the documents for legacy acceptance were compiled the APs applied to the notary office and registered their rights of inheritance. Based on registered inheritance, the acquisition contract has been signed with owners and the compensation has been paid according to the LARP. The detailed description of impacts of the relocated AH is defined by LARP is provided in Annex 1.
45. As for Residential relocate AH from Dzoraget, during the implementation period, the engineers suggested to revise the design in Dzoraget community (30+215-km30+250) to avoid the impact on residential house considered to be acquired by LARP due to safety reasons. So, based on the design solution, the residential house located on community land has been removed from the list of affected properties. The APs has been notified on this accordingly.
46. The changed in provision of livelihood restoration allowance and residential relocation allowance per LARP and actual payment are presented below in tables 8 and 9.

Table 8. Livelihood restoration allowance paid

Livelihood restoration allowance	AHs	Unit Rate	Total
	No	AMD	AMD
a. Planned under LARP	2	55,000.00	110,000.00
b. Implementation tallies	1	55,000.00	55,000.00
Difference (b-a)	-1	-	- 55,000.00

Table 9. Residential relocation allowance paid

Residential Relocation allowance	AHs	Unit Rate	Total
	No	AMD	AMD
a. Planned under LARP	2	330,000.00	660,000.00
b. Implementation tallies	1	30,000.00	330,000.00
Difference (b-a)	- 1	-	-330,000.00

f) Impact on Improvement, Fences and Moveable assets

47. In accordance with LARP, 65.6 7sq.m of fences, 2 gates and one pillar have been acquired on 2 land plots owned by 2 AHs in Vahagnadzor and Tumanyan. During the implementation, no changes have been emerged in identified improvements include in LARP (see table 10 below).
48. One AH has been compensated with transportation cost of 176.250 AMD in Vahagnadzor for his moveable assets (small household Items), while another AH in Vahagnadzor has been provided with the transportation cost of 90.000 AMD to move his garage. The overall budget for transportation planned by LARP has been decreased by 140.750AMD due to the removed residential relocated AH in Dzoraget.

Table 10. Impact on Improvements

Item: Affected Improvements	Plots, N	Length Number	AHs, N
a. Planned under LARP	2	-	2
Improvements			
a. length	2	65.6	1

Item: Affected Improvements	Plots, N	Length Number	AHs, N
b. number	2	3	1
b. Implementation tallies	2	-	2
Improvements			
a. length	2	65.6	1
b. number	2	3	1
Difference (b-a)	0	-	0
Improvements			
a. length	0	0	0
b. number	0	0	0

g) Impact on Socially Vulnerable and Severe Impact

49. During the LARP implementation the only identified vulnerable AH has been removed, which was the AH affected by residential relocation in Dzoraget (the affected residential house has been removed from affected zone, for details see the section of Residential Relocation).
50. As a result of LARP implementation, the number of severely affected AHs also has been decreased by 1 because of the same removed AH in Dzoraget. As a result, only 2 severely affected AHs have been paid with rehabilitation allowance for severe impact (see table 11).

Table 11. Impact on Vulnerable and Severely AHs

	Vulnerable AHs, N	Severely AHs, N
a. Planned under LARP	1	3
b. Implementation tallies	0	2
Difference (b-a)	-1	-1
<i>One AH is compensated for damaged assets</i>		

3.3.2. Determining the Actual Compensation paid

a) Compensation for Land

51. Payment of compensation is due to be made within 14 days of signing acquisition contracts. The amounts have been transferred to the bank accounts of APs. According to the LARP provisions, if an AP does not have a bank account, the bank account should be opened for him/her under the Project. As Converse OJSC proposed the most favourable terms and conditions (geographical location and absence of transaction charges), it was selected for M6 project compensation payment. At the same time, APs used their accounts as well, on request.
52. During the LARP implementation, bank accounts have been opened for APs, except of those who requested to transfer the money to their existing accounts. Below in table 12 are presented the compensation provided for the affected land plots, including the compensation deposited to the court deposit account for the 7 expropriation cases.

Table 12. Paid compensations for Lands (including the expropriation cases)

Item: Permanent loss of land	Plots, N	Area, sq.m.	Compensation amount (AMD)
a. Planned under LARP	205	542,935.28	206,866,392.09
GoV land	72	340,853.88	-

Item: Permanent loss of land	Plots, N	Area, sq.m.	Compensation amount (AMD)
Community land	115	198,672.10	201,352,138.52
Private land	18	3,409.30	5,514,253.57
b1. Implementation tallies (via Contract)	197	539,507.38	202,027,750.18
GoV land	72	340,853.88	-
Community land	115	198,086.60	200,710,544.78
Private land	10	566.90	1,317,205.40
b2. Implementation tallies (via Expropriation)	7	2,767.80	3,768,289.24
GoV land	0	-	-
Community land	1	261.40	65,833.59
Private land	6	2,506.40	3,702,455.65
Difference (b1+b2)-a	-1	- 660.10	- 1,070,352.67
GoV land	72	340,853.88	-
Community land	1	- 324.10	- 575,760.15
Private land	-2	- 336.00	- 494,592.52

53. The tables 13 and 14 show the compensation paid for the affected buildings and improvements. The changes in planned and actually paid compensation are related to the impact changes as described in other section. There are no affected buildings and improvements for the 7 expropriation cases.

Table 13. Paid compensations for Buildings⁶

Item: Affected buildings	Plots, N	No of buildings	Sq.m.	Compensation amount (AMD)
a. Planned under LARP	2	7	436.17	67,274,615.90
Residential house	2	2	284.83	57,889,868.40
Support structure with main building		5	151.34	9,384,747.50
b. Implementation tallies	1	2	97.17	19,797,245.40
Residential	1	1	89.73	19,523,453.40
Support structure with main building		1	7.44	273,792.00
Difference (b-a)	-1	-5	-339	- 47,477,370.50
Residential	-1	-1	-195.1	- 38,366,415.00
Support structure with main building	-1	-4	-143.9	- 9,110,955.50

Table 14. Paid compensations for Improvements

Item: Affected Improvements	Plots, N	Length Number	Compensation amount (AMD)
a. Planned under LARP	2	-	683,140.00
Improvements			
a. length	2	65.6	228,140.00
b. number	2	3	455,000.00

Item: Affected Improvements	Plots, N	Length Number	Compensation amount (AMD)
b. Implementation tallies	2	-	683,140.00
Improvements			
a. length	2	65.6	228,140.00
b. number	2	3	455,000.00
Difference (b-a)	0	-	0
Improvements			
a. length	0	0	0
b. number	0	0	0

54. The table 15 below shows the compensation provided for the affected fruit and wood trees, including the deposited compensation for expropriation cases. The budget for the decreased number of affected trees has also been decreased by 1,303,698.00 AMD initially planned by LARP.

Table 15. Paid compensations for Affected Trees (including the expropriation cases)

Item: Affected trees	Plots, N	No	Compensation amount (AMD)
Fruit trees			
a. Planned under LARP	3	14	1,586,964.00
Community land	2	11	1,344,388.00
Private land	1	3	242,576.00
b. Implementation tallies	2	4	283,266.00
Community land	1	1	40,690.00
Private land	1	3	242,576.00
Difference (b-a)	-1	-10	- 1,303,698.00
Community land	-1	-10	- 1,303,698.00
Private land	0	0	0
Wood trees			
a. Planned under LARP	1	70	4,252,700.00
Community land	0	0	0
Private land	1	70	4,252,700.00
b. Implementation tallies	1	70	4,252,700.00
Community land	0	0	0
Private land	1	70	4,252,700.00
Difference (b-a)	0	0	0
Community land	0	0	0
Private land	0	0	0
<i>*One AH is both private land owner and informal tenant</i>			

55. In total 4,464,388.30 AMD compensation for the damaged fruit trees and 45,000.00 AMD for the damaged bushes has been paid by the Contractors. At the same time, 56,560.00 AMD has been paid for the damages crops. Details are shown in the tables 16 and 17 below.

Table 16. Paid compensations for damaged fruit trees and bushes

Item: Damaged trees and bushes	Plots, N	No	Compensation amount (AMD)
Fruit trees and bushes			
a. Planned under LARP	9	213	4,464,388.30
Community land	2	10	1,124,116.00
Private land	7	203	3,340,272.30
b. Implementation tallies	9	213	4,464,388.30
Community land	4	188	2,398,706.30
Private land	5	25	2,065,682.00
Difference (b-a)	0	0	-
Community land	2	178	1,274,590.30
Private land	-2	-178	- 1,274,590.30
Decorative trees			
a. Planned under LARP	2	5	45,000.00
Community land	0	0	0
Private land	2	5	45,000.00
b. Implementation tallies	2	5	45,000.00
Community land	0	0	0
Private land	2	5	45,000.00
Difference (b-a)	0	0	0
Community land	0	0	0
Private land	0	0	0

Table 17. Paid compensations for Crops

Item: Damaged crops	Plots, N	Sq.m	Compensation amount (AMD)
a. Planned under LARP	2	80	56,560.00
Community land	0	0	0
Private land	1	80	56,560.00
b. Implementation tallies	2	80	56,560.00
Community land	1	80	56,560.00
Private land	0	0	0
Difference (b-a)	0	0	0
Community land	1	80	56,560.00
Private land	-1	-80	- 56,560.00

56. Overall, 121,300.00 AMD has been paid to 2 AHs as severe impact allowance equal to one-year yield compensation for their agricultural income generated assets (see table 18).

Table 18. Paid allowances for severe impact

Item: Severe Impact	Plots, N	AHs, N	Compensation, AMD
a. Planned under LARP	4	3	327,650.00
b. Implementation tallies	3	2	121,300.00
Difference (b-a)	-1	-1	- 206,350.00
<i>One AH is compensated for damaged assets</i>			

3.3.3 Expropriation cases

57. As defined by the RA legislation, in case the acquisition contracts are not signed by APs (owners and other property right holders) for some reasons (disagreement of APs, unresolved legalization issue etc.) within 3 months from the date of notification of draft acquisition contracts to APs, the expropriation procedure shall be initiated by the TPIO. As a result of implementation, for the 7 cases (land plots) expropriation procedures have been initiated by the TPIO.
58. The expropriation process is implemented in two stages:
- (i) Acquisition of the property via transfer of compensation amount to the court deposit
 - (ii) Acquisition of the property via expropriation (court proceeding)
59. Acquisition of the property via transfer of compensation amount to the court deposit: The calculated compensation amount for each AP has been deposited with the court deposit account within 1 month after completion of 3-month period. A notification has been sent to APs (owners and other property right holders) about this within 3 days after depositing the compensation amount. The separate information leaflet (guidance) has been attached to the notification letter with description of AP's rights and obligations after depositing.
60. Acquisition of the property via expropriation (lawsuit):
- (i) If the contract is not signed during seven days after the transfer of the compensation to the deposit account and the compensation is not obtained by the APs from the deposit account, then during one-month period the Consultant will prepare and submit the lawsuit to the court based on the deposited amount. Thus, the 7 lawsuits are being prepared and will be submitted to the Courts of Law by the end of August 2018.
 - (ii) In case of expropriation, the subject for Court's discussion can only be on the compensation amount. Court's decision on compensation amount for the property and other assets to be acquired will be the basis for the acquisition of land.
 - (iii) If the all owners and co-owners and other property rights of the alienated property receive the deposited amount in the prescribed manner after the depositing and before the court decision on alienation is issued, than the alienation contract will be deemed to be concluded on the terms and conditions set forth by law.
 - (iv) The rights of the previous owner on the expropriated property are terminated and the right of acquirer on the expropriated property is established after the decision of court enters into force. The decision of court is subject to registration in the SCREC after the decision of court enters into force.
 - (v) However, depending on the peculiarities of the lawsuit, it may sometimes be possible to conclude the alienation contract before the acceptance of the lawsuit by the court or the commencement of the judicial proceeding. In such cases, the TPIO will recall the lawsuit or reject a lawsuit filing with the court a copy of the contract and a relevant note that will serve as a basis for granting the compensation to the APs.
61. The proceeding of the lawsuit: The SSSC will participate in all court hearings in all court instances on behalf of the TPIO. The Expropriation stage will be considered to be completed after the state registration of the property right (based on the judicial act) and submission of the ownership certificate to the TPIO. Below is presented the list of expropriation cases with summery description of the reasons for expropriation (there are no disagreement cases).

Table 19. Summary of expropriation cases

No	Community	No AHHs	Description of case
1	Pambak	1	Cadastral issue related to the unregistered renter on community land

No	Community	No AHHs	Description of case
2	Vahagnadzor	1	Inheritance issue, heirs are out of RA and cannot provide power of attorney
3	Vahagnadzor	1	
4	Vahagnadzor	1	The owner is out of RA and cannot provide power of attorney
5	Dzoraget	3	The owner is out of RA and cannot provide power of attorney
6	Dzoraget	1	
7	Dzoraget	1	Inheritance issue

3.3.4 Administrative cost

62. During the LARP implementation, in total 9,776,500.00 AMD has been spent for registration services, of which 7,808,000.00 AMD for cadastre services and 1,968,500.00 AMD for notary services. This differs from the initially estimated cost in 820,000.00 AMD (saving). There are also in total of 28,000.00 AMD of court expenses to be paid for the expropriation cases to the Courts of Law (saving in compare with LARP is 504,000.00 AMD).

Table 20. Registration costs

Registration costs	Total
a. Planned under LARP	10,596,500.00
cadastral	7,930,500.00
notarial	2,666,000.00
b. Implementation tallies	9,776,500.00
cadastral	7,808,000.00
notarial	1,968,500.00
Difference (b-a)	- 820,000.00
cadastral	- 122,500.00
notarial	- 697,500.00
Court expenses	Total
a. Planned under LARP	532,000.00
b. Implementation tallies	28,000.00
Difference (b-a)	- 504,000.00

3.3.5 Summary of Impacts and budget as per implementation results

63. The table 21 below summarizes the overall LARP implementation indicators, as well as presents comparison of planned and actual LARP implementation budgets. According to the monitoring results, the LARP implementation budget (compensation +administrative cost) totalled to **447,079,169.84 AMD**, of which 435,299,651.8 AMD spent for signed acquisition contracts and 11,779,518.08 AMD for the expropriation cases. In compare with the planned budget, there is a 917,335,224 AMD of savings.

64. The table 22 shows the planned and actual implementation results for the damaged assets. The compensation for the damaged assets has been paid by the Contractors.

Table 21. Comparison of LARP planned impact and budget versus the actual implementation (excluding the damages)

Item	Planned under LARP	Implementation Via Contract	Implementation Via Expropriation	Difference	Note
	a.	b1.	b2.	(b1+b2) - a	
No					
Total land plots	205	197	7	-1	Note1 ⁷
GoV land	72	72	0	0	
Community land plots	115	115	1	1	
Private land plots	18	10	6	-2	
Total affected area (sq.m.)	542,935.3	539,507.4	2,767.8	-660.1	Note 2 ⁸
Compensation, AMD					
Land compensation	206,866,392.1	202,027,750.2	3,763,409.0	412,657,551	
Community land plots	201,352,138.5	200,710,544.8	65,833.6	402,128,517	
Private land plots	5,509,372.9	1,317,205.4	3,692,694.7	10,519,273	
Leaseholders (for land)	4,880.7	-	4,880.7	9,761	
Crops	-	-	-	0	
Fruit trees/bushes	1,586,964.0	283,266.0	-	1,870,230	
Wood trees	4,252,700.0	-	4,252,700.0	8,505,400	
Decor trees/bushes	-	-	-	0	
Structures and buildings	37,274,615.9	19,797,245.4	-	57,071,861	
Fences	-	-	-	0	
Improvements	683,140.0	683,140.0	-	1,366,280	
Transportation	176,250.0	176,250.0	-	352,500	
Movable assets	90,000.0	90,000.0	-	180,000	
Business	-	-	-	0	
Employment	-	-	-	0	
Relocation	660,000.0	330,000.0	-	990,000	
Vulnerability	330,000.0	-	-	330,000	
Severe impact	231,100.0	24,750.0	-	255,850	
Relocation allowance	110,000.0	55,000.0	-	165,000	
Registration services	10,596,500.0	9,776,500.0	-	20,373,000	
Court services	532,000.0	28,000.0	-	560,000	
Total	470,256,054.1	435,299,651.8	11,779,518.08	917,335,224	

Table 22. Comparison of LARP planned impact and budget versus the actual implementation for Damaged assets

Item	Compensation
a. Planned under LARP	
Crops	56,560.0
Fruit trees/bushes	4,464,388.3
Décor trees/bushes	45,000.0
Severe impact	96,550.0
a.Total	4,662,498.3

⁷ Note1: As a result of cadastre map verification, 2 community land plots were re-classified as private and 1 community land plot was re-classified as state-owned.

⁸ Note 2: Due to design adjustments and cadastre maps verification, the total area of land take for the project needs increased by 6,050 sq.m.

Item	Compensation
b. Implementation tallies	
Crops	56,560.0
Fruit trees/bushes	4,464,388.3
Décor trees/bushes	45,000.0
Severe impact	96,550.0
b.Total	4,662,498.3
Difference (b-a)	
Crops	0.0
Fruit trees/bushes	0.0
Décor trees/bushes	0.0
Severe impact	0.0

IV. IMPLEMENTATION OF LEGALIZATION AND CADASTRAL CORRECTION PLAN

65. Within the LARP implementation, the SSSC/TPIO has carried out the implementation of Legalization and Cadastral Correction Plan defined by LARP. The actions and procedures are being carried out within the LARP implementation in accordance to RA legislation to solve the listed issues (defined in the chapter H of LARP⁹). The APs have been fully consulted and assisted by SSSC/TPIO, all the cases have been solved (except of those under expropriation), moreover, all legalization and cadastral correction costs have been covered by LARP budget. The summary of solved cases are described in Table 23 below and the list of these cases is provided in the Annex 3.

Table 23. Description of Legalization and cadastral correction cases

Description of the issue	No
Uncertainty and lack of target and functional significances of the land plot	3
Discrepancies between the land plots' surface areas indicated in the ownership certificate and on the cadastral map	7
Lack of boundaries between neighbouring land plots and combination of the land plots	1
Undefined owners/right holders to the land plots	2
Total	13

V. COMPLAINTS & GRIEVANCE REDRESS MECHANISM

66. As defined by the LARP, the GRM has been established in each affected community prior the start of LARP implementation, particularly the letters have been sent to each community in February 2018 requesting the representative from community administration to be nominated as grievance focal person (entering point for grievances) together with SSSC representative. The details on GRM with contact details have been posted in all community administration offices upon start of LARP implementation. The grievance cases and actions initiated by TPIO for their solution are presented in the table 24 below.

⁹ The detailed list of legalization and cadastral correction cases, their description and AHs involved is presented in Appendix 8 of the LARP.

Table 24. Description of grievances and their resolution process

Total (no.)	Ongoing (no.)	Resolved in favour of AP (no.)	Resolved/ AP is not satisfied (no.)	Description	Resolution/Action initiated
5	-	1	-	The request was received from AP (Vahagnadzor, lot code: 06-102-0040-0007) in March with the statement that the affected part of the land plot is more than is mentioned in the property description protocol.	The meeting has been held with the representative of the AP, the data has been verified and corrected accordingly. The corrected data served as a basis for acquisition and compensation.
	-	-	1	The request was received from resident of Vanadzor community in March, who is not the AP under the LARP (his land plot is not affected by the Project) with the statement that during the construction activities in 2016 his business (small restaurant) hasn't working due to construction works (the utilities were not operating). The AP demanding compensation for the suspension of the business operation.	The meeting has been held with the resident with attendance of different specialists of TPIO: social safeguards specialist, lawyer and engineer. It shall be noted that this case has been studied during the preparation of LARP (see the section on business impacts) based on verbal complaint, all provided documents by resident have been studied and analysed, it was clarified to the resident that there are no any legal grounds which can be serve as a basis of such claim. The AP has logged an application also to the minister of transport, communication and information technologies, minister has met with the resident and detailed explanation has been provided. The representative of TPIO has attended the meeting. The written response has been sent to resident both by TPIO and the Ministry.
	-	1	-	The request was received from resident of Vanadzor community in May, who is not the AP under the LARP (his land plot is not affected by the Project) with the statement that during the construction activities the embankment formed along the road is rolling in to the land plot owned by him.	The issue was discussed with Designer and engineers from TPIO. It was decided to construct a retaining wall to prevent further rolling of the stones from embankment. The complainant has been informed about the solution.
	1	-	-	The request was received from Tufenkian Avan Dzoraget Hotel, which is not affected under the LARP, with the statement that during the construction of the M6 project started from October 2016 the roads to the Hotel have been periodically closed which resulted in difficulties for the mobility of transfer of the touristic buses to access the Hotel. This in its turn resulted in decrease of the number of tourists planned for that season (the September-October is hot season for the Hotel).	The TPIO has initiated a meeting with the representatives of the hotel on June 15, 2018 to discuss the issues raised by the Hotel and find appropriate solutions with further reporting to EIB. The minutes of the meeting, as well as the supporting documents were summarized in the special report and submitted to EIB in July, 2018.
	2	-	-	2 complaints have been received from residents of Tumanyan community in July (Lot 3) and Vahagni community (Lot 2) who are not the APs under the LARP (their land plots are not affected by the Project) with the statement that during the construction activities trees, fences and other improvements have been damaged due to construction works demanding compensation.	Considering that the mentioned damages are out of RoW of the project, the TPIO has addressed the grievances to Contractor to study, clarify and take further actions. No responses have been provided by the Contractors yet. TPIO follows up the cases.

VI. CONCLUSION ON LARP IMPLEMENTATION

67. As a result of monitoring, based on above presented findings, we consider, that the LARP implementation is effectively completed in compliance with LARP provisions and with the consent of APs for 204 land plots. The list of acquired and compensation lands plots per Lots is attached in Annex 1.

Land					Structures		Improvements			Movable assets	Transportation	Fruit trees/bushes		Wood trees/bushes		Décor trees/bushes		Crops		Livelihood restoration allowance	Residential relocation allowance	Severely affected		
No	Community	Ownership status	HH No	Affected sqm	Compensation (AMD)	Sqm	Compensation (AMD)	Length	No	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	Sq.m	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	
33	Pambak	RA		5,023.00	-																			
34	Pambak	RA		1,193.88	-																			
35	Pambak	RA		206.50	-																			
36	Pambak	RA		423.00	-																			
37	Pambak	RA		390.00	-																			
38	Pambak	Community		667.70	152,803.15																			
39	Pambak	Community		364.10	68,669.26																			
40	Pambak	RA		42,630.00	-																			
41	Pambak	Community		4,278.90	1,077,640.97																			
42	Pambak	Community		1,039.80	1,231,643.10																			
43	Pambak	Community		73.00	94,863.50																			
44	Pambak	Community		74.70	97,072.65																			
45	Pambak	Community		309.30	77,897.21																			
46	Pambak	RA		18.00	-																			
47	Pambak	Community		406.30	527,986.85																			
48	Pambak	Community		218.00	283,291.00																			
49	Pambak	RA		483.20	-																			
50	Pambak	Community		2,060.70	518,987.30																			
51	Pambak	RA		1,034.70	-																			
52	Pambak	RA		5,000.00	-																			
53	Pambak	RA		411.10	-																			
54	Pambak	RA		5,672.00	-																			
55	Pambak	RA		727.20	-																			
56	Pambak	RA		39.20	-																			
57	Pambak	Community		36,122.20	19,939,454.40																			
58	Pambak	RA		1,082.30	-																			
a1. Subtotal			2	205,481.88	162,552,019.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
a2. Lot 1 (km0+000 -km17+625)																								
a2. Implementation tallies (via Expropriation)																								
1	Pambak	Community		261.40	65,833.59																			
a2. Subtotal			-	261.40	65,833.59	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A1+A2 Subtotal			2	205,743.28	162,617,852.66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
b1. Lot 2 (km17+625 -km300+125)																								
b1. Implementation tallies (via Contract)																								

Land					Structures		Improvements			Movable assets	Transportation	Fruit trees/bushes		Wood trees/bushes		Décor trees/bushes		Crops		Livelihood restoration allowance	Residential relocation allowance	Severely affected	
No	Community	Ownership status	HH No	Affected sqm	Compensation (AMD)	Sqm	Compensation (AMD)	Length	No	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	Sq.m	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)
1	Pambak	RA		31.00	-																		
2	Vahagnadzor	Community		804.50	151,728.70																		
3	Vahagnadzor	Community		297.20	386,211.40																		
4	Vahagnadzor	Community		798.50	1,037,650.75																		
5	Vahagnadzor	Private	1	23.50	38,105.25								1	44,760.00			3	27,000.00					
6	Vahagnadzor	Private	1	54.60	88,533.90								6	723,720.00			2	18,000.00					
7	Vahagnadzor	Private	1	127.10	206,092.65								10	638,950.00									
8	Vahagnadzor	Community		2.10	2,728.95																		
9	Vahagnadzor	Community		221.30	287,579.35																		
10	Vahagnadzor	Community		1,567.80	1,857,059.10																		
11	Vahagnadzor	Private		210.00	340,515.00	97.17	19,797,245.40				90,000.00	141,000	3	242,576.00							55,000.00	330,000.00	16,500.00
12	Vahagnadzor	Community	1	108.20	140,605.90			8.6	2	460,040.00		35,250	1	40,690.00									8,250.00
13	Vahagnadzor	Private		36.30	58,860.45																		
14	Vahagnadzor	Private		8.40	13,620.60								3	134,280.00									
15	Vahagnadzor	Private	1	28.90	46,861.35																		
16	Vahagnadzor	Community		3,173.30	3,357,351.40																		
17	Vahagnadzor	Community		1,061.60	1,257,465.20																		
18	Vahagnadzor	Community		122.60	159,318.70																		
19	Vahagnadzor	Community		1,951.60	368,071.76																		
20	Vahagnadzor	Community		856.20	161,479.32																		
21	Vahagnadzor	Community	1	2,290.70	432,026.02								6	604,796.00									
22	Vahagnadzor	Community		1,291.50	243,576.90																		
23	Vahagnadzor	Community		1,784.20	336,500.12																		
24	Vahagnadzor	RA		500.00	-																		
25	Vahagnadzor	Community		45.20	8,524.72																		
26	Vahagnadzor	Community		69.20	13,051.12																		
27	Vahagnadzor	RA		137.40	-																		
28	Vahagnadzor	RA		35,842.00	-																		
29	Vahagnadzor	RA		1,800.00	-																		
30	Vahagnadzor	RA		22.00	-																		
31	Vahagnadzor	RA		24,670.00	-																		

Land					Structures		Improvements			Movable assets	Transportation	Fruit trees/bushes		Wood trees/bushes		Décor trees/bushes		Crops		Livelihood restoration allowance	Residential relocation allowance	Severely affected	
No	Community	Ownership status	HH No	Affected sqm	Compensation (AMD)	Sqm	Compensation (AMD)	Length	No	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	Sq.m	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)
32	Vahagnadzor	RA		809.00	-																		
33	Vahagnadzor	Community		441.70	83,304.62																		
34	Vahagni	Community		6,397.60	1,206,587.36																		
35	Vahagni	RA		29,250.00	-																		
36	Vahagni	Community		1,637.80	308,889.08																		
37	Vahagni	Community		24.60	4,639.56																		
38	Vahagni	RA		39.00	-																		
39	Vahagni	Community		490.40	92,489.44																		
40	Vahagni	Community		117.70	22,198.22																		
41	Vahagni	Community		1,198.10	225,961.66																		
42	Vahagni	Community		1,377.80	259,853.08																		
43	Vahagni	RA		36.60	-																		
44	Vahagni	RA		8,500.00	-																		
45	Vahagni	Community		2,139.20	403,453.12																		
46	Vahagni	Community		1,298.40	244,878.24																		
47	Vahagni	RA		79.50	-																		
48	Vahagni	Community		40.90	10,300.67																		
49	Vahagni	Community		476.70	89,905.62																		
50	Vahagni	Community		449.40	84,756.84																		
51	Vahagni	Community		4,911.60	1,236,986.46																		
52	Vahagni	RA		22,500.00	-																		
53	Vahagni	Community		54.10	10,203.26																		
54	Vahagni	Community		456.80	86,152.48																		
55	Vahagni	Community		187.80	32,179.53																		
56	Vahagni	Community		19.60	3,696.56																		
57	Vahagni	Community		149.10	28,120.26																		
58	Vahagni	Community		26.20	4,941.32																		
59	Vahagni	RA		3,650.00	-																		
60	Vahagni	RA		411.30	-																		
61	Vahagni	RA		30.00	-																		
62	Yeghegnut	RA		129.00	-																		

Land					Structures		Improvements			Movable assets	Transportation	Fruit trees/bushes		Wood trees/bushes		Décor trees/bushes		Crops		Livelihood restoration allowance	Residential relocation allowance	Severely affected	
No	Community	Ownership status	HH No	Affected sqm	Compensation (AMD)	Sqm	Compensation (AMD)	Length	No	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	Sq.m	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)
63	Dzoraget	RA		525.50	-																		
64	Dzoraget	RA		5,850.00	-																		
65	Dzoraget	Community		59.50	77,320.25																		
66	Dzoraget	Community		8.70	10,305.15																		
67	Dzoraget	Community		463.60	602,448.20																		
68	Dzoraget	RA		6,270.00	-																		
69	Dzoraget	Community		80.10	15,106.86																		
70	Dzoraget	Community		304.40	57,409.84																		
71	Dzoraget	RA		25.00	-																		
72	Dzoraget	RA		850.00	-																		
73	Dzoraget	Community		101.70	19,180.62																		
74	Dzoraget	Community		229.40	43,264.84																		
75	Dzorayugh	Community		6,377.20	1,606,097.82																		
76	Dzorayugh	RA		11,600.00	-																		
77	Dzorayugh	Community		1,802.30	339,913.78																		
78	Dzorayugh	RA		88.00	-																		
b1. Subtotal			6	201,902.20	18,204,063.35	97.17	19,797,245.40	8.60	2	460,040.00	90,000.00	176,250	30	2,429,772.00	-	-	5	45,000.00	-	-	55,000.00	330,000.00	24,750.00
b2. Lot 2 (km17+625 -km300+125)																							
b2. Implementation tallies (via Expropriation)																							
1	Vahagnadzor	Leased*	1	21.50	4,880.72																		
2	Vahagnadzor	Private	1	13.20	21,403.80																		
3	Vahagnadzor	Private	1	73.00	118,369.50								5	523,972.00									
4	Vahagnadzor	Private	1	2,281.70	3,358,662.40										70	4,252,700							
b2. Subtotal			4	2,367.90	3,503,316.42	-	-	-	-	-	-	5	523,972.00	70	4,252,700	-	-	-	-	-	-	-	-
B1+B2 Subtotal			10	204,270.10	21,707,379.76	97.17	19,797,245.40	8.60	2	460,040.00	90,000.00	176,250	35	2,953,744.00	70	4,252,700	5	45,000.00	-	-	55,000.00	330,000.00	24,750.00
c1. Lot 3 (km300+125 -km38+450)																							
c1. Implementation tallies (via Contract)																							
1	Dzoraget	RA		1,111.60	-																		
2	Dzoraget	Community		20.40	3,847.44																		
3	Dzoraget	RA		15,500.00	-																		
4	Dzoraget	RA		339.90	-																		
5	Dzoraget	Community		166.00	31,307.60																		
6	Dzoraget	Community		68.80	12,975.68																		
7	Dzoraget	Community		250.50	325,524.75																		

Land					Structures		Improvements			Movable assets	Transportation	Fruit trees/bushes		Wood trees/bushes		Décor trees/bushes		Crops		Livelihood restoration allowance	Residential relocation allowance	Severely affected	
No	Community	Ownership status	HH No	Affected sqm	Compensation (AMD)	Sqm	Compensation (AMD)	Length	No	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	Sq.m	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)
8	Dzoraget	Community		33.90	44,053.05																		
9	Dzoraget	RA		29.70	-																		
10	Dzoraget	Community		394.30	512,392.85																		
11	Dzoraget	Community		199.60	259,380.20																		
12	Dzoraget	Community		105.40	136,967.30																		
13	Dzoraget	Community		457.70	86,322.22																		
14	Dzoraget	Community		1,142.50	791,143.88																		
15	Dzoraget	RA		6,030.00	-																		
16	Dzoraget	Community		158.30	29,855.38																		
17	Dzoraget	Community		28.20	36,645.90																		
18	Dzoraget	Community		465.10	604,397.45																		
19	Dzoraget	Community		35.60	46,262.20																		
20	Dzoraget	Community	1	222.10	288,618.95								4	519,320.00									
21	Dzorayugh	RA		1,758.00	-																		
22	Dzorayugh	RA		3,650.00	-																		
23	Dsegh	Community		14,169.60	2,672,386.56																		
24	Dsegh	Community		4,304.00	811,734.40																		
25	Dsegh	RA		17,310.00	-																		
26	Dsegh	Community		5,312.60	1,001,956.36																		
27	Tsater	RA		4,588.60	-																		
28	Tsater	Community		2,612.80	492,774.08																		
29	Tsater	RA		13,150.00	-																		
30	Tsater	RA		567.00	-																		
31	Tsater	RA		120.70	-																		
32	Tsater	Community		565.30	106,615.58																		
33	Tsater	RA		53.00	-																		
34	Tsater	Community		777.00	146,542.20																		
35	Tsater	RA		53.70	-																		
36	Tsater	Community		121.30	22,877.18																		
37	Tsater	Community		574.90	108,426.14																		
38	Tumanyan	Community	1	160.60	236,403.20								6	581,360.00									
39	Tumanyan	Community		627.70	815,696.15																		
40	Tumanyan	Community		175.40	258,188.80								172	693,230.30					40	12,160.00			96,550.00
41	Tumanyan	RA		3,670.00	-																		

Land					Structures		Improvements			Movable assets	Transportation	Fruit trees/bushes		Wood trees/bushes		Décor trees/bushes		Crops		Livelihood restoration allowance	Residential relocation allowance	Severely affected	
No	Community	Ownership status	HH No	Affected sqm	Compensation (AMD)	Sqm	Compensation (AMD)	Length	No	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	No	Compensation (AMD)	Sq.m	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)	Compensation (AMD)
42	Tumanyan	Community		156.30	203,111.85																		
43	Tumanyan	Community		317.30	412,331.35																		
44	Tumanyan	RA		219.30	-																		
45	Tumanyan	Community		205.70	267,307.15																		
46	Tumanyan	Community		363.00	68,461.80																		
47	Tumanyan	Community	1	505.00	656,247.50																		
48	Tumanyan	Community		1,449.40	273,356.84																		
49	Tumanyan	RA		1,974.00	-																		
50	Tumanyan	RA		1,771.80	-																		
51	Tumanyan	RA		13,769.00	-																		
52	Tumanyan	Community		4,772.20	6,201,473.90																		
53	Tumanyan	Community		2,686.60	506,692.76																		
54	Tumanyan	Community	1	817.70	1,062,601.15			57	1	223,100.00													
55	Tumanyan	RA		33.10	-																		
56	Tumanyan	RA		530.00	-																		
57	Tumanyan	Community		58.60	11,051.96																		
58	Tumanyan	RA		84.50	-																		
59	Tumanyan	Community		1,173.10	1,524,443.45																		
60	Tumanyan	Community		154.90	201,292.55																		
c1. Subtotal			4	132,123.30	21,271,667.76	-	-	57.00	1	223,100.00	-		182	1,793,910.30	-	-	-	-	40.00	12,160.00	-	-	96,550.00
c2. Lot 3 (km300+125 -km38+450)																							
c2. Implementation tallies (via Expropriation)																							
1	Dzoraget	Private	3	59.50	96,479.25																		
2	Dzoraget	Private	1	57.80	75,111.10																		
3	Dzoraget	Private	1	21.20	27,549.40																		
c2. Subtotal			5	138.50	199,139.75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
C1+C2 subtotal			9	132,261.80	21,470,807.51	-	-	57.00	1	223,100.00	-	-	182	1,793,910.30	-	-	-	-	40.00	12,160.00	-	-	96,550.00
Subtotal a1+b1+c1			12	539,507.38	202,027,750.18	97.17	19,797,245.40	65.60	3	683,140.00	90,000.00	176,250	212	4,223,682.30	-	-	5	45,000.00	40.00	12,160.00	55,000.00	330,000.00	121,300.00
Subtotal a2+b2+c2			9	2,767.80	3,768,289.76	-	-	-	-	-	-	-	5	523,972.00	70	4,252,700	-	-	-	-	-	-	-
Total (a1+b1+c1)+(a2+b2+c2)			21	542,275.18	205,796,039.93	97.17	19,797,245.40	65.60	3	683,140.00	90,000.00	176,250	217	4,747,654.30	70	4,252,700	5	45,000.00	40.00	12,160.00	55,000.00	330,000.00	121,300.00

Annex 2. Detailed comparison of LARP implementation results against the LARP-planned

Table 1. Affected land plots, AHs and APs

Item: Permanent loss of land	Plots, N	Area, sq.m.	Total AHs N	Private AHs N	Leaseholder AHs N	Informal Tenant AHs N
a. Planned under LARP						
Lot 1 (km0+000 -km17+625)	59	205,743.28	2	2	0	0
GoV land	25	100,894.68	0	0	0	0
Community land	31	104,770.50	0	0	0	0
Private land	3	78.10	2	2	0	0
Lot 2 (km17+625 - km300+125)	81	204,270.10	10*	8	1	2
GoV land	25	153,645.30	0	0	0	0
Community land	46	47,768.10	2	0	0	2
Private land	10	2,856.70	9	8	1	0
Lot 3 (km300+125 - km38+450)	65	132,921.90	11	7	0	4
GoV land	22	86,313.90	0	0	0	0
Community land	38	46,133.50	4	0	0	4
Private land	5	474.50	7	7	0	0
b. Implementation tallies						
Lot 1 (km0+000 -km17+625)	59	205,743.28	2	2	0	0
GoV land	25	100,894.68	0	0	0	0
Community land	31	104,770.50	0	0	0	0
Private land	3	78.10	2	2	0	0
Lot 2 (km17+625 - km300+125)	81	204,270.10	10*	8	1	2
GoV land	25	153,645.30	0	0	0	0
Community land	46	47,768.10	2	0	0	2
Private land	10	2,856.70	9	8	1	0
Lot 3 (km300+125 - km38+450)	64	132,261.80	9	5	4	0
GoV land	22	86,313.90	0	0	0	0
Community land	39	45,809.40	4	0	4	0
Private land	3	138.50	5	5	0	0
Difference (b-a)						
Lot 1 (km0+000 -km17+625)	0	0	0	0	0	0
GoV land	0	0	0	0	0	0
Community land	0	0	0	0	0	0
Private land	0	0	0	0	0	0
Lot 2 (km17+625 - km300+125)	0	0	0	0	0	0
GoV land	0	0	0	0	0	0
Community land	0	0	0	0	0	0
Private land	0	0	0	0	0	0
Lot 3 (km300+125 - km38+450)	-1	-660.1	-2	-2	4	-4
GoV land	0	0	0	0	0	0
Community land	1	-324.1	0	0	4	-4
Private land	-2	-336	-2	-2	0	0
*One AH is included in Private land						

Table 2. Detailed Impact on Residential Relocation

Affected Land							Affected Structure		Affected Improvements			Affected households		
Community	Type of owner	Usage Status	Total Area, m ²	Affected Area, m ²	Affected % in total	Type of Land	Name	m ²	Name ⁴	Material	m ² , no	No of AHs	No of AH members	Residential Relocation
Vahagnadzor	Private	Directly held by the owner	210,00	210,00	100%	Residential	Residential house	89,73	-	-	-	1	8	Residential Relocation
							Platform	7,44	-	-	-			
	Community	Illegally used	-	-	-	Other land	-	-	Gate	Metal	1			
									Curbstone	Concrete	3			
									Fence	Metal	5,6			
Electrical pillar	Wood	1												

Table 3. Compensation for the land pots per Lots

Item: Permanent loss of land	a. Planned under LARP			b1. Implementation tallies (via Contract)			b2. Implementation tallies (via Expropriation)			Difference (b1+b2)-a		
	Plots N	Area, sq.m.	Compensation amount AMD	Plots N	Area, sq.m.	Compensation amount AMD	Plots N	Area, sq.m.	Compensation amount AMD	Plot s N	Area, sq.m.	Compensation amount AMD
Lot 1 (km0+000 - km17+625)	59	205,743.28	162,617,852.66	58	205,481.88	162,552,019.07	1	261.40	65,833.59	-	-	-
GoV land	25	100,894.68	-	25	100,894.68	-	-	-	-	-	-	-
Community land	31	104,770.50	162,093,236.46	30	104,509.10	162,027,402.87	1	261.40	65,833.59	-	-	-
Private land	3	78.10	524,616.20	3	78.10	524,616.20	-	-	-	-	-	-
Lot 2 (km17+625 - km300+125)	81	204,270.10	21,707,379.77	78	201,902.20	18,204,063.35	3	2,367.90	3,503,316.42	-	-	-
GoV land	25	153,645.30	-	25	153,645.30	-	-	-	-	-	-	-
Community land	46	47,768.10	17,411,474.15	46	47,768.10	17,411,474.15	-	-	-	-	-	-
Private land	10	2,856.70	4,295,905.62	7	488.80	792,589.20	3	2,367.90	3,503,316.42	-	-	-
Lot 3 (km300+125 - km38+450)	65	132,921.90	22,541,159.66	61	132,123.30	21,271,667.76	3	138.50	199,139.75	-1	-	-
GoV land	22	86,313.90	-	22	86,313.90	-	-	-	-	-	-	-
Community land	38	46,133.50	21,847,427.91	39	45,809.40	21,271,667.76	-	-	-	1	-	-
Private land	5	474.50	693,731.75	-	-	-	3	138.50	199,139.75	-2	-	-

Annex 3. List of solved Legalization and cadastral correction cases

No	Community	Cadastral Code	Description of the issue
3	Pambak	06-107-0760-0001	Uncertainty and lack of target and functional significances of the land plot
	Pambak	06-107-0420-0001	Uncertainty and lack of target and functional significances of the land plot
	Pambak	06-107-0529-0001	Uncertainty and lack of target and functional significances of the land plot
7	Vanadzor	06-001-1201-0010	Discrepancies between the land plots' surface areas indicated in the ownership certificate and on the cadastral map
	Vahagnadzor	06-102-0012-0012	Discrepancies between the land plots' surface areas indicated in the ownership certificate and on the cadastral map
	Vahagnadzor	06-102-0012-0013	Discrepancies between the land plots' surface areas indicated in the ownership certificate and on the cadastral map
	Vahagnadzor	06-102-0012-0014	Discrepancies between the land plots' surface areas indicated in the ownership certificate and on the cadastral map
	Vahagnadzor	06-102-0012-0017	Discrepancies between the land plots' surface areas indicated in the ownership certificate and on the cadastral map
	Vahagnadzor	06-102-0014-0008	Discrepancies between the land plots' surface areas indicated in the ownership certificate and on the cadastral map
	Vahagnadzor	06-102-0014-0013	Discrepancies between the land plots' surface areas indicated in the ownership certificate and on the cadastral map
1	Vahagnadzor	06-102-0040-0014	Lack of boundaries between neighbouring land plots and combination of the land plots-
2	Tumanyan	06-004-0054-0001	Undefined owners/right holders to the land plots
	Tumanyan	06-004-0054-0003	Undefined owners/right holders to the land plots