

Due Diligence Report for Social Safeguards

Document Stage: Final
Project Number: LCIP/CW-04-2020
Date: July 2020

Georgia: Livable Cities Investment Project for Balanced Development DUE DILIGENCE REPORT ON SOCIAL, LAND ACQUISITION AND RESETTLEMENT IMPACTS FOR AKHALTSIKHE SPORTS COMPLEX

The Due Diligence Report for Social Safeguards is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

ABBREVIATIONS

ADB	Asian Development Bank
AP	Affected Person
DDR	Due Diligence Report
EA	Executing Agency
GoG	Government of Georgia
GRC	Grievance Redress Committee
GRM	Georgia Resident Mission
IEE	Initial Environmental Examination
IUAP	Integrated Urban Action Plans
LAR	Land Acquisition and Resettlement
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
LCIP	Livable Cities Investment Program
MDFG	Municipal Development Fund of Georgia
MFF	Multitranches Financing Facility
SDDR	Social Due Diligence Report
SPS 2009	Safeguard Policy Statement 2009

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A. Introduction

Background

1. Since November 2016, Asian Development Bank (ADB) has supported the Government of Georgia (GoG) to mainstream an integrated and participatory approach to urban development by improving strategic planning of selected urban area clusters to achieve a more balanced regional development by preparing Integrated Urban Action Plans (IUAPs). Building on this, the government has prioritized crucial urban investments for ADB to take forward through feasibility studies and safeguards due diligence. These include integrated solutions that bring co-benefits to the citizens in the development of the urban clusters including water supply, sewerage and sanitation (including off-network solutions), urban transport and mobility (including non-motorized and public transport), solid waste management, economic corridors, cultural and historical heritage conservation, flood control and drainage, urban safety and resilience, among others.
2. To expedite balanced regional development, support for basic urban services and transport have been prioritized, particularly in small towns and regional cities that are potential hubs for tourism, agribusiness, and regional trade as key drivers of economic growth. Governance and capacity building will need to be integrated into the ensuing projects to achieve more robust results and ensure operational and financial sustainability of infrastructure projects.
3. The government has proposed to process the Livable Cities Investment Program (LCIP) to improve urban and tourism infrastructure and services across Georgia. LCIP will help improve the livability of the urban area clusters through interlinked outputs: (i) improved adequacy and efficiency of urban infrastructure and services, (ii) improved accessibility, connectivity and attractiveness of regional tourism clusters, and (iii) enhanced institutional capacity for implementing and managing urban infrastructure and services, (iv) improved access to quality pre-school infrastructure, improved environment: new playgrounds increasing gross motor skills of children, safe building - considering fire alarm and safety systems, clean and updated sanitary infrastructure including water closet and kitchen; (v) improved planning of the Kindergarten building; increased space per child and per teacher; energy efficient kindergarten buildings; (vi) improvement of educational and working conditions for children and teachers in kindergarten; (vii) Improved access to inclusive child-friendly quality education; (viii) Social impact – increased income of population during the implementation (employment of workers), and after the construction;
4. Construction of the sport complexes has high importance for maintaining and implementing a healthy lifestyle for the population, which will also reduce youth drug addiction and alcoholism. New sports complexes will lead to the success of the athletes, which will be especially important for the young people living in regions, as the representatives of the communities often have significant success in the international arena in a various types of sport, including water polo, synchronized swimming, etc.
5. Construction of Akhaltsikhe Swimming Pool is one of the subprojects, implemented under the Livable Cities Investment Program. The project area is located in Akhaltsikhe, at 44 Aspindza str. (Cadastral code: 62.09.63.183).
6. The land plot selected for the project is owned by Akhaltsikhe Municipality, but is not free of buildings. There is a functional municipal building – Training Hall situated on the territory. The building will not be dismantled. The Training Hall has a separate access road. The land plot area is 13,394.0 m². The actual area under construction of the new swimming pool building is 3,351.1 m². The complex includes two pools with the dimensions of 33mX25m and 16mX8m, and the following additional facilities: gym and weightlifting halls, dressing rooms and showers, an open cafe, a small shop, working

rooms, a boxing and wrestling hall with its own dressing rooms and showers, as well as an administrative block and a conference room, with the total area of 7,795.4 m². The project also envisages arranging other facilities – parking lot, backyard, pumping stock, water reservoir within the allocated land plot of 13,394 m².

Scope and Objective of Social Due Diligence Report

7. The main objective of this Social Due Diligence Report (SDDR) is to analyze the proposed Akhaltsikhe Swimming Pool construction activities, carry out due assessment with regard to social due diligence and early detecting of any land acquisition and resettlement (LAR) impacts of the activities proposed under the Project with respect to the requirements of the ADB Safeguard Policy Statement (2009).
8. The SDDR describes the screening activities carried out under the proposed subproject aiming to determine scope of project impact, identify presence and/or absence of potential social and/or economic impacts and determine appropriate mitigation measures and responsibilities of the project stakeholders during planning, implementation and operation phase.

B. Social Due Diligence Process and Findings

Methodology Adopted for the Due Diligence

9. The objectives of the due diligence for social safeguards were to: (i) review the proposed scope of the project and assess social safeguard risks associated with the anticipated project activities; (ii) evaluate all possible alternatives to avoid LAR issues, if resettlement impacts have been identified; (iii) propose mitigation measures to ease or minimize LAR concerns, if LAR impacts cannot be avoided; (iv) confirm the absence of LAR impacts, if no resettlement impacts have been identified with proper supporting documentation; and (v) develop recommendations for the EA and project implementation partners to help the project adequately manage LAR risks as per ADB SPS 2009 throughout the project implementation period.
10. Due to the circumstances occurring throughout the world related to the virus outbreak (COVID 19) and forced social distancing, no field visits were possible during the preparation stage of the SDD. Thus, in order to achieve the DDR objective, the team conducted online consultations with the representatives of Akhaltsikhe Municipality (Annex 1) for obtaining relevant information and carried out desk survey. Representatives of city hall of Akhaltsikhe Municipality visited the project site, took pictures reflecting the existing situation, that were provided along the additional information. Namely, the team of consultants reviewed the project background documents, analyzed the relevant legal laws and technical standards, and undertook online meetings with people who possessed the information, additional to the received document, required for sound analyses of the situation and drafting of the document. The methodology to undertake and complete a due diligence included a combination of methods and data collection tools. In particular, the DDR was prepared based on the results of: (a) review of background documents and information available on public domain; (b) online meetings with representatives Akhaltsikhe Municipality, consultants, design Institute and other stakeholders; (c) review of technical standards and norms; (d) analysis of the grievance redress mechanisms used in other projects to assess an effectiveness of different approaches and institutional arrangements used.

C. Key Findings of Social Due Diligence

Project scope of works

11. The city of Akhaltsikhe is located in southern Georgia, on the Akhaltsikhe cave, on both banks of the Potskhovi River, at 1000 m above sea level, 214 km from Tbilisi. The project site is located in the city center, on the right bank of the Potskhovi River, 40 m away from the motorway.
12. The project area is located in the center of Akhaltsikhe, at Aspindza str. At 44. The facility will be constructed on the plot of 13,394 m², area that is agreed with the representatives of Local Government (See Annex 1). The plot has an entrance on the north side, (cadastral code is 62.09.63.183). The area is on the right terrain, the maximum difference not exceeding 1 m. The area is bordered by the Potskhovi River on the North, Green Line and the City on the South.
13. The area under construction of the new swimming pool building is 3,351.1 m². The complex includes two pools with the dimensions of 33mX25m and 16mX8m, and includes the following additional facilities: gym and weightlifting halls, dressing rooms and showers, an open cafe, a small shop, working rooms, a boxing and wrestling hall with its own dressing rooms and showers, as well as an administrative block and a conference room. The total area of the building is 7,795.4 m². The project also envisages arranging other facilities – parking lot, backyard, pumping stock, water reservoir within the allocated land plot of 13,394 m².
14. There is a functional municipal building – Training Hall situated on the territory selected for the sub-project. The building will not be dismantled, neither rehabilitation works are planned for the building. With the purpose of not hindering functioning of the existing Training Hall, there are two separate access roads to the project site (please see map with the two access roads indicated in the pictures 3 below). Both roads are in good condition (paved with asphalt cover) and no rehabilitation of these roads is planned within the project.
15. The project area (with existing boundaries) will have temporary fence during the construction period and permanent 1.8 meter high concrete and metal fence after the construction is completed. No utility relocation activities and/or rehabilitation of access roads are envisaged under the project.
16. Although at the moment there is one private swimming pool functioning in Akhaltsikhe, it is not meeting necessary technical requirements and cannot be widely used by the population. This is why the whole population of Akhaltsikhe will benefit from the new swimming pool, especially as being a public entity, it can become part of municipal program, giving more access to, particularly young people.
17. As for the number of potential beneficiaries, based on the data of the National Statistics Office, according to 2020, 17.90 thousand persons live in Akhaltsikhe, 48% of men and 52% of women among them. The average age of population is 40 years. About 30% of the population are young people, under the age of 25. The share of the urban population is 100%.
18. Unfortunately, as a result of migration, the population of Akhaltsikhe has decreased by 36% compared with 1989. As of 2014, 52,414 people emigrated from Akhaltsikhe. The outflow of human resources from the city and region is still ongoing. Construction of new facilities similar to the one considered under this project, is very important for keeping people, especially young people in the City.

Land Acquisition and Resettlement Impacts

19. Land acquisition and/or resettlement are not expected under the project. The land plot (13,394 m²) intended for the Swimming Pool is a property of Akhaltsikhe Municipal -the title document is attached in Annex 1. The land plot is not used, either formally or informally (e.g. grazing, agricultural squatters, etc.). Please see relevant photos and scheme of location in the pictures 1 and 2 below:

Picture 1: Scheme of the Project Area¹



Picture 2 Photo of the Project Area



¹ The minimum distance of the construction site from the nearest residential houses shown on the photo (long horizontal building in red on the upper right side) is 200 meters.

Due Diligence Report on Social, Land Acquisition and Resettlement Impacts for Akhaltsikhe Sport Complex.

Picture 3: Preliminary Design Render for Sport Complex



Picture 4: Map showing two access roads to the construction area.



Categorization of the Project

20. Based on the due diligence findings, in accordance with ADB's 2009 Safeguard Policy Statement and Operation Manual F1, the sub-project is expected to be categorized as "C" for Involuntary Resettlement safeguards²

Impact and Outcome of the Project

21. Despite the fact that the planned activities/construction works won't have any impact on the areas adjacent to the project site the available best practice will be applied at the project planned/ implementation stages. For this purpose, the relevant mitigation measures will be carried out by Construction Company.
22. The Project is expected to have long-term positive impact on the population of Akhaltsikhe, especially young people in the City.

Preventive and Mitigation Measures Required During the Construction Activities

23. Construction and Supervision Company will develop safety measures to ensure safe access of the population using the Training Hall as well as compliance of all the safety measures for workers and possible passersby population. The company will allocate special field person (HSE specialist) responsible for safety and environmental monitoring measures and install warning signs around access roads in Georgian and English languages. Special dust prevention nets will be installed to reduce air pollution around the project site. Construction and Supervision Company HSE specialist will permanently supervise all demolition and construction activities.
24. Concerning impacts related to spoil disposal areas and construction camps should be mentioned that the project is implemented on the municipality owned territory and not private one. There is no need of private owned land usage for this purpose. Spoil disposal and waste management issues will be managed and regulated according to IEE document.
25. During construction, all necessary measures will be taken to avoid temporary impacts such as loss of access leading to livelihoods or any other types.

D. Public consultations and Information Disclosure

26. Information about the project was disseminated by the Akhaltsikhe City Hall as well as MDFG.
27. As confirmed by social due diligence findings, there are no LAR impacts identified and subsequently the current subproject has no APs. The main stakeholders are local resident(s) living near the project site. All these stakeholders will be contacted using distant communication channels (via personal computer, mobile phone).
The first consultation was carried out on July 8th, 2020 by technical and safeguards team. Meeting was held with the representatives of Akhaltsikhe Municipality and local residents. Due to the COVID 19 outbreaks and related restrictions, public consultation meeting was conducted through the social network (via Facebook). Main purpose of the meeting was keeping stakeholders abreast of the sub-project related planned activities, the expected negative impacts on the natural and social environment and the ways and means of preventing them. The participants were provided with contacts of designated focal

² The whole LCIP project is categorized as B for IR safeguards due to some expected LAR impacts in other subprojects.

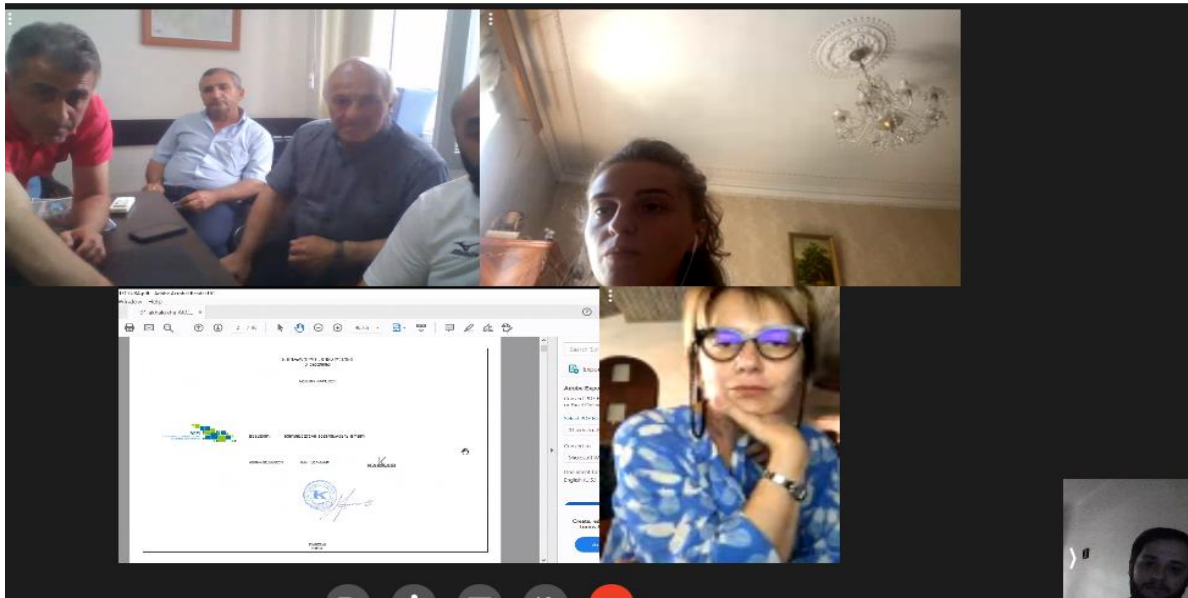
Due Diligence Report on Social, Land Acquisition and Resettlement Impacts for Akhaltsikhe Sport Complex.

persons from MDF and local government in case of any additional detail information request about the project as well as about GRM: Mr. Irakli Japaridze Communication Consultants (MDF) 593 16 55 77 and Akhaltsikhe Mayor`s office: (0 365) 22 36 16. For more details on the consultation process see Annex 2.

28. Prior to the meeting, representatives of City Hall and local residents were informed through announcements, disseminated in Akhaltsikhe Municipality Building and at public places (e.g. bus stations, drug stores, shops) (see Annex 3). 2 Stakeholders (2 men) from the adjacent areas to the project have been identified. The identified stakeholders have been personally contacted and informed by phone about the planned online meeting by the MDF`s Communication Consultant – Irakli Japaridze 1 week and reminded 3 days in advance.
29. In total 3 Stakeholders- 2 community members (2 men) and 1 person from Akhaltsikhe Municipality (1 man) attended the consultation meeting. The main issues raised during the meeting were: information on GRM; details of the project, as well as with specifics of works to be carried out; detailed information related to measures to be taken as per SDDR and IEE prepared for the project. After the presentation, the audience was given a possibility to express their opinions and/or participate in Q&A session. For more details on the consultation process see Annex 2.

Due Diligence Report on Social, Land Acquisition and Resettlement Impacts for Akhaltsikhe Sport Complex.

Picture 2 Photos of the online Public Consultations



E. Consultation and Participation Plan

30. Due to circumstances formed throughout the world related to the virus outbreak (COVID 19), social distancing has been applied among the population and public consultations in the course of infrastructural projects implementation may become the source of virus spreading. Therefore, it is essential the alternative sources of communication with the stakeholders to be found out in order the recommendations issued by the World Health Organization (WHO) and the Government of Georgia (GoG) not to be violated. It is of high importance also the public and direct consultations with all stakeholders to be held in order the stakeholders and other locals, residing at the Municipality to be thoroughly informed of current and planned infrastructural projects and social and environmental matters related to the referenced projects. Applying of that method will enable them to not only receive the information by means of various sources, but also to participate directly in discussions, ask the questions and be involved in ongoing processes. Due to general development of internet network and its availability in many resided areas throughout Georgia, people have access to many social networks and apply them successfully in their everyday lives. Hence, it is possible that the future public consultations to be held in the remote mode by applying of available internet social networks and various communication applications. It will depend also on network and internet applications, being used by local residents. Traditional face-to-face public consultations will be held prior the construction works if the situation and regulations related to the COVID19 will be normalized by that time.
31. This SDDR will be disclosed on MDF and ADB websites and will be made available to Project stakeholders upon approval.

F. Grievance Redress Mechanism

32. Grievance Redress Mechanism - In projects implemented by MDFG, grievance resolution is viewed as a two-stage process. The first stage involves locally available means, such as discussing the concern with Contractor, on site focal point from Supervision Consultant /Contractor, or/and writing to local municipality for resolution of grievances on the spot. The second stage comprises grievance to be discussed and resolved by Grievance Redress Commission (GRC) established within the MDFG. Both written and verbal complaints shall be documented in official logbook. Stakeholders were informed about the GRM procedures through information disseminated in Akaltsikhe Municipality Building and at public places (e.g. bus stations, drug stores, shops). Through these announcements they were provided with Grievance Form (see Annex 4) and contacts of designated focal persons from MDF and local government in case of any additional detail information request about the GRM: Mr. Irakli Japaridze Communication Consultants (MDFG) 593 16 55 77 and Akhaltsikhe Mayor's office: 595250309 or (0431) 24 26 51.
33. **Grievance Resolution Process** - Grievance redress procedures of Stage 1 are an informal tool of dispute resolution allowing the complainant and the project implementation team to resolve the disagreement without any formal procedures, procrastination and impediments (i.e. without using the procedures specified in the Administrative Code or litigation). This mechanism enables unimpeded implementation of the Project and timely satisfaction of complaints – the allowed timing for the procedure is 10 business days. Stage 1 GRM is already in place and is functional. If the complainant is not satisfied, the grievance redress mechanism should assist them in lodging an official complaint in accordance with the procedures of Stage 2 (the plaintiff should be informed

of his/her rights and obligations, rules and procedures of making a complaint, format of complaint, terms of complaint submission, etc.) (see Annex 4). Stage 2 – review of complainant's complaint. Within MDFG has already established Grievance Redress Commission (GRC) for the whole period of the project implementation. GRC shall review the written complaints of complainants, which were not satisfied at Stage 1. At stage 2 the complainant complaint will be resolved. The above mentioned GRM procedures does not deprive the plaintiff the right to sue in the court directly. the maximum time allowed for the procedure is 8 months. For more information on GRM, including timelines for each stage, please refer to Annex 5.

G. Institutional Arrangements

MDFG – Municipal Development Fund of Georgia

34. The Municipal Development Fund of Georgia (MDFG) is the executing agency (EA). MDFG is responsible for managing construction/rehabilitation activities. MDFG has the overall responsibility of design, construction, construction monitoring and supervision of the Project, as well as cross-agency coordination. Social Safeguards/Resettlement Specialists are hired and a Social/Gender Specialist has been hired and engaged for ADB financed projects. The staff have received professional on-the-job trainings. For each separate project, including the present one, MDFG will use its staff member to assist in implementation of its duties.

Ministry of Environmental Protection and Agriculture

35. The Ministry of Environmental and Natural Resources Protection (MoENRP) is responsible for environmental issues.

Ministry of Justice

36. The Ministry of Justice is responsible for legal matters regarding land ownership, and National Agency of Public Registry (NAPR) within the Ministry of Justice is in charge of the registration of ownership.

Local Municipality

37. Akhaltsikhe City Hall is the executive branch of self-government headed by Mayor. Local government is responsible for legalization and registration of land parcels. Confirms the ownership rights at local level.

Civil Works Contractor (CWC)/Construction Supervision Contractor (CSC)

38. A Civil Works Contractor/CSC to be appointed by the MDFG to undertake the construction will be responsible for mitigating impacts resulting from the construction activities. The construction activities shall be monitored closely by the MDFG with assistance of Construction Supervision Contractor to ensure compliance to the temporary mitigating measures and overall safeguards compliance throughout the project implementation.

ADB

39. The Asian Development Bank (ADB) is financing the Project and Supporting MDFG at any stage of project implementation, approves appropriate documentation required by the loan agreement.

H. Monitoring and Reporting Requirements

40. A Civil Works Contractor/CSC will monitor and measure the progress of implementation of the SDDR requirements and activities. The extent of monitoring activities will be commensurate with the project's risks and impacts. The contractors (CWC/CSC) will prepare monthly and quarterly monitoring reports that will describe the progress of the implementation of SDDR activities and any compliance issues and corrective actions. These reports will closely follow the SPS 2009 ADB requirements.
41. There will be semi-annual social monitoring report (SSMR) required for the LCIP project to be prepared by MDFG and submitted to ADB. Safeguard compliance monitoring results will be reported under the SSMR in separate section related to subprojects with no LAR impacts and will contain the following information:
- Details of any social incidents;
 - Complaints from the public and proactive community relations activities;
 - Action plan for corrective measures, if any.
42. The Contractors (CWC/CSC) will have a duty to immediately report to the MDFG if any serious social incident has occurred during construction.
43. ADBs responsibilities in regard to implementation of social safeguards requirements for the project include: undertaking of occasional auditing of the SDDR implementation and due diligence as part of an overall project review mission; and if required, provide advice to MDFG in carrying out its responsibilities to implement the SDDR for the project. Institutional Capacity Building Requirements for MDFG.
44. Within MDFG, is the environmental and social specialist and several monitoring officers are included in the staff. Although day-to-day quality control of works will be outsourced to the engineering supervisor of works, MDF has in-house human resources to oversee performance of such technical supervisor and to work out decision to address issues which the supervisor may bring up for MDF's attention.

I. Land Acquisition and Resettlement Framework

45. Land acquisition and Resettlement Framework (LARF) has been prepared the whole project Livable Cities Investment Program, following ADB policy requirements. The LARF specifies the requirements in regard to future LAR screening/planning/implementation in case of any unanticipated impacts on all project subprojects and overall social safeguards. The sample outline of SDDR, as well as requirements of LARP preparation (if any) are provided in the LARF.

J. Conclusions and Recommendations

46. The project will be implemented on the municipal owned property within existing boundaries. The building located on the land plot is currently operating as a Training Hall. It is also municipal property. The land plot is not used, either formally or informally (e.g. grazing, agricultural squatters, etc.). The social assessment of the proposed project is based on the final detail design and Project location boundaries confirmed complete absence of Land acquisition and/or resettlement impacts.
47. During construction, all necessary measures will be taken to avoid temporary impacts such as loss of access leading to livelihoods or any other types of restrictions mentioned above. The MDFG and Construction Supervision company will closely monitor the implementation phase to ensure compliance with ADB's social safeguard measures, as well as national legislation.
48. If any unforeseen impacts or additional consequences are identified during the course of the project the information will be communicated with MDFG and ADB and will be managed according to Georgian legislation and requirements of ADB SPS 2009 following the provisions set by Project LARF.
49. Information about the project, planned online consultation, as well as GRM was disseminated by the Akhaltsikhe City Hall and MDFG. Akhaltsikhe City Hall and MDFG staff is actively involved in the planning process. Yet, due to the fact situation with the virus outbreak (COVID 19), social distancing has been applied amongst the population and public consultations in the course of infrastructural projects implementation may become the source of virus spreading. Therefore online Public Consultations were held with all the stakeholders on the 8 July, 2020. It is possible that the alternative sources of communication with the stakeholders will be applied throughout the project implementation.
50. During the implementation of the project, any complaints from the local population is considered through grievance redress mechanism established within the framework of the project and applied to both social and environmental protective measures.

Annex 1 The Title Document and Municipality Letter



მის (უძრავი ქონების) საკადასტრო კოდი N 62.09.63.183

ამონაწერი საჯარო რეესტრიდან

განცხადების რეგისტრაცია
N 882019897171 - 30/10/2019 13:11:24

მომზადების თარიღი
19/11/2019 17:49:28

საკუთრების განყოფილება

ზონა ახალციხე	სექტორი ქალაქი ახალციხე	კვარტალი	ნაკვეთი	ნაკვეთის საკუთრების ტიპი: საკუთრება ნაკვეთის დანიშნულება: არასასოფლო სამეურნეო დაზუსტებული ფართობი: 13394.00 კვ.მ. ნაკვეთის წინა ნომერი: 62.09.54.851; 62.09.54.718; 62.09.54.852; შენობა-ნაგებობის ჩამონათვალი: N 1. N 2
62	09	63	183	

მისამართი: ქალაქი ახალციხე, ქუჩა ასპინძა; ქალაქი
ახალციხე, ქუჩა ასპინძა, N 44

მესაკუთრის განყოფილება

განცხადების რეგისტრაცია : ნომერი 892018322679 , თარიღი 18/04/2018 15:29:19
უფლების რეგისტრაცია: თარიღი 18/04/2018

უფლების დამადასტურებელი დოკუმენტი:

- ბრძანება N1/1-62 , დამოწმების თარიღი:11/01/2016 ,სსიპ სახელმწიფო ქონების ეროვნული სააგენტო
- ქონების საკუთრებაში გადაცემის შესახებ , დამოწმების თარიღი:30/09/2008 , ახალციხის სარეგისტრაციო სამსახური
- ბრძანება N1/1-71 , დამოწმების თარიღი:11/01/2016 ,სსიპ სახელმწიფო ქონების ეროვნული სააგენტო
- წერილი N4739/07 , დამოწმების თარიღი:24/09/2019 , ახალციხის მუნიციპალიტეტის მერია
- საქართველოს მთავრობის დადგენილება , დამოწმების თარიღი:30/05/2014

მესაკუთრები:

სსიპ ახალციხის მუნიციპალიტეტი, ID ნომერი:224101317

მესაკუთრე:

სსიპ ახალციხის მუნიციპალიტეტი

აღწერა:

იპოთეკა

საგადასახლო გირავნობა:

რეგისტრირებული არ არის

შემლუღული სარგებლობა

Due Diligence Report on Social, Land Acquisition and Resettlement Impacts for Akhaltsikhe Sport Complex.

Extract From The Public Register

Cadastral Code Of Land – 62.09.63.183

Purpose of the plot – Non-Agricultural

Specified Area – 13 394 sq.m

Previous Parcel Number – 62.09.54.851; 62.09.54.711

Preparation Date – 19.11.2019

Registration N – 882019897171

Owner – LEPL Akhaltsikhe Municipality

Akhaltsikhe Municipality ID Number - 224101317



ს ა ქ ა რ თ ვ ე ლ ო
ახალციხის მუნიციპალიტეტის მერია
ბრძანება



ბრძანება:ბ12.122029411
თარიღი:20/10/2020

არქიტექტურულ-სამშენებლო პროექტების შეთანხმებისა და მშენებლობის ნებართვის გაცემის შესახებ

მეორე და მესამე სტადია

„ადგილობრივი თვითმმართველობის კოდექსი “ საქართველოს ორგანული კანონის მე-16 მუხლის მე-2 პუნქტის “ნ” ქვეპუნქტის, „მშენებლობის ნებართვის გაცემისა და შენობა-ნაგებობის ექსპლუატაციაში მიღების წესისა და პირობების შესახებ“ საქართველოს მთავრობის 2019 წლის 31 მაისის №255 დადგენილების 25-ე მუხლისა და ამავე დადგენილებით დამტკიცებული დანართი N1-ის შესაბამისად

გ ბ რ ძ ა ნ ე ბ :

1. შეთანხმებული იქნეს შპს „კარკასი“-ს მიერ ქალაქ ახალციხეში, ასპინძის ქ. №44-ში, სსიპ ახალციხის მუნიციპალიტეტის საკუთრებაში არსებულ ტერიტორიაზე (ს/კ 62.09.63.183) სპორტული კომპლექსის მშენებლობის პროექტი და გაიცეს მშენებლობის ნებართვა.
2. მშენებლობის ნებართვა გაცემულია 2022 წლის 30 აპრილამდე.
3. ბრძანება ძალაშია ხელმოწერისთანავე.
4. ბრძანება შეიძლება გასაჩივრდეს დაინტერესებული პირის მიერ მისი გაცნობიდან ერთი თვის ვადაში ახალციხის რაიონულ სასამართლოში (მის: ქ.ახალციხე, მებაღიშვილის ქ. №62)

ზაზა მელიქიძე

ახალციხის მუნიციპალიტეტის მერია-ახალციხის მუნიციპალიტეტის მერი

გამოყენებულია კვალიფიციური ელექტრონული ხელმოწერა/ ელექტრონული შტამპი



0800 ქ. ახალციხე, მ. კოსტავას ქ. № 18
№ 18 M. Kostava str, 0800 Akhaltsikhe

Decree N. 012.122029411 of Akhaltsikhe Municipality City Hall on approval of construction-design project and issuance of construction permit, dated October 20, 2020

In accordance with the Article 16, Paragraph 2, Sub paragraph “m”, of the “Local Self-governing Code”, and in accordance with the Article 25 and Annex 1 of the Decree N255 of the Government of Georgia, “on issuing of construction permit”, dated May 31, 2019.

Orders:

- 1. to approve construction of Sport Complex at the address Aspindza st. N44, Akhaltsikhe (Cadastral code of land – 62.09.63.183)**
- 2. To issue construction permit before April 30, 2022**
- 3. Decree enters into force upon signature**
- 4. Decree can be disputed within 1 month at the Court of Akhaltsikhe (MebaRishvili str. N 62, Akhaltsikhe)**

**Zaza Melikidze
The Mayor of Akhaltsikhe**

Annex 2 Minutes of Online Meeting with Stakeholders

In order to discuss environmental and social documentation (Initial Environmental Examination (IEE) and Social Due Diligence Report (SDDR) prepared for the project- “Construction of Sport Complex in Akhaltsikhe”, on the 8th of July At 15:00, 2020 a public consultation meeting was conducted in the social network (via Facebook), as the COVID 19 outbreaks and there are existing related restrictions. Prior to the meeting, representatives of City Hall and local residents were informed personally by phone about the planned online meeting by the Communication Consultant – Irakli Japaridze.

The meeting aimed at keeping stakeholders abreast of the sub-project related planned activities, the expected negative impacts on the natural and social environment and the ways and means of preventing them.

Those present at the meeting:

Locals: Zigmund Zilrbeshtein; Grigol Tabatadze

Representative of Akhaltsikhe Municipality: Ilia Zardiashvili

Representatives of Municipal Development Fund of Georgia:

Environmental Specialist- Niniko Isakadze

ADB Communication Consultant – Irakli Japaridze

Project Manager – Zura Chinchaladze

Construction of Akhaltsikhe Swimming Pool is one of the projects, implemented under the Livable Cities Investment Program. The project area is located in Akhaltsikhe, at 44 Aspindza str. (Cadastral code: 62.09.63.183).

The land plot selected for the project is owned by Akhaltsikhe Municipality, but is not free of buildings. There is a functional municipal building – Training Hall situated on the territory. The building will not be dismantled. The Training Hall has a separate access road. The land plot area in question is 13,394.0 m². The area under construction of the new swimming pool building is 3,351.1 m². The complex includes two pools with the dimensions of 33mX25m and 16mX8m, and includes the following additional facilities: gym and weightlifting halls, dressing rooms and showers, an open cafe, a small shop, working rooms, a boxing and wrestling hall with its own dressing rooms and showers, as well as an administrative block and a conference room. The total area of the building is 7,795.4 m². The project also envisages arranging other facilities – parking lot, backyard, pumping stock, water reservoir within the allocated land plot of 13,394 m².

The city of Akhaltsikhe is located in southern Georgia, on the Akhaltsikhe cave, on both banks of the Potskhovi River, at 1000 m above sea level, 214 km from Tbilisi. The project site is located in the city center, on the right bank of the Potskhovi River, 40 m away from the motorway.

The project area is located in the center of Akhaltsikhe, at Aspindza str. At 44. The facility will be constructed on the plot of 13,394 m², area that is agreed with the representatives of Local Government. The plot has an entrance on the north side, (cadastral code is 62.09.63.183). The area is on the right terrain, the maximum difference not exceeding 1 m. The area is bordered by the Potskhovi River on the North, Green Line and the City on the South.

Due Diligence Report on Social, Land Acquisition and Resettlement Impacts for Akhaltsikhe Sport Complex.

The area under construction of the new swimming pool building is 3,351.1 m². The complex includes two pools with the dimensions of 33mX25m and 16mX8m, and includes the following additional facilities: gym and weightlifting halls, dressing rooms and showers, an open cafe, a small shop, working rooms, a boxing and wrestling hall with its own dressing rooms and showers, as well as an administrative block and a conference room. The total area of the building is 7,795.4 m². The project also envisages arranging other facilities – parking lot, backyard, pumping stock, water reservoir within the allocated land plot of 13,394 m².

Civil works under the project does not envisage demolition of the old existing building and construction of new one. For the purpose of not hindering functioning of the exiting Training Hall, there are two separate access roads to the project site. Both roads are in good condition (paved with asphalt cover) and no rehabilitation of these roads is planned within the project.

The project area will have temporary fence during the construction period and permanent 1.8 meter high concrete and metal fence after the construction is completed. No utility relocation activities and/or rehabilitation of access roads are envisaged under the project and associated screening.

Although at the moment there is one private swimming pool functioning in Akhaltsikhe, it is not meeting necessary technical requirements and cannot be widely used by the population. This is why the whole population of Akhaltsikhe will benefit from the new swimming pool, especially as being a public entity, it can become part of municipal program, giving more access to, particularly young people.

Communication Consultant Irakli Japaridze opened the meeting, reported in brief the objective of the meeting and then turned it over to the next speaker - Project Manager Zurab Chinchaladze. Project Manager familiarized the meeting attendees with the project, as well as with specifics of works to be carried out and reviewed in detail the assignment of Akhaltsikhe Sport Complex. Then the speech was delivered by Communication Consultant Irakli Japaridze. Mr. Japaridze provided detailed information related to measures to be taken as per Due Diligence Report. Irakli Japaridze explained that the Due Diligence report considers provision of compliance with the safety standards as much as possible. Mr. Japaridze showed also the photos to the attendees, reflecting the access roads to the construction site, as well as how the construction machinery is to move in the course of construction. Irakli Japaridze notified the attendees of the meeting that during construction there will be installed the special fence. Irakli Japaridze clarified also how and in which form the grievances can be accepted and reviewed by Akhaltsikhe City Hall and MDF.

Then the speech was delivered by MDF environmental specialist Niniko Isakadze. Niniko Isakadze informed the attendees about the IEE prepared for the project. She shortly explained to the public about the social and environmental screening procedures applied for the ADB and environmental and requirements of the presented project. The mitigation measures were also discussed in order to minimize the potential negative impacts, which may arise during the project implementation process. N. Isakadze mentioned that according to the Georgian law on Environmental Impact Code the project does not require any kind of permits and agreements from the Ministry of Environmental Protection and Agriculture. N. Isakadze discussed the structure and content of IEE/EMP and briefly discussed public relationship and labor management measures. She noted that IEE/ EMP forms an integral part of the contract made with the civil works contractor. The last one is obliged thoroughly implementation of the measures specified in the IEE/EMP to protect social and natural environment.

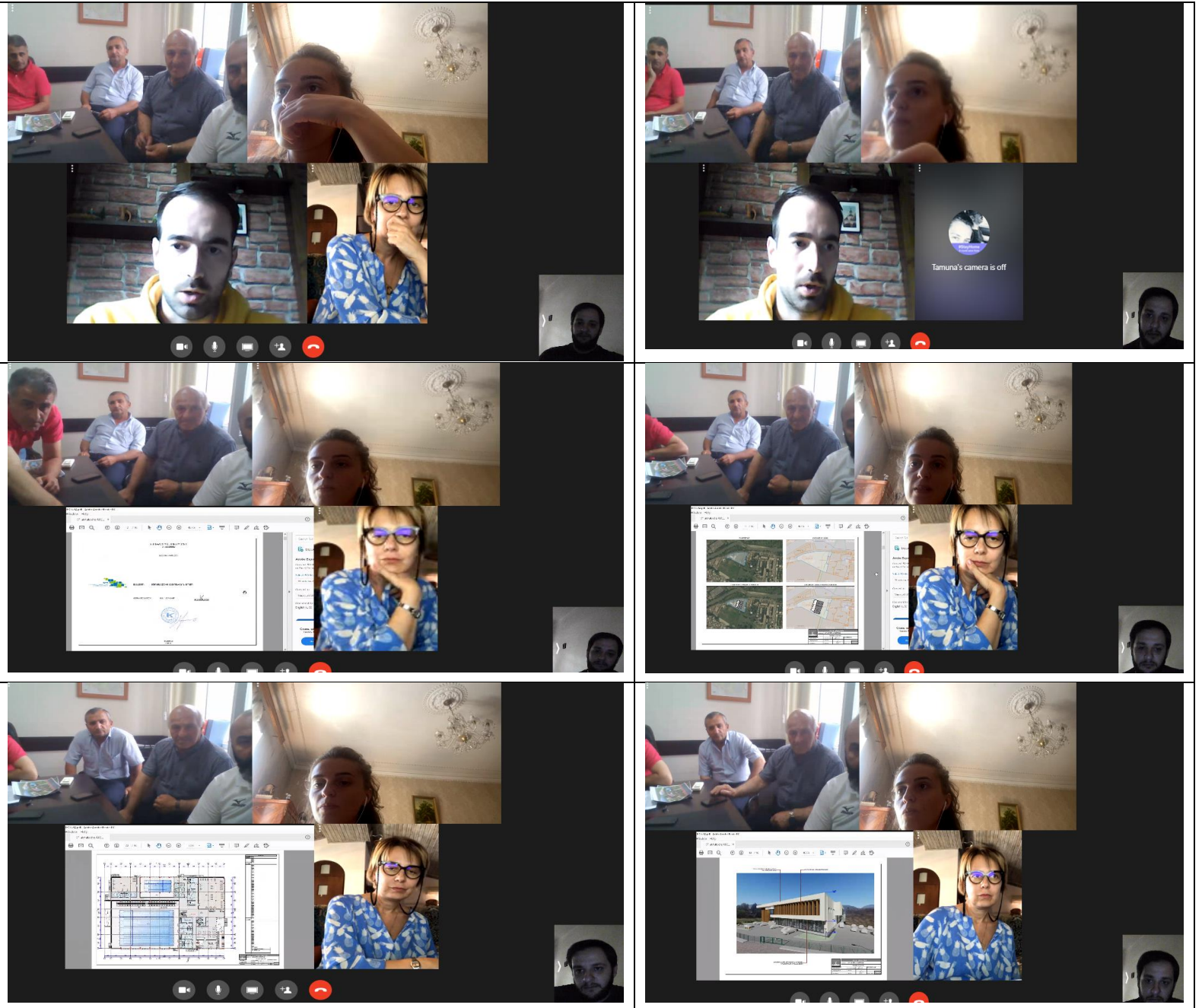
Due Diligence Report on Social, Land Acquisition and Resettlement Impacts for Akhaltsikhe Sport Complex.

After the presentation, the audience was given a possibility to express their opinions and/or participate in Q&A session concerning presented issues, they posed the following question. Zurab Chinchaladze, Irakli Japaridze and Niniko Isakadze responded to all the questioned asked.

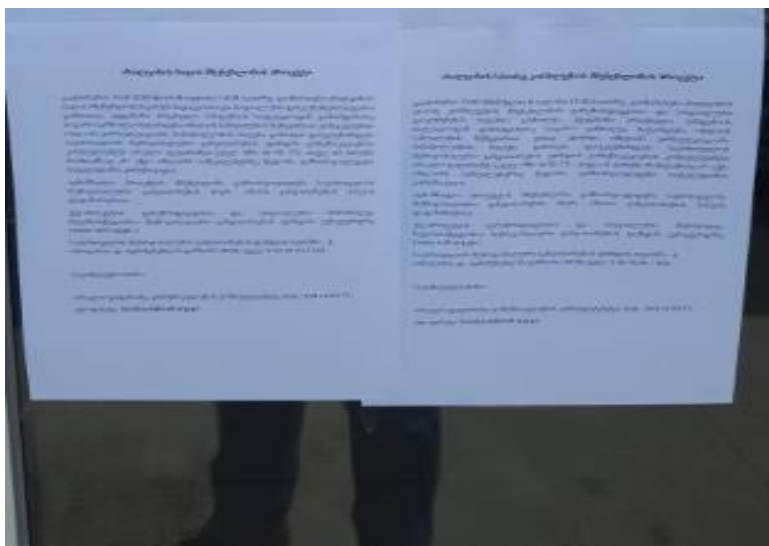
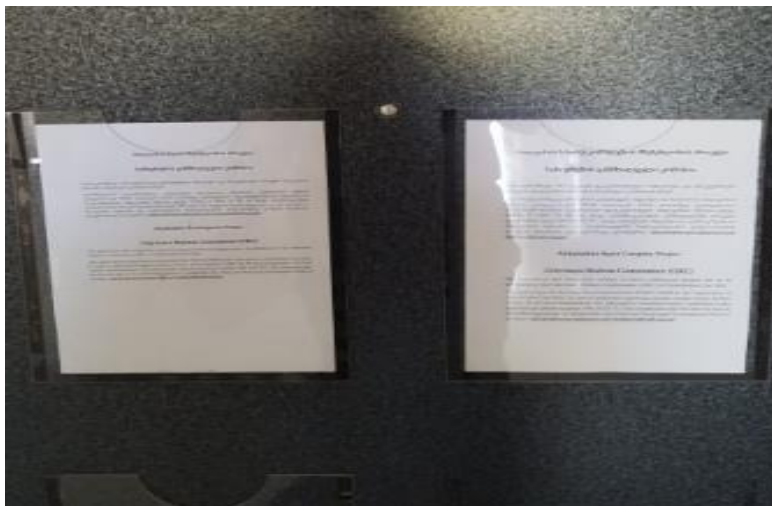
Question	Response
Does the project envisage dressing room	Project envisages individual dressing rooms and showers
Will the sport complex be constructed in compliance with the requirements of modern standards?	Yes, it will.

Due Diligence Report on Social, Land Acquisition and Resettlement Impacts for Akhaltsikhe Sport Complex.

Photos of the Meeting



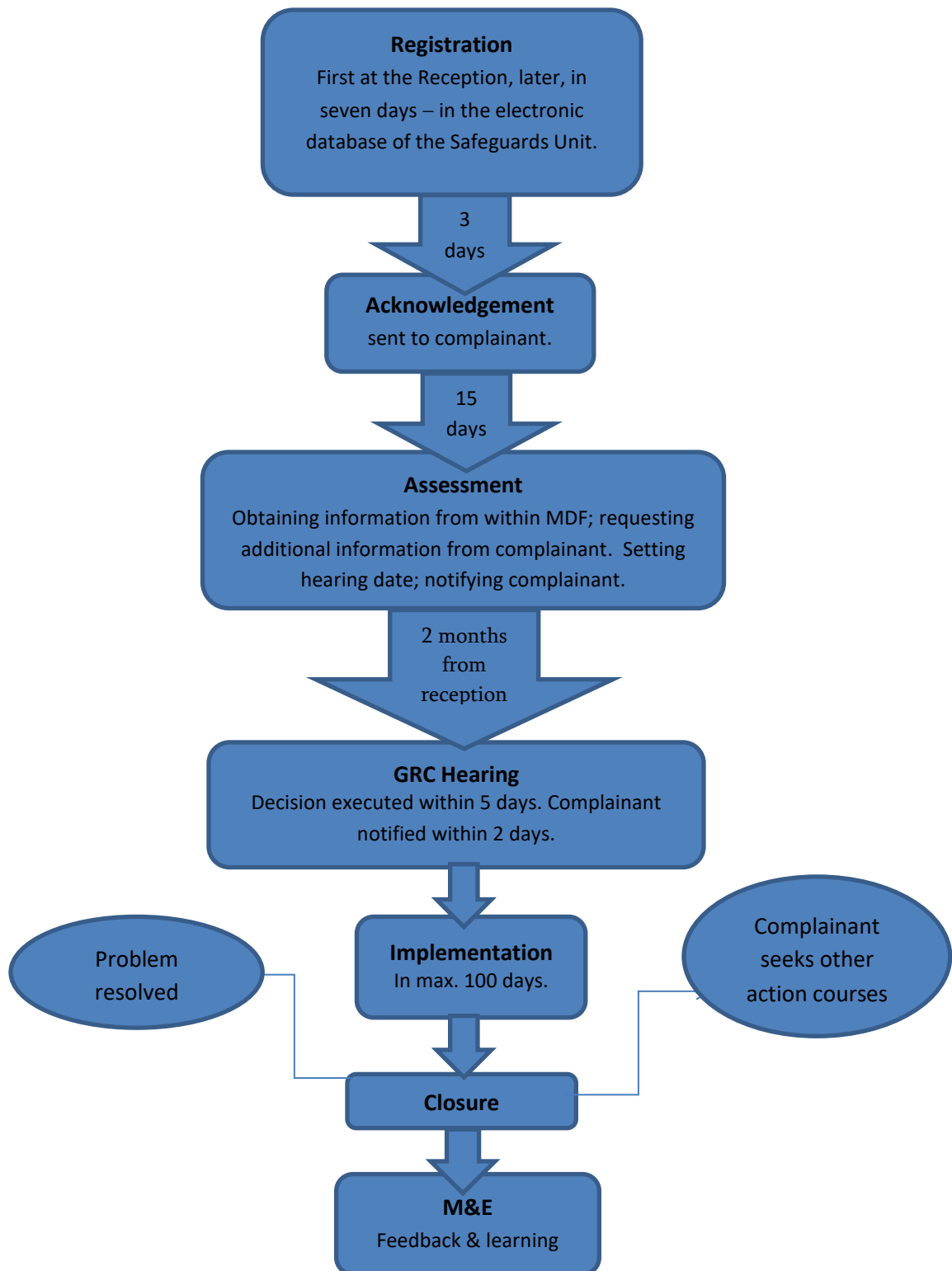
Annex 3 Dissemination of information on the GRM and Public Consultations



Annex 4 Grievance Form

#		
Full Name, Surname		
Contact Information Please, fill in how you want to be contacted (post, telephone, e-mail)	<input type="checkbox"/> Post: please indicate your postal address: _____ _____ _____	<input type="checkbox"/> Telephone: _____
<input type="checkbox"/> E-mail: _____		
Preferred contact language	<input type="checkbox"/> Georgian <input type="checkbox"/> English <input type="checkbox"/> Russian	
Description of Grievance/ Claim:	What happened? What you claim?	
Negotiation Date:	Decision after the negotiation:	
What is the reason of your claim?		
Signature: _____ Date: _____		

Annex 5 GRC Process Chart3



³ Number of days refers to working/business days.