

Kakheti Regional Development Program

Village Dartlo Urban Regeneration

ABBREVIATED RAP

May 25, 2012

Municipal Development Fund Georgia

CURRENCY EQUIVALENTS

(as of 10 April 2012)

Currency Unit	–	lari (GEL)
\$1.00	=	GEL1.65

ABBREVIATIONS

ACS	–	Acquisition and compensation Scheme
AB	–	Affected Business
AH	–	Affected Household
AP	–	Affected Person
CBO	–	Community Based Organization
CSC	–	Construction Supervision Consultant
DMS	–	Detailed Measurement Survey
EPARD	–	Environment Protection Analysis and Resettlement Division
GoG	–	Government of Georgia
GRC	–	Grievance Redress Committee
IA	–	Implementing Agency
IFI	-	International Financial Institution
IP	–	Indigenous Peoples
EMA	–	External Monitoring Agency
km	–	Kilometer
LARC	–	land acquisition and resettlement committee
RAP	–	Resettlement Action Plan
MDF	–	Municipal Development Fund

RPF	–	Resettlement Policy Framework
M&E	–	Monitoring and Evaluation
MFF	–	Multitranches Financing Facility
MOF	–	Ministry of Finance
MPR	–	Monthly Progress Report
MRDI	–	Ministry of Regional Development and Infrastructure
NAPR	–	National Agency of Public Registry
NGO	–	Non-Governmental Organization
PEMI	–	Persons Experiencing Major Impact
PFR	–	Periodic Financing Request
PPR	–	Project Progress Report
PPTA	–	Project Preparatory Technical Assistance
R&R	–	Resettlement and Rehabilitation
RoW	–	Right of Way
SES	–	Socioeconomic Survey

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Definitions

Beneficiary Community: All persons and households situated within the government-owned or acquired properties who voluntarily seek to avail and be part of the Project and represented by a community association that is duly recognized by the community residents, accredited by the local government, and legally registered with the appropriate institutions.

Compensation: Payment in cash of the replacement cost of the acquired assets.

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

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

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

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

Affected Business (AB): Businesses affected by Project-related impacts.

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

Relocation Cost: The value determined to be fair compensation for land based on its productive potential and location. The replacement cost of houses and structures (current fair market price of building materials and labor without depreciation or deductions for salvaged building material), and the market value of residential land, crops, trees, and other commodities.

Mitigation Measures: All measures taken to mitigate any and all adverse impacts of the Project on AP's property and/or livelihood, including compensation, relocation (where relevant), and rehabilitation of the damaged/removed infrastructure and installations.

Sakrebulo: Representative body of local self-government. The representative and executive branches of self-government are represented accordingly by Local Council (Sakrebulo) and the Gamagebeli of municipal level. The exclusive responsibilities of self-government include land-use and territorial planning, zoning, construction permits and supervision, housing, and communal infrastructure development.

Executive Summary

The main objective of implementation of RAP is to improve or at least restore the social and livelihood resources of the APs at their pre-project level. The process of implementation should ensure that this objective is achieved over a reasonable time with allocated resources. Therefore, monitoring of the process of RAP implementation and delivery of institutional and financial assistance to the APs has been designed as an integral part of the overall functioning and management of the Project.

The Government of Georgia has asked the World Bank to support financing of regional development project in Kakheti region. The proposed program of interventions will emphasize tourism and agriculture as two key pillars and drivers of economic growth. The proposed initial project will focus on support for the tourism sector and enabling the environment for the private sector to invest in Kakheti.

Dartlo's vernacular architecture in general and fortress-like residential buildings in particular represents special interest in terms of their unique and distinctive architectural forms.

The project is aimed to address several problems that may negatively affect attractiveness of Dartlo for tourists and impede full realization of its tourism potential:

- **In Dartlo village:** According to the survey, there are 73 sites in the village, from which 72 objects are identified to need restructuring, restoration and/or adaptation.
- **Tourist Zone.** Special tourist zone will be arranged for visitors. This will comprise a camping site nearby the village of Dartlo, outdoor café, info-board, signage, waste collection infrastructure (special site for recycle bins etc.).

Expected Impacts and Applicable Resettlement Instrument

The climate is cold in village and belongs to Alpine Climatic Zone. Average annual temperature is 5°C (average temperature in July is about 13-15°C). Annual precipitation amounts to approximately 450-900 mm and the precipitation mainly falls as snow. Therefore the access road to the village is blocked annually during 7-8 month.

None of the families in the village of Dartlo stay in the village throughout the year. The village is a historical resort area for population of the nearest settlements and tourists. Approximately 90% of the owners of houses in Dartlo are from Alvani.

The project does not involve any permanent resettlement or physical relocation of affected households or businesses.

Some residents, however, would be required to relocate temporarily during the restoration period, while the income of some businesses might be reduced. To mitigate any negative impacts on households and business welfare, this Abbreviated RAP was prepared in accordance to the WB OP/BP 4.12 and the RPF approved for the KRDP.

Consultations were conducted with residents and businesses in the planned project area. During the consultations, it was revealed that none of affected households or businesses prefers to be relocated to temporary accommodation facilitated by the project. All AHs were interviewed and they expressed preference for taking lump-sum compensation and finding accommodation on their own. All ABs agreed to take lump-sum compensation and continue to pay regular salaries to their employees. Before the launch of construction activities the information boards with contact requisites and addresses will be arranged in all business offices

according to which employees will have information to whom to address in case of violation of their rights. The committee is entitled to consider all complaints and to have the final decision within 7 day period.

Based on the type of works envisaged, buildings are categorized into three types:

- Category I - Residents/users of buildings will not require temporary relocation;
- Category II - Residents/users of buildings will be given the option to relocate temporarily;
- Category III - Residents/users of buildings would be required to relocate temporarily.

The following 20 criteria are used to define the category of the buildings:

#	description of Works
1	Finishing of façade
2	Installation of doors/windows
3	Arrangement of balconies
4	Strengthening of foundations and retaining walls outside the building
5	Strengthening of foundation in basement (in non-residential area)
6	Arrangement of seismic belt in attic
7	Replacement of roof covering
8	Partial replacement of roof structures
9	Rehabilitation of fences and gates
10	Strengthening of foundations and retaining walls inside the building
11	Partial re-arrangement of load-bearing walls
12	Complete replacement of roof structures
13	arrangement of new floor (storey)
14	arrangement of attic
15	Arrangement of balcony and stairs, when access to the building is limited
16	Extension and strengthening of openings
17	Arrangement of new reinforced-concrete floor covering
18	Arrangement of seismic belt at floor covering level
19	Complete re-arrangement of walls
20	complete demolition of building

Buildings that only involve works under items 1-9 belong to category I.

Buildings that involve any of the works under items 10-16, but not items 17-20 belong to category II.

Buildings that involve any of the works under items 17-20 belong to category III.

Out of the 72 buildings that undergo civil works as part of this project, 4 are non-residential buildings (spring, stone fence, lookout towers, etc.), 11 are in inhabitable conditions, 7 are commercial structures (inns), and 6 are used for activities related to livestock breeding. Therefore, the remaining 44 buildings are considered as residential buildings in this RAP. There are 44 households occupying the 44 buildings (one building is owned by two households, and two buildings are owned by one household). According to the categorization described above, 42 buildings (occupied by 43 households) belong to Category III, one building (occupied by one household) belongs to Category II, and one building (occupied by one household, which also occupies a Category III building) belongs to Category I.

Affected Households

The Village Dartlo, as all other small villages in Georgia does not have means of identification (street names and house numbers). The plan submitted for determining the building categories, their owners and the respective compensation is based on the numbers assigned to the buildings according to “the findings of the Village Dartlo buildings’ foundations’ engineering-geological survey” conducted in 2008. (See figure 1).

According to the abovementioned survey, there are 73 sites in the village. Numbers are assigned to the residential buildings and historical sites. The following 5 sites out of the 73 are not considered in the submitted resettlement plan, since they are unoccupied:

#3 – is a stone fence with no visible signs of the building inside it;

#69 – the stone fence;

#70 – the church

#71 – the spring

#72 – two towers located far from the village, at the opposite side of the gorge westward of Dartlo (out of the project area)

The following 11 buildings are either demolished or uninhabitable for some other reasons: 11, 26, 36, 43, 45, 47, 57, 59 60, 65, 67.

7 buildings accommodate the inns:

1. The inn “Dartlo” building 68,

2. The inn chain “Samtskhe”, which includes the following buildings : 64, 56, 46, 31, 30, 14

The following six buildings are used for storage of livestock related materials and products: 2, 4, 8, 13, 27, 52, which are occupied by six livestock breeders.

Therefore, out of the existing 72 sites, which will undergo different rehabilitation works, only 44 can be considered as residential buildings.

The 44 residential buildings have 44 owners:

The building #15 has 2 owners.

The buildings # 28 and 44 have one owner.

According to the categorization, the majority of buildings located within the project zone belong to the III category, 42 buildings – 43 owners, II category one house with 1 owner and I category one house with one owner (one owner owns two buildings, out of which one belongs to I category, while the other belongs to III category) see annex 1. The 44 households would be required to pass the four summer months in alternative locations outside of Dartlo.

Business Impacts and Loss of Income Two inns are located in the project area, “Dartlo” and “Samtskhe”. The inn “Dartlo” is located in one building (12 beds), which consists of three blocks, while the inn “Samtskhe” consists of 6 buildings (35 beds). The table 2 shows the inn buildings by categories and number of beds.

As is obvious from the table, 5 buildings fall under the III category, all the businesses located in these buildings will interrupt activities during one season. Thus, the inn “Dartlo” will be completely closed down. 4 buildings of the inn “Samtskhe” will be closed down as well (21 beds, which is 60% of the Inn “Samtskhe” chain).

Three families are occupied with sheep breeding; each of them has about 1000 sheep. They own three buildings located in the project area (# 4, 17 and 52). All of these buildings fall under category III. They utilize these buildings as the storage for their products – mostly cheese and wool. Pastures and stalls are located at 200-300 meter distance from the village; therefore, the project will not affect the pasture areas and stalls, and will only affect the buildings used for storage.. They sell their products in the district center.

As a result of negotiations, it was decided that they will receive a lump-sum compensation to rent alternative buildings in the Dartlo adjacent area (there are 9-10 available buildings to the north of Dartlo), which will be used as a storage as well as a temporary housing for the livestock breeders, allowing them to continue breeding activities in the same area They will be granted GEL 1,200 compensation each to cover the rental costs.

There are additional three families that are occupied with cattle breeding, two of them have 15 cows each, one has 30. They own three buildings located in the project area (# 2, 6 and 13). All of these buildings fall under category III. They utilize these buildings as the storage for their products – mostly cheese. Pastures and stalls are located at 40-100 meter distance from the village; therefore, the project will not affect the pasture areas and stalls, and will only affect the buildings used for storage. They sell their products in the district center.

As a result of negotiations, it was decided that they will receive a lump-sum compensation to rent alternative buildings in the Dartlo adjacent area (there are 9-10 available buildings to the north of Dartlo), which will be used as a storage as well as a temporary house for the livestock breeders, allowing them to continue breeding activities in the same area. They will be granted GEL 1200 compensation each to cover the rental costs.

Vulnerable Project Affected People

Of the 44 affected households residing in Category II and III buildings, 2 belong to the group of vulnerable people (one of them is below poverty line and one invalid). Both are living in Category III buildings and they are eligible for an additional one time allowance equal to a monthly minimum subsistence income for a family of five.

Compensation for Temporary Relocation

Assessment of Compensation Unit Values for Affected Households

Of the 44 buildings in Dartlo village that undergo physical works under this project, 1 building belong to category I, 1 buildings to category II, and 42 buildings to category III.

In the 44 buildings, 44 households reside during 4 months of summer.

According to categorization of the buildings the mentioned 44 households are distributed as follows:

- At 1 buildings of category I reside – 1 household (this household also occupies one of Category III buildings);
- At 1 buildings of category II reside – 1 household;
- At 42 buildings of category III reside – 43 households (including the household which also occupies a Category I building).

43 households residing at category III buildings are subject to urgent temporary relocation.

As for the 1 household residing at category II buildings they will be relocated if it is required by the safety standards of construction or the members of the mentioned households wish to be relocated temporarily.

As for the duration of relocation for the households residing in category II and III buildings the temporary relocation period was defined at 4 months.

Methodology of reimbursement amount calculation

The amount of rental compensation will be GEL 800 (GEL 200 x 4 months) for each affected household that would be temporary relocated from Dartlo - 44 AHs.

During the enquiries conducted in April-May the number of each family's members was not identified due to the reasons as follows:

1. All buildings existing in Dartlo are used by population for having a rest on seasonal basis (4 – 4-5 months), respectively the family of the house owner may consist of 5 members, from which three members may visit Dartlo in one year and the other 4 in another year;
2. It is possible that the owner of the flat lives alone however this flat in Dartlo may be visited by 10

persons in summer due to the fact that sons/daughters and grandchildren of this person live separately but have a rest together;

3. According to relative traditions as well it is quite often when the persons visit the close relatives aiming at having a rest, mainly for the whole season.

The surveys have shown that in each house at average 5-6 persons have rests per season. As the composition of the families had not been identified the consultations were conducted with the population according to which it was decided all families to be provided with equal compensation aiming at hiring the relevant house in summer for having a rest.

In addition, cash compensation of GEL 400 will be paid per household for transportation cost (In Dartlo there are no enough spaces for luggage storage). As the vehicle costs was defined GEL 400 per each family according to the factors as follows:

1. Main part of the houses existing in Dartlo, approximately 90% are under the project zone. Beyond the project zone, to the north of it there exist 9-10 buildings but the project implementation will not have any impact on them. These buildings will be hired by the families (6 families) occupied in cattle-breeding;
2. Project implementation will have high impact on all the buildings that are located under the project zone (with the exception of two buildings), respectively it requires removing of the furniture existing at the mentioned buildings;
3. Hiring of high-sided truck (that is used for removing of the furniture) from the district center to Dartlo costs GEL 1000-1200 (one way).

The survey identified that one high-sided truck may carry the furniture of 5-6 families that required necessity of issuing the compensation at the amount of GEL 400 per family for two ways. The household that will be relocating from a Category III building to a Category I building within Dartlo will also receive compensation of GEL 400 for luggage transportation.

Compensation for Business Interruption and Loss of Income

The 2 owners of the temporarily affected businesses are eligible for compensation of business income losses corresponding to the period of business disruption. Compensation amount, which was calculated was established with close consultations with business owners

Compensation for expected losses due to stop of business activities for 2 businesses constitutes GEL 39,600.00.

The present RAP does not provide any compensation for employees working for affected businesses, since the business owners have committed to continue paying full salaries to their employees during the period of business disruption.

The six livestock breeders will each receive a compensation of GEL 1,200 to rent alternative storage buildings (there are 9-10 available buildings to the north of Dartlo).

Allowances for Vulnerable People

Of the 44 affected households residing in Category II and III buildings, 2 belong to the group of vulnerable people (one of them is below poverty line and one invalid). Both are living in Category III buildings and they

are eligible for an additional one time allowance equal to a monthly minimum subsistence income for a family of five (313 Lari)

Summary LAR Cost and Flow of Funds

The table below summarizes the types and amounts of compensation and allowance to be awarded to the project affected households and businesses. The Government has agreed to make these compensations in lump-sum.

Compensation Entitlement Matrix

Affected Households (AHs): Occupants (including owners and renters) residing in affected buildings				
Building Category	Household Size	Number of Households	Compensation Measure	Total Compensation Cost
Category I (0 AHs): No relocation required. Works cause no considerable restriction of living conditions of inhabitants, discomfort or infringement of sanitary standards. No impact on safety of population.		1 (not counted as AHs)	None	GEL 0
Category II (1 AH): Temporary relocation of inhabitants may be needed. Works restrict living conditions of the inhabitants to an extent. Infringement of sanitary standards is expected in certain cases. Possible impact on safety of population.		1	Lump-sum compensation of GEL 800 (GEL 200 rental cost x 4 months) & GEL 400 (relocation cost) = GEL 1.200 per AH	GEL 1,200.00
Category III (43 AHs): Inhabitants require temporary relocation. Works considerably restrict living conditions of the inhabitants and infringes sanitary standards. Safety of the inhabitants may not be secured.		43	Lump-sum compensation of GEL 800 (GEL 200 rental cost x 4 months) & GEL 400 (relocation cost) = GEL 1.200 per AH	GEL 51,600.00
Allowances for Vulnerable People		2 (out of 43 Category III AHs)	Eligible for an additional one time allowance equal to a monthly minimum subsistence income for a family of five (313 Lari)	GEL 626.00
	Subtotal	44	Lump-sum compensation	GEL 53,426.00
Affected Businesses (ABs) and Livelihoods: Owners of businesses operating in the project area and households whose livelihood is affected				
Type of business or livelihood	Number of Affected Businesses/ Households	Compensation Measure		Total Compensation Cost
Inns	2	GEL 300 (per bed) x 4 months = GEL 1,200 per bed		GEL 39,600.00
Sheep breeding	3	GEL 1,200 (per household) for the rental cost of alternative buildings		GEL 3,600.00
Cattle breeding	3	GEL 1,200 (per household) for the rental cost of alternative buildings		GEL 3,600.00
Subtotal	8	Lump-sum compensation		GEL 46,800.00
Grand Total				
Grand total				GEL 100,226.00

1. INTRODUCTION

1.1 Project Background

Following four years of rapid growth, backed by far-reaching reforms and strong financial investment inflows, Georgia experienced a sharp economic downturn resulting from the August 2008 conflict and the global financial crisis. Economic recovery is underway, with growth of an estimated 6.3 percent in 2010. The authorities responded to the downturn with a countercyclical fiscal stimulus coupled with a marked reallocation of public expenditures toward social and infrastructure investments. As economic recovery takes hold, driven by higher exports and private investment, the authorities are winding down the stimulus and implementing fiscal adjustment to safeguard sustainability. There is, however, uncertainty regarding the pace of economic recovery. Georgia will need to refinance a public debt amortization spike in 2013. The authorities are addressing these vulnerabilities through well designed fiscal, monetary and debt management policies. Infrastructure projects are considered by the Government as part of the physical stimulus package.

The Government refocused efforts in the past six years by launching several initiatives to attract private investors in selected regions (Tbilisi, Adjara, and Imereti) on various sectors. Georgia, however, has not yet fully tapped its potential to promote sustainable tourism in promising regions, such as Kakheti, or transform the rural economy through investment in agriculture supply chains for both export and import substitution. There is also a need for skills development in order to provide the skilled labor needed for a growing economy and increased productivity.

The Government of Georgia has asked the World Bank to support regional development in Kakheti by applying a vertical programmatic approach. The proposed program of interventions will emphasize tourism and agriculture as two key pillars and drivers of economic growth. The proposed initial project will focus on support for the tourism sector and enabling the environment for the private sector to invest in Kakheti.

Proposed Kakheti Regional Development Program consists of 2 major components:

- Component 1: Infrastructure Investment
- Component 2: Institutional Development

Provision of financial resources to local self-governments (LSGs), in particular, comprises Investment Subprojects for Urban regeneration: Integrated approach to urban transformation of **Telavi**, **Kvareli** and **Dartlo** (as a heritage village)

1.2 Dartlo Subproject

Dartlo is a village in Tusheti region. Tusheti is located in the northern part of the Caucasus Mountain range, in a large canyon that includes Tusheti and Piriqita Alazani gorges. The region shares a border with Chechnya and Dagestan to the north and east, and Khevsureti and Kakheti to the west and south-west respectively. It is one of the most ecologically unspoiled regions in the Caucasus. The first known information about Tusheti's history comes from the 3rd century BC, during the reign of King Parnavaz. Ptolemaos, a Greek geographer from the 2nd century AD, provided the first known written information about the tribes – known as the “Tus-Koi” - living in the Caucasus Mountains. According to artifacts found during the dig, the region was settled as early as the Bronze Age. Ruins from pre- and early Christian fortresses, burial mounds, cultural sites and homes were discovered here. Archeologists have also found burial mounds with jewelry, copper and ceramic dishes, weapons, horse decorations, and household and ritual items.

Dartlo's vernacular architecture in general and fortress-like residential buildings in particular represents special interest in terms of their unique and distinctive architectural forms. The vernacular architecture is completely

preserved in architectural forms, materials, location and other necessary attributes. This village, like whole Tusheti region, is remarkable for the extraordinary beauty of its alpine landscapes and represents greatest importance as a habitat of numerous rare and endemic animal and vegetative species.

The project is aimed to address several problems that may negatively affect attractiveness of Dartlo for tourists and impede full realization of its tourism potential:

- **In Dartlo village:** According to the survey, there are 73 sites in the village, from which 72 objects are identified to need restructuring, restoration and/or adaptation.
- Many buildings are deteriorated or do not fit by certain features the historic and traditional aesthetic landscape of Dartlo. These buildings are subject for restructuring and restoration.
- **Tourist Zone.** Special tourist zone will be arranged for visitors. This will comprise a camping site nearby the village of Dartlo, outdoor café, info-board, signage, and waste collection infrastructure (special site for recycle bins etc.).

1.3 Expected Impacts and Applicable Resettlement Instrument

The project is designed to exclude any permanent resettlement impact and physical relocation of affected households. Long-term social impact of the project is beneficial, as the sanitation conditions in apartment buildings will be improved and appearance and the real estate value of the rehabilitated buildings enhanced. In short term perspective, the temporary impact on 2 legal persons (businesses) and 44 affected households is envisaged.

According to the WB OP/BP 4.12 and the RPF approved for the KRDP, preparation of Abbreviated RAP is required. An abbreviated plan covers the following minimum elements:

- (a) A census survey of affected persons, assets, and their anticipated loss of income;
- (b) Description of compensation and other resettlement assistance to be provided;
- (c) Consultations with displaced people about acceptable alternatives;
- (d) Institutional responsibility for implementation and procedures for grievance redress;
- (e) Arrangements for monitoring and implementation; and
- (f) A timetable and budget.

For the purpose of preparing the Abbreviated RAP, affected buildings have been categorized in the following way:

- a) Residents/users of Category I buildings will not require temporary relocation;
- b) Residents/users of Category II will be given the option to relocate temporarily;
- c) Residents/users of Category III would be required to relocate temporarily.

The following 20 criteria are used to define the category of the buildings:

#	description of Works
1	Finishing of façade
2	Installation of doors/windows
3	Arrangement of balconies
4	Strengthening of foundations and retaining walls outside the building
5	Strengthening of foundation in basement (in non-residential area)
6	Arrangement of seismic belt in attic
7	Replacement of roof covering
8	Partial replacement of roof structures
9	Rehabilitation of fences and gates

10	Strengthening of foundations and retaining walls inside the building
11	Partial re-arrangement of load-bearing walls
12	Complete replacement of roof structures
13	arrangement of new floor (storey)
14	arrangement of attic
15	Arrangement of balcony and stairs, when access to the building is limited
16	Extension and strengthening of openings
17	Arrangement of new reinforced-concrete floor covering
18	Arrangement of seismic belt at floor covering level
19	Complete re-arrangement of walls
20	complete demolition of building

Table 1 The following 20 criteria are used to define the category of the buildings:

Buildings that only involve works under items 1-9 belong to category I.

Buildings that involve any of the works under items 10-16, but not items 17-20 belong to category II.

Buildings that involve any of the works under items 17-20 belong to category III.

Out of the 72 buildings that undergo civil works as part of this project, four are non-residential buildings (spring, stone fence, lookout towers, etc.), 11 are in inhabitable conditions, and 7 are commercial structures (inns), six are used for purposes related to livestock breeding; therefore, the remaining 44 buildings are considered as residential buildings in this RAP. There are 44 households occupying the 44 buildings (one building is owned by two households, and two buildings are owned by one household). According to the categorization described above, 42 buildings (occupied by 43 households) belong to Category III, one building (occupied by one household) belongs to Category II, and one building (occupied by one household, which also occupies a Category III building) belongs to Category I.

1.4 Preparation of Abbreviated RAP

1. This RAP has been prepared as a condition to contract award signing. The document complies with relevant Georgian laws and provisions of the **WB OP 4.12 on Involuntary Resettlement**, as well as the updated version of the Resettlement Policy Framework developed by MDF in 2012 for the “Kakheti RDP”. RAP preparation entailed survey and consultations: (i) a detailed census of affected households and commercial entities (ii) description of project related resettlement impacts, valuation of temporary losses and estimation of required compensations and rehabilitation allowances and measures (iii) Intensive consultations with all affected households, businesses and other stakeholders were conducted during the process. The survey and consultation activities have been carried out in July 2012.

1.5 Conditions for Project Implementation

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

- (i) **Signing of Contract Award:** Conditional to the approval of the RAP by WB and Government.
- (ii) **Notice to Proceed to Contractors:** Conditional to the implementation of RAP for all affected businesses and the households occupying buildings of Category II and III. Mobilization activities and construction works at Category I buildings could be started upon the approval of the present Abbreviated RAP.

2. CENSUS AND IMPACT ASSESSMENT

2.1 Introduction

This impacts assessment details: prohibited to use the buildings of some residents from their dwelling apartments, limitation of access to commercial/business facilities and related temporary loss of income.

Based on the project information and with assistance of Dartlo municipality 100% AP Census was undertaken. These surveys were conducted between 15 April 2012 and 15 May 2012. The start date of the census survey is considered as the compensation eligibility cut-off date for the project which is therefore 15 May 2012.

2.2 Impact Assessment

2.2.1 Affected Households

The Village Dartlo, as all other small villages in Georgia does not have means of identification (street names and house numbers). The plan submitted for determining the building categories, their owners and the respective compensation is based on the numbers assigned to the buildings according to “the findings of the Village Dartlo buildings’ foundations’ engineering-geological survey” conducted in 2008. (See figure 1).

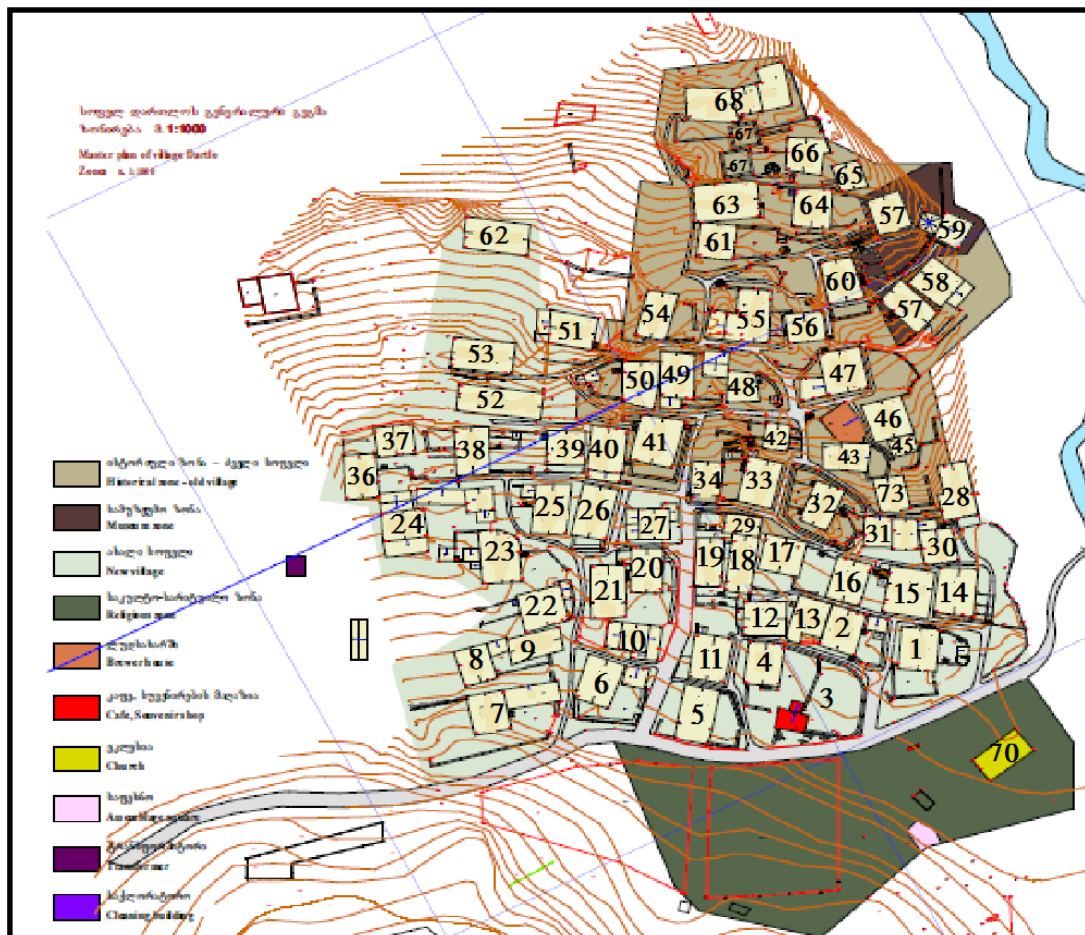


Figure 1: Master Plan of the Village Dartlo

According to the abovementioned survey, there are 73 sites in the village. Numbers are assigned to the residential buildings and historical sites. The following 5 sites out of the 73 are not considered in the submitted resettlement plan, since they are unoccupied:

- #3 – is a stone fence with no visible signs of the building inside it;
- #69 – the stone fence;

#70 – the church

#71 – the spring

#72 – two towers located far from the village, at the opposite side of the gorge westward of Dartlo (out of the project area)

The following buildings are either demolished or uninhabitable for some other reasons: 11, 26, 36, 43, 45, 47, 57, 59 60, 65, 67, 11 buildings in all.

7 buildings accommodate the inns:

3. The inn “Dartlo” building 68,

4. The inn chain “Samtskhe”, which includes the following buildings : 64, 56, 46, 31, 30, 14

The following six buildings are used for storage of livestock related materials and products: 2, 4, 8, 13, 27, 52, which are occupied by six livestock breeders.

Therefore, out of the existing 73 sites, which will undergo different rehabilitation works, only 44 can be considered as residential buildings.

The 44 residential buildings have 44 owners:

The building #15 has 2 owners.

The buildings # 28 and 44 have one owner.

According to the categorization, the majority of buildings located within the project zone belong to the III category, 42 buildings – 43 owners, II category one house with 1 owner and I category one house with one owner (one owner owns two buildings, out of which one belongs to I category, while the other belongs to III category) see annex 1. The 44 households would be required to pass the four summer months in alternative locations outside of Dartlo.

Building Category	Number of Households
Category I (0 AHs): No relocation required. Works cause no considerable restriction of living conditions of inhabitants, discomfort or infringement of sanitary standards. No impact on safety of population.	1 (not counted as AHs)
Category II (1 AH): Temporary relocation of inhabitants may be needed. Works restrict living conditions of the inhabitants to an extent. Infringement of sanitary standards is expected in certain cases. Possible impact on safety of population.	1 AH
Category III (43 AHs): Inhabitants require temporary relocation. Works considerably restrict living conditions of the inhabitants and infringes sanitary standards. Safety of the inhabitants may not be secured.	43 AH
Total	44 AH (one owner owns two buildings, out of which one belongs to Category I, while the other belongs to Category III)

2.2.2 Business Impacts and Loss of Income

Two inns are located in the project area, “Dartlo” and “Samtskhe”. The inn “Dartlo” is located in one building (12 beds), which consists of three blocks, while the inn “Samtskhe” consists of 6 buildings (35 beds). The table 2 shows the inn buildings by categories and number of beds.

Nº	Inn	The Building Design #	Building Category	Number of Beds	1 day/night cost
1	Inn “Dartlo”	68	III	12	GEL 25
2	Inn “Samtskhe”	14	I	8	GEL 25
3	Inn “Samtskhe”	30	III	5	GEL 25
4	Inn “Samtskhe”	31	III	4	GEL 25
5	Inn “Samtskhe”	46	III	6	GEL 25
6	Inn “Samtskhe”	56	III	6	GEL 25
7	Inn “Samtskhe”	64	II	6	GEL 25

Table 2 inn buildings by categories and number of beds

As is obvious from the table, 5 buildings fall under the III category, all the businesses located in these buildings will interrupt activities during one season. Thus, the inn “Dartlo” will be completely closed down. 4 buildings of the inn “Samtskhe” will be closed down as well (21 beds, which is 60% of the Inn “Samtskhe” chain).

Three families are occupied with sheep breeding; each of them has about 1000 sheep. They own three buildings located in the project area (# 4, 17 and 52). All of these buildings fall under category III. They utilize these buildings as the storage for their products – mostly cheese and wool. Pastures and stalls are located at 200-300 meter distance from the village; therefore, the project will not affect the pasture areas and stalls, and will only affect the buildings used for storage... They sell their products in the district center.

As a result of negotiations, it was decided that they will receive a compensation to rent the buildings in the Dartlo adjacent area (there are 9-10 available buildings to the north of Dartlo), which will be used as a storage as well as a temporary housing for the livestock breeders, allowing them to continue breeding activities in the same area . They will be granted GEL 1,200 compensation each to cover rental costs.

There are additional three families that are occupied with cattle breeding, two of them have 15 cows each, one has 30. They own three buildings located in the project area (# 2, 6 and 13). All of these buildings fall under category III. They utilize these buildings as the storage for their products – mostly cheese. Pastures and stalls are located at 40-100 meter distance from the village; therefore, the project will not affect the pasture areas and stalls, and will only affect the buildings used for storage. They sell their products in the district center.

As a result of negotiations, it was decided that they will receive a lump-sum compensation to rent alternative buildings in the Dartlo adjacent area (there are 9-10 available buildings to the north of Dartlo), which will be used as a storage as well as a temporary housing for the livestock breeders, allowing them to continue breeding activities in the same area . They will be granted GEL 1,200 compensation each to cover rental costs.

All these six families are treated as AHs (not an affected businesses) as their businesses located out of the project area.

2.2.3 Impact on land, Crops and Trees

Six families of Dartlo are occupied with livestock-breeding. Exactly these families use the site in the vicinity of the village for mowing. There will be no impact on mowing due to project implementation.

On the site of the village as well as in the vicinity of the village where the rehabilitation works will be conducted there are no fruit-bearing trees.

The village is too densely populated; respectively the yard where implementation of agricultural activities is possible is too small, maximum 100 m² per family. The mentioned site will be useful for vegetables for personal usage only.

Each family possesses permanent residential site with respective farming that is far from the project zone. The mentioned plots are processed and maintained by the owners throughout the year. The site of permanent residence is not left, one or two members of the family always stay on permanent residential site or if they have the possibility the members of the

family replace each other.

Therefore, the project is not associated with losses of residential or agricultural land plots, trees or crops. Accordingly no compensations for the land, trees or crops are included in current RAP.

2.2.4 Impact on Buildings

Long-term social impact of the project is beneficial, as the sanitation conditions of the houses will be improved and appearance and the real estate value of the rehabilitated buildings enhanced. In short term perspective, the temporary physical and economical displacement of certain number of AHs is envisaged. Displacement is limited to temporary relocation of APs.

During the survey it was specified that out of the total 73 (#72 is located out of project area) buildings and historical objects in the village, 72 undergo physical works.

2.2.5 Vulnerable Project Affected Persons

Of the 44 affected households residing in Category II and III buildings, 2 belong to the group of vulnerable people (one of them is below poverty line and one invalid). Both are living in Category III buildings and they are eligible for an additional one time allowance equal to a monthly minimum subsistence income for a family of five.

2.2.6 Impact on Common Property Resources

In the long term, according the far reaching plan public infrastructure, such as water supply, sewage etc. will be constructed (not in scope of this project)

3. LEGAL AND POLICY FRAMEWORK

3.1 General

1. The legal and policy framework of the Project is based on national laws and legislations related to Land Acquisition and Resettlement (LAR) in Georgia and the World Bank Involuntary Resettlement Policy (OP/BP 4.12). Based on the analysis of applicable laws and policies and Policy requirements of the mentioned IFIs, project related LAR principles have been adopted.

3.2 Legal Framework

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

2. In Georgia, the legislative acts given below regulate the issues of obtaining State ownership rights to privately owned land parcels based on the necessary public needs caused due to constructions activities:

- (i) The Constitution of Georgia, August 24, 1995
- (ii) The Civil Code of Georgia, June 26, 1997
- (iii) The Law of Georgia on Protection of Cultural Heritage, 2007
- (iv) The Law of Georgia on Notary Actions, December 4 2009;
- (v) The Law of Georgia on Privatization of State-owned Agricultural Land, July 8, 2005
- (vi) The Law of Georgia on Ownership Rights to Agricultural Land, March 22, 1996
- (vii) The Law of Georgia on Recognition of the Property Ownership Rights Regarding the Land Plots Owned (Used) by Physical Persons or Legal entities; 2007
- (viii) The Law of Georgia on Public Register (No820 –IIs; December 19 of 2008;
- (ix) The Law of Georgia on the Rules for Expropriation of Ownership for Necessary Public Need, July 23, 1999
- (x) The Civil Procedural Code of Georgia, November 14, 1997

3. The existing Laws provide that compensation for lost assets, including land, structures, trees and standing crops, should be based on the current market price without depreciation. Overall the above laws/regulations provide that the principle of replacement cost compensating at market value is reasonable and legally acceptable. The laws also identify the types of damages eligible to compensation and indicate that compensation is to be given both for loss of physical assets and for the loss of incomes. Finally, these laws place strong emphasis on consultation and notification to ensure that the APs participate in the process. Income loss due to loss of harvest and business closure will be compensated to cover net loss. The above-listed laws and regulations give the possibility of applying the following mechanisms for legal application of the property rights:

- (i) Obtaining the right of way (servitude) without expropriation through the payment of due compensation (on the basis of a contract of agreement or a court decision) prior to commencement of the activities.
- (ii) Expropriation which gives the possibility of obtaining permanent right to land and/or other real estate property on the basis of Eminent Domain Law or a court decision through the payment of due compensation.

Land will be acquired through eminent domain, first on the basis of negotiated settlement with individual affected entities. Should the contract fails, the expropriation process under the eminent domain will start. Under the existing Law in Georgia, the president will issue an order for expropriation based on the request from relevant state agencies. Relevant regional court will assess the presidential order and determine the case of public needs, and grant the expropriation entity rights to obtain land. The court will also appoint a third party to assess the market value of lost assets and determine the compensation payable to relevant land owners accordingly to the value of assets thus found.

3.2.2 WB's Policy on Involuntary Resettlement

All projects funded by the WB must comply with the WB social and environmental safeguards.

The WB financed projects, in their turn, require compliance with the WB safeguards and guidelines. WB BP/OP 4.12 Involuntary Resettlement is one of the most important safeguards guiding land acquisition and related resettlement/compensation issues during project implementation. In line with the principles of host-country responsibility, Georgia is committed to implement the WB financed projects in compliance with the requirements of WB BP/OP 4.12.

Generally, the Georgian legislation is compatible with the major provisions of the WB Resettlement Policy but a few important differences are to be noted. The WB resettlement policy is directed at improving (or at least restoring) incomes and living standards, rather than merely compensating people for their expropriated assets. This improvement of incomes and living standards broadens the objective of the policy to include the restoration of income streams and retraining of people unable to continue their old income-generating activities after displacement. The emphasis on incomes and living standards, in contrast to the conventional emphasis on expropriated property, expands the range and number of people recognized as adversely affected. Recognition of this broader range of adverse impacts leads to a greater appreciation of the issues to be considered in resettlement and consequently requires careful delineation of responsibilities, elaborate risk management and explicit and distinct resettlement planning.

The WB policy complements the Georgian legislation/regulation with certain additional requirements, which are mandatory for the WB financed projects. In particular, appropriate planning/management instruments must be developed prior to project appraisal, like **Resettlement Policy Framework (RPF)** and **Resettlement Action Plan (RAP)**, as appropriate.

Resettlement Policy Framework (RPF). A policy framework needs to be prepared if the extent and location of resettlement cannot be known at appraisal because the project has multiple components, as typically happens in projects with financial intermediaries or multiple subprojects. The policy framework establishes resettlement objectives and principles, organizational arrangements, and funding mechanisms for any resettlement operation that may be necessary during project implementation. The framework also assesses the institutional capability to design, implement, and oversee resettlement operations.

Resettlement Action Plan (RAP). All projects that entail involuntary resettlement require a **RAP**. "The scope and level of detail of the resettlement plan vary with the magnitude and complexity of resettlement" (OP 4.12, Annex A, para. 2). RAP is location-specific and comprehensive action plan including preliminary studies (socio-economic assessment, sociological survey, census, valuation of impacts, and consultation with affected persons), a set of compensation/mitigation measures for each affected person/household, and detailed implementation plan with indication of responsible parties and schedule.

The WB Policy on Involuntary Resettlement, as defined in the OP/BP 4.12, is based on the following principles:

- Involuntary resettlement is to be avoided or at least minimized.
- Compensation/Rehabilitation provisions provide affected persons with opportunity to improve, or at least restore, pre-project incomes and living standards.
- Affected Persons should be fully informed and consulted on Land Acquisition and Resettlement compensation options.
- Affected Persons' socio-cultural institutions should be supported/used as much as possible.
- Compensation will be paid at replacement cost to affected persons, without deduction for depreciation or any other purpose.
- Lack of legal title should not be a bar to compensation or alternative forms of assistance as needed to achieve policy objectives.
- Particular attention should be paid to households headed by women and other vulnerable groups.
- Land Acquisition and Resettlement should be conceived and executed as a part of the project, and the full costs of compensation should be included in project costs and benefits.
- Compensation and resettlement subsidies will be fully provided prior to clearance of right of way/ ground leveling and demolition.

3.2.3 Comparison of Georgian Legislation on LAR and WB Resettlement Policy

Generally the Georgian legislation is compatible with major provisions of the WB Resettlement Policy but a few differences are to be noted. The most significant of these differences is that under Georgian legislation/regulation, emphasis is put on the definition of formal property rights and on how the acquisition of properties for public purposes is to be implemented and compensated while in the case of WB policy emphasis is put both on the compensation of rightfully owned affected assets and on the general rehabilitation of the livelihood of the Project Affected People (PAP) and Households (AH). Also, in addition, the legislation of Georgia does not require any specific planning/implementation instrument like RPF or RAP based on extensive public consultations. The differences between the legislation of Georgia and WB policy are outlined in Table 5 below.

Table 5: Comparison of Georgia Laws/Regulations on LAR and WB Resettlement Policy

Georgia Laws and Regulations	WB Involuntary Resettlement Policy
Land compensation only for titled landowners	Lack of title should not be a bar to compensation or alternative forms of assistance. Non-titled landowners may receive alternative forms of assistance in lieu of formal compensation payments.
Only registered houses/buildings are compensated for damages/demolition caused by a project	All affected houses/buildings are compensated for the damages/demolition caused by a project
Crop losses compensation provided only to registered landowners.	Crop losses compensation provided to landowners and sharecrop/lease tenants whether registered or not
Land valuation based on replacement cost: (i) current market value where active land markets exist; (ii) Reproduction cost of an identical plot where no active land markets exist.	Land valuation based on replacement cost.
PAP the grievance should lodge the complaints at the court.	Adequate grievance redress mechanism, which consists of both formal and informal venues, should be developed and made accessible to all PAP
No formal requirements to organize public consultation to inform the PAP of the nature of the project and expected impact	Information on quantification, affected items value assets, entitlements, and compensation/financial assistance amounts is to be disclosed to the APs prior to appraisal.
No provision for income/livelihood rehabilitation, allowances for severely affected or vulnerable APs, or resettlement expenses.	Income loss, disturbance allowance, and expenses incurred by the PAPs during the relocation process, should be compensated.

3.2.4 Resettlement Policy Commitments for the Project

Considering the above-mentioned differences, WB policy complements the Georgian legislation/regulation with additional requirements related to (i) the economic rehabilitation of all AP/AF (including those who do not have legal/formal rights on assets acquired by a project); (ii) the provision of indemnities for loss of business and income, (iii) and the provision of special allowances covering PAP expenses during the resettlement process or covering the special needs of severely affected or vulnerable PAPs. Therefore, during implementation of the Regional Development the MDF is committed to ensure that:

1. For each subproject that involves acquisition of private land, temporary or permanent income loss, or other impact that triggers the OP 4.12, a Resettlement Action Plan (RAP) will be developed in compliance with policies and procedures set out in this RPF, the WB OP 4.12 and Georgian legislation.
2. Municipalities that propose subprojects to the MDF will be responsible for developing the relevant RAP, and the MDF will provide technical support.
3. No civil work can start at the section where impacts that trigger OP 4.12 occur before a RAP is deemed acceptable by the Bank.
4. No structural demolition that would cause physical relocation of households or businesses is allowed under the Project.
5. The private sector investments to be supported under this project will not involve involuntary resettlement or restriction of access to land or other natural resources, including informal usage.
6. PAP will receive compensation or support of various kinds, without regard to the status of land registration and ownership, in accordance with the entitlement matrix included in this RAP and in compliance with the active legislation of Georgia and the World Bank safeguard policy on resettlement (OP 4.12).
7. PAP will be informed about their rights and existing alternatives;
8. PAP will be consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives.
9. PAP will be offered effective compensation at full replacement cost for losses of assets;
10. PAP will be offered additional support in case impact is considered to be severe, to support their livelihood during the transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living;
11. PAP will be provided with development assistance in addition to compensation measures described, such as land preparation, credit facilities, training, or job opportunities;
12. Special attention will be paid to the needs of the most vulnerable groups of the population – children, women, the elderly, those below the poverty line, disabled, refugees, etc.;
13. A fair and accessible grievance redress mechanism will be applied as described in this RAP;
14. Compensation measures are completed prior to start up of the particular construction activities that trigger OP 4.12.

3.2.5 Compensation Eligibility and Entitlements Eligibility

Affected households and businesses entitled for compensation under the Project are:

1. Residents of category III buildings who are required to relocate temporarily and those of the category II buildings, who will be given the option to relocate temporarily.
2. Owners of the businesses located in the project area
3. Livestock owners who will be required to rent alternative buildings during the project

Compensation eligibility will be limited by a cut-off date, which was May 15, 2012 for this subproject. Persons who have settled in the affected areas after this locally publicized cut-off date will not be considered project-affected, and persons initiating improvements to land or structures after a locally publicized cut-off date will not be eligible for additional compensation. They, however, will be given sufficient advance notice prior to project implementation.

Assessment of Compensation Unit Values for Affected Households

Of the 44 residential buildings in Dartlo village that undergo physical works under this project, 1 buildings belong to category I, 1 buildings to category II, and 42 buildings to category III.

In the 44 buildings, 44 households reside during 4 months of summer.

According to categorization of the buildings the mentioned 44 households are distributed as follows:

- At 1 buildings of category I reside – 1 households (this household also occupies one of Category III buildings);
- At 1 buildings of category II reside – 1 household;
- At 42 buildings of category III reside – 43 households (including the household which also occupies a Category I building).

43 households residing at category III buildings are subject to urgent temporary relocation.

As for the 1 household residing at category II buildings they will be relocated if it is required by the safety standards of construction or the members of the mentioned households wish to be relocated temporarily.

As for the duration of relocation for the households residing in category II and III buildings the temporary relocation period was defined at 4 months.

Methodology of reimbursement amount calculation

The amount of rental compensation will be GEL 800 (GEL 200 x 4 months) for each affected household that would be temporary relocated from Dartlo - 44 AHs.

During the enquiries conducted in April-May the number of each family's members was not identified due to the reasons as follows:

1. All buildings existing in Dartlo are used by population for having a rest on seasonal basis (4 – 4-5 months), respectively the family of the house owner may consist of 5 members, from which three members may visit Dartlo in one year and the other 4 in another year;
2. It is possible that the owner of the flat lives alone however this flat in Dartlo may be visited by 10 persons in summer due to the fact that sons/daughters and grandchildren of this person live separately but have a rest together;
3. According to relative traditions as well it is quite often when the persons visit the close relatives aiming at having a rest, mainly for the whole season.

The surveys have shown that in each house at average 5-6 persons have rests per season. As the composition of the families had not been identified the consultations were conducted with the population according to which it was decided all families to be provided with equal compensation aiming at hiring the relevant house in summer for having a rest.

In addition, cash compensation of GEL 400 will be paid per household for transportation cost (In Dartlo there are no enough spaces for luggage storage). As the vehicle costs was defined GEL 400 per each family according to the factors as follows:

1. Main part of the houses existing in Dartlo, approximately 90% are under the project zone. Beyond the project zone, to the north of it there exist 9-10 buildings but the project implementation will not have any impact on them. These buildings will be hired by the families (6 families) occupied in cattle-breeding;
2. Project implementation will have high impact on all the buildings that are located under the project zone (with the exception of two buildings), respectively it requires removing of the furniture existing at the mentioned buildings;
3. Hiring of high-sided truck (that is used for removing of the furniture) from the district center to Dartlo costs GEL 1000-1200 (one way).

The survey identified that one high-sided truck may carry the furniture of 5-6 families that required necessity of issuing the compensation at the amount of GEL 400 per family for two ways. The household that will be relocating from a Category III building to a Category I building within Dartlo will also receive compensation of GEL 400 for luggage transportation.

Business Impacts and loss of incomes and Loss of Income

Two inns are located in the project area, “Dartlo” and “Samtskhe”. The inn “Dartlo” is located in one building (12 beds), which consists of three blocks, while the inn “Samtskhe” consists of 6 buildings (35 beds). The table 2 shows the inn buildings by categories and number of beds.

As is obvious from the table, 5 buildings fall under the III category, all the businesses located in these buildings will interrupt activities during one season. Thus, the inn “Dartlo” will be completely closed down. 4 buildings of the inn “Samtskhe” will be closed down as well (21 beds, which is 60% of the Inn “Samtskhe” chain).

Based on the negotiations with the inn management and the study of the existing financial records, the amount of compensation for one bed per month in case of business interruption was determined at GEL 300/month on average (this amount includes the staff salaries).

Therefore, the inn “Dartlo” will be compensated for the one full season, i.e. 4 months, of business interruption, which amounts to:

$$12 \text{ beds} \times \text{GEL } 300 \times 4 \text{ months} = \text{GEL } 14,400$$

The inn chain “Samtskhe” will have 60% of business interrupted that adds up to 21 beds. The compensation amount for the abovementioned amounts to:

$$21 \text{ beds} \times \text{GEL } 300 \times 4 \text{ months} = \text{GEL } 25,200.$$

Based on mutual agreement with the management of the inn “Samtskhe”, it was decided that those two buildings of the inn, which fall under categories I and II will continue operation during the touristic season. Despite the fact that in course of project implementation the tourist flow is expected to decrease in Dartlo, it was decided that no compensation will be granted for the rest of the beds. Number of beds in those two inns, which will continue operation amounts is 14, which is 29% of the number of beds of all inns operating in Dartlo. During the project implementation period out of all inns existing in Dartlo only the abovementioned two buildings will be functioning, thus even if the tourist flow decreases by 70%, the inn income will not decrease at all.

The six livestock breeders will each receive a compensation of GEL 1,200 to rent alternative storage buildings (there are 9-10 available buildings to the north of Dartlo).

The composition of the affected businesses is summarized in the table below:

Affected Businesses (ABs) and Livelihoods		
Type of business/ livelihood	Compensation Measure	Total Compensation Cost
2 Inns	GEL 300 (per bed) x 4 months = GEL 1,200 per bed	39,600.00 (33 beds)
6 Livestock breeders	GEL 1,200 (per breeder) for rental cost of storage and living area for 4 month	7,200.00 GEL
Subtotal		46,800.00 GEL

Allowances for Vulnerable People

Of the 44 affected households residing in Category II and III buildings, 2 belong to the group of vulnerable people (one of them is below poverty line and one invalid). Both are living in Category III buildings and they are eligible for an additional one time allowance equal to a monthly minimum subsistence income for a family of five (313 Lari)

Compensation Entitlement Matrix

Tasks under the Project will be implemented according to a compensation eligibility and entitlements framework in line with both Georgia laws and regulation, WB OP 4.12. A summary entitlements matrix is included in **Table 3** below.

Compensation Entitlement Matrix

Affected Households (AHs): Occupants (including owners and renters) residing in affected buildings				
Building Category	Household Size	Number of Households	Compensation Measure	Total Compensation Cost
Category I (0 AHs): No relocation required. Works cause no considerable restriction of living conditions of inhabitants, discomfort or infringement of sanitary standards. No impact on safety of population.		1 (not counted as AHs)	None	GEL 0
Category II (1 AH): Temporary relocation of inhabitants may be needed. Works restrict living conditions of the inhabitants to an extent. Infringement of sanitary standards is expected in certain cases. Possible impact on safety of population.		1	Lump-sum compensation of GEL 800 (GEL 200 rental cost x 4 months) & GEL 400 (relocation cost) = GEL 1.200 per AH	GEL 1,200.00
Category III (43 AHs): Inhabitants require temporary relocation. Works considerably restrict living conditions of the inhabitants and infringes sanitary standards. Safety of the inhabitants may not be secured.		43	Lump-sum compensation of GEL 800 (GEL 200 rental cost x 4 months) & GEL 400 (relocation cost) = GEL 1.200 per AH	GEL 51,600.00
Allowances for Vulnerable People		2 (out of 43 Category III AHs)	Eligible for an additional one time allowance equal to a monthly minimum subsistence income for a family of five (313 Lari)	GEL 626.00
	Subtotal	44	Lump-sum compensation	GEL 53,426.00
Affected Businesses (ABs) and Livelihoods: Owners of businesses operating in the project area and households whose livelihood is affected				
Type of business or livelihood	Number of Affected Businesses/ Households	Compensation Measure		Total Compensation Cost
Inns	2	GEL 300 (per bed) x 4 months = GEL 1,200 per bed		GEL 39,600.00
Sheep breeding	3	GEL 1,200 (per household) for the rental cost of alternative buildings		GEL 3,600.00
Cattle breeding	3	GEL 1,200 (per household) for the rental cost of alternative buildings		GEL 3,600.00
Subtotal	8	Lump-sum compensation		GEL 46,800.00
Grand Total				
Grand total				GEL 100,226.00

4 INSTITUTIONAL ARRANGEMENTS

4.1 Introduction

The Municipal Development Fund of Georgia (MDF) is the executing agency (EA) of the Project on behalf of the Government of Georgia. The World Bank (WB) will be financing the Project for civil works construction and construction supervision. MDF is responsible for construction as well as resettlement compensation of the APs affected due to project construction. MDF has the lead responsibility for rehabilitation works, as well as implementation of Abbreviated RAP with assistance from consultants.

MDF is assisted by a number of other government departments and private agencies in the design, construction and operation of the Project.

4.1.1 Dartlo village

Dartlo village has major role in supporting MDF in RAP implementation and will participate in special Committee (RAP Implementation Unit) consisting of village officials, heads of other relevant services of villages, the Environment Protection Analysis and Resettlement specialist, monitoring division specialist of MDF and the lawyer of MDF etc. On a basis of agreement with MDF management and the Committee, if necessary the structure of the committee can be expanded on the account of the invitation of professionals of different spheres in view of the specification of the concrete project.

Compensation/rehabilitation measures will be implemented as the civil works progress but prior to the start of the construction on a particular section. [Municipality Registration Office](#)

NAPR is in charge of the registration of property ownership and is helping MDF in identification of the residents and owners of the affected buildings.

4.2 Other Organizations and Agencies

4.2.1 Civil Works Contractor

A Civil Works Contractor to be contracted by the MDF to undertake the construction will be responsible for mitigating impacts resulting from the construction activities. The construction activities shall be monitored closely by the MDF to ensure compliance to the temporary mitigating measures.

4.2.2 Court of Georgia

The Court of Georgia shall be the last resort for issues and concerns regarding the implementation of the RAP. In case there is no agreement between the MDF and the APs concerning the implementation of RAP, the court will grant the MDF with the mandate for execution of works based on Georgian legislation.

4.2.3 Ministry of Finance

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

4.2.4 Ministry of Justice

The Ministry of Justice is responsible for legal matters regarding land ownership, and National Agency of Public Registry

(NAPR) within the Ministry of Justice is in charge of the registration of land ownership and its transfer through purchase agreement from landowners to the MDF.

4.2.5 The World Bank

Besides supervising of the Project periodically, the WB will provide clearance to contract awards signing and initiation of civil works for construction/rehabilitation.

5 CONSULTATION AND PARTICIPATION

5.1 Introduction

Consultation and participation is a process through which stakeholders influence and share control over development initiatives, and the decisions and resources that affect them. It is a two way process where the executing agencies, policy makers, beneficiaries and AP discuss and share their concerns in a project process. Consultation and participation has been a major principle in the planning and preparation of the detailed design of the Project. WB OP 4.12 gives high priority on public consultation and participation to enhance the community voice and assure incorporation of community's views in design and implementation of a socially and environmentally compliant project. The Georgian laws also place strong emphasis on consultation and notification to ensure that the AP participate in the process.

The focus of these consultations are to ensure that the AP and other stakeholders are informed, educated, consulted and allowed to participate actively in the process of project development and preparation of social and resettlement plan; reducing public resistance to change; helping mitigate and minimize any probable negative impact and bringing in the benefit of the project to the people. The project design and preparation of Resettlement Action plans, therefore, attempted consultation and participation of the AP and communities to incorporate their views, needs and aspirations into the Project components. People were consulted during the preparation of Strategic Environmental, Cultural Heritage and Social Assessment (SECHSA) in January/February 2012 and during the preparation of RAP.

5.2 Summary of Consultation during SECHSA Study

Public Consultations February 3, 2012

On February 3 of 2012 a meeting was held in the Telavi Democratic Involvement Center building with the population of Telavi, in particular with that part of the population, which will be affected by the project (their houses are located within the area to be rehabilitated). At the meeting, the abovementioned strategic document and the project in general were presented. Special attention was drawn to the Telavi component of the program.

The project presentation was conducted by the MDF staff. Nugzar Khutsaidze addressed the meeting on the project context, importance of tourism development for Kakheti region, and specific components of the program. The environmental, social and cultural heritage impact strategic assessment document was presented by the Environmental and Social Expert of MDF - Nino Patarashvili.

The presentation was followed by discussions. The general attitude of the population towards the project was positive, though several important issues were brought up. In course of discussions, it became obvious that the population was mostly worried by social problems like: resettlement from the restored buildings and possible increase of the cost of public services. Some of them expressed their wish for temporary accommodation during renovation works. There were also certain questions posed with respect to water supply, wastewater and street rehabilitation: will the infrastructure be completely restored or some costs will have to be incurred by the population?

The meeting was attended by 42 residents **(the minutes of the meeting with the signatures is**

available as attachment).

Following representatives of local government were presented:

Levan Gamsakhurdia – Deputy Governor of Kakheti Region
 Nugzar Khutsaidze – Chairman of Telavi Sakrebulo
 Petre Kiknadze – Gamgebeli of Telavi Municipality
 Natia Katsiashvili – Governors Office
 Tedo Khosroshvili - Deputy Gamgebeli of Telavi Municipality

Municipal Fund of Georgia was presented by:

Tengiz Aleksishvili – Head of Monitoring Department, MDF
 Nino Patarashvili – Environmental and Social Specialist, MDF

NGOs:

Maia Purtskhvanidze – Democratic Engagement Center of Telavi
 Valeri Gremelashvili - Kakheti Regional Development Agency
 Natia Karchaidze – Center for Education Development and Employment

Levan Gamsakhurdia – Deputy Governor of Kakheti Region has opened the meeting and Nino Patarashvili – Environmental and Social Specialist, MDF has presented the KRDP and the findings of draft SECHSA report. Discussions took place after completion of the presentation. The questions and answers are given in a table below:

The Matters Discussed			
No	Question/Comment	Name	Response
1	Are there any risks of being involuntarily resettled from the apartments or houses after rehabilitation	Nino Otarashvili	No. involuntary resettlement is excluded and this issue is strictly controlled by MDF and by WB
2	Are there planned any increase of taxes or fees after completion of reconstruction/rehabilitation works	Nino Zaridze	No increase of any taxes or fees are related to this project
3	What type limitations are imposed on individual private apartments and houses in terms of refurbishment and maintenance works?	Tina Iremadze	The owner can refurbish his flat or indoor space as he wishes, but the façade cannot be changed or touched.
4	The disturbances related to the civil works like dust, noise, vibration and safety risks may be severe, especially for disabled or elderly people. Is the government taking responsibility to provide temporary dwelling opportunities?	Ekaterine AkhmalosuliSvili	The agreements will be signed (and many of you have already signed), which enables the resident to request and get temporary dwelling for the period of civil works.
5	Is the rehabilitation of houses and facades separate project or it envisages also rehabilitation of water supply, sewage and roads?	Aleksandre Metreveli	This is complex program and the infrastructure also will be rehabilitated
6	Will the rehabilitation of water supply and sewage trigger any increase of water fees?	Nino Zaridze	No increase of fees is envisaged.
7	The waste management in Telavi needs urgent improvement. However, is it acceptable the new landfill near the old one within the river Alazani floodplain?	Klara Alkhazishvili	The site for new landfill is not determined and will be selected during special studies. This issue will be priority issue and perhaps temporary solutions will be applied



5.3 Consultation meetings with the APs during RAP Preparation and Disclosure of Draft Abbreviated RAP in Zemo Alvani

Individual consultations with the affected households has been conducted during May 2012

Disclosure

Electronic version of the Abbreviated RAP will be disclosed on MDF web-site. The RAP is translated into local language (Georgian) and is disclosed to APs at local level. The copy of the RAP (Georgian version) will be made available at the Zemo Alvani Municipality. The Draft RAP has been disclosed at the public consultation meeting held in Zemo Alvani on 18 May 2012.

Public Consultations May 18 2012

Municipal Development Fund conducted the public consultations meeting regarding **Abbreviated Resettlement Action Plan** in Kakheti region at the Governor's office on 18 May 2012. The meeting was attended by the population of village Dartlo, representatives of the Municipal Development Fund (MDF), National Agency for Cultural heritage and Local Government representatives. Special attention was drawn to the Dartlo component of the program.

The aim of the public consultations was delivery of information to the stakeholders and project affected business and building owners and users in the process of preparation of **Abbreviated Resettlement Action Plan**, to present which impacts presumably remain and who could fall under the impact, what compensation and rehabilitation measures are planned within the project (compensation policy). Compensation policy determines criteria according to which decision is made on who is the damaged party or affected person, who is entitled to compensation and what compensations will be provided as well as grievance redress mechanisms, form of submission of appeals and comments.

Information was submitted both verbally and in brief information brochures, which describe resettlement policy of the project, compensation and rehabilitation entitlements and principles of identification of the amount of the above, grievance redress mechanism, form of appeal and contact information.

The presentation related to the Abbreviated RAP was conducted by the MDF staff – Nino Patarashvili.

The presentation was followed by discussions. The general attitude of the population towards the project was positive, though several important issues were brought up.

The meeting was attended by 36 residents (**the minutes of the meeting with the signatures is available as attachment**).

Following representatives of local government were presented:

Telman Icharuli – Dusheti territorial authority
 Givi barxoidze – Specialist of Dusheti territorial entity
 Gela Baxturidze – Director of Dusheti Protected Area

National Agency for Cultural heritage

DaviT Tkeshelashvili - Specialist of National Agency for Cultural heritage

Municipal Fund of Georgia was presented by:

Nino Patarashvili – Environment Protection Analysis and Resettlement Division Chief Specialist, MDF

NGOs:

Gela Shortishvili – Water of Zemo Alvani

The Matters Discussed			
No	Question/Comment	Name	Response
1	Whether the project envisages restoration of totally demolished houses or completion of the houses being under construction process		The project envisages neither restoration of totally demolished houses nor completion of houses being under construction
2	Roofing of my house is of tin-plate, will it be dismantled?		The project implementation aims mainly at restoration of initial image of Dartlo, respectively all roofs that are not traditional for the village will be removed and buildings will be roofed with shale.
3	Can we influence the design decisions?		The owner can refurbish his flat or indoor space as he wishes, but the façade cannot be changed or touched.
4	The building was damaged and I embedded one wall with block. Will my wall be dismantled?		It will not be dismantled. The mentioned block wall will be faced with shale the material that is characteristic for Dartlo.
5	Is the rehabilitation of houses and facades separate project or it envisages also rehabilitation of water supply, sewage?		Due to climate conditions of Dartlo, construction activities may not be conducted for more than 4 months a year hence it was decided only rehabilitation and reconstruction works of the buildings to be conducted this year

6	Majority of population does not have registered buildings; will we receive the compensation for temporary relocation?		All inhabitants in whose buildings the activities will be conducted requiring temporary relocation will receive respective compensation.
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6 GRIEVANCE REDRESS MECHANISM

6.1 Objectives

A grievance mechanism will be established to allow a AP appealing any disagreeable decision, practice or activity arising from land or other assets compensation. APs will be fully informed of their rights and of the procedures for addressing complaints whether verbally or in writing during consultation, survey, and time of compensation. Care will always be taken to prevent grievances rather than going through a redress process. This can be done through careful LAR design and implementation, by ensuring full participation and consultation with the APs, and by establishing extensive communication and coordination between the affected communities, the MDF, and local governments in general.

6.2 Grievance Resolution Process

- PAPs, which are dissatisfied with compensation or other resettlement assistance at any stage of the process can complain directly to Environment Protection Analysis and Resettlement Division Head of MDF – Aleksander Dumbadze (Phone: 5 99 32 74 36) Telman Icharuli – Dusheti territorial authority – 577 95 30 87. In order to resolve grievances within maximum 3 days. Email address, postal address, and SMS service will be available on street posts on the site for this purpose. .
- If the PAP is not satisfied with the solution provided by the environment and social specialist, then the grievance committee (Secretary: Baka Alavidze – 599 638998) can be called together, to hear the case of the PAP. The committee should have its findings completed within seven days of the complaint being lodged.
- At any point an independent valuation or assessment of the value of the asset to be acquired can be conducted in order to support the grievance redress process.
- At any point, the PAP is entitled to go to court in order to resolve the grievance.
- PAPs will be made aware of their rights under the grievance redress mechanism and Georgian law as soon as it is clear that they will be affected.
- If the resident of the category II building before the project commencement says that he/she does not want the temporary relocation but then changes his/her mind and requires temporary relocation, she/he should appeal in written to the Grievance Committee (form of the grievance and the contact information of respective committee will be distributed among the population before the project commencement, information will be available as well on information boards at Gamgeoba building and on construction sites).
- The Committee should review the grievance within three days and in and the requirements of the claimant will be met within seven working days.
- If during the process of rehabilitation residing at the building is impossible due to unforeseen incident (demolishing or cracking of the wall) or risk of such, the Committee should immediately provide the resident with the relevant compensation specified by RAP.

6.3 Formation of GRC

A Grievance Redress Committee (GRC) will be established at the Telavi Municipality Level and will include:

- (i) Representatives of MDF
- : Alexandre Dumbadze (Head of Environment Protection Analysis and Resettlement Division of MDF);
 - Baka Alavidze – Chief Specialist of Monitoring Division of MDF;
 - Anzor Andguladze - Chief Specialist of Project Analysis Division of MDF;
 - Irakli Javakhia – Lawyer of

MDF

- (ii) Representative Dusheti : Telman Icharuli - Dusheti territorial authority
- (iii) Representative of APs : Naguraidze Lena – owner of house #1
- (iv) Representative of ABs : Deso Eluridze – Owner of Hotel
- (v) Representative local NGO : Gela Shortishvili

7 IMPLEMENTATION SCHEDULE

Temporary relocation of maximum 44 AHs could be executed during several days.

Compensation for temporary relocation will be paid in July.

Compensations for expected partial losses of businesses will be paid in July.

8 COSTS AND FINANCING

8.1 Compensation for Relocation

Compensation for transportation of AH = 44 x GEL 400 = **17,600 GEL**

Respectively the reimbursement amount for temporary relocation was calculated for 44 households residing at all buildings of II and III categories. During the project implementation the mentioned amount may be reduced at II category buildings due to difficulty of rehabilitation works to be conducted or/and according to wish of the residing households.

Amount for temporary relocation of 44AH (without transportation) is **GEL 35,200** (see attachment). All compensation for temporary replacement will be paid in lump-sum.

8.2 Compensation for Business Interruption

Compensation for expected losses due to decline of business activities for 8 businesses constitutes **GEL 46,800.00**.

In case of continuation of disruption period longer than anticipated the contingency funds will be available to cover compensation costs. Contingency funds will be sufficient for additional three month.

8.3 Allowances for Vulnerable People

2 belong to the group of vulnerable people they are eligible for an additional one time allowance equal to a monthly minimum subsistence income for a family of five (313 Lari) .

8.4 Summary LAR Cost and Flow of Funds

ITEMS	COSTS	Additional sources (contingency fund) for next three months
Compensation for Transportation Cost	GEL 17,600.00	No
Compensation for Business Losses	GEL 46,800.00	No
Rental Compensation for Category II households	GEL 800.00	No
Rental Compensation for Category III households	GEL 34,400.00	No
Allowance for Vulnerable People	GEL 626.00	No
GRAND TOTAL	GEL 100,226.00	

The government agreed as presented in this RAP to provide lump-sum compensation to affected households and businesses and allowances for vulnerable people.

9 MONITORING AND REPORTING

9.1 Introduction

The main objective of implementation of RAP is to improve or at least restore the social and livelihood resources of the APs at their pre-project level. The process of implementation should ensure that this objective is achieved over a reasonable time with allocated resources. Therefore, monitoring of the process of RAP implementation and delivery of institutional and financial assistance to the APs has been designed as an integral part of the overall functioning and management of the Project.

9.2 Monitoring and Evaluation Indicators

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

The main indicators:

Output level indicators:

- a) 44 AHs from category II and III buildings are provided with compensation for rental costs and transportation expenses;

- b) The two inn-owners are paid for expected decline of the business activity;
- c) All six livestock breeders are compensated for the rental costs of alternative buildings;
- c) All common use utilities and infrastructure damaged during the project implementation are restored;

Outcome level indicators:

- a) Percentage of affected households satisfied with the conditions of housing and livelihood during temporary relocation;
- b) Percentage of affected households satisfied with the conditions of housing and livelihood after return to rehabilitated buildings;
- c) Percentage of affected households who report no decline in the level of their wellbeing during temporary relocation

- d) Percentage of affected businesses whose monthly income (including compensation during the period of disruptions) has not declined since the commencement of the project (to be monitored during periods of disruption and after completion of project work).

9.3 Level of Monitoring

Internal monitoring is executed by MDF with involvement of the Construction Supervising Company (CSC).

External Monitoring: WB may execute external monitoring and involve appropriate consultant.

Annex 2 List of participants of the meeting in Zemo Alvani

სეზექტორის დასასრულებელი სია

სოფ. ზემო ალვანი 18.05.2012წ.

#	სახელი და გვარი	ორგანიზაცია ფიზიკური პირი	საკონტაქტო ინფორმაცია	ხელმოწერა
1.	შაფერაძე გელა	მუშაობს ვსსს-ს შპს-ის დირექტორი	595544111 577 95 45 33	გ. შაფერაძე
2.	ფრანკო ივანე	სსიპ-ის დირექტორი	5949530-82	ი. ფრანკო
3.	გულა შიხიძე	სსიპ-ის დირექტორი	599212193	გ. შიხიძე
4.	საბუხაძე ივანე	სსიპ-ის დირექტორი	599 4 267 98	ი. საბუხაძე
5.	გიორგი ბარბაქაძე	სსიპ-ის დირექტორი	599-78-52-93	გ. ბარბაქაძე
6.	დავით ივანიძე	სსიპ-ის დირექტორი	574-89-6948	დ. ივანიძე
7.	ივანიძე ივანე	სსიპ-ის დირექტორი	599 215 366	ი. ივანიძე

8.				
9.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար		Կրթության նախարար
10.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար	555 4888 30	Կրթության նախարար
11.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար		Կրթության նախարար
12.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար		Կրթության նախարար
13.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար	56890 67 29	Կրթության նախարար
14.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար	790 88-31-28	Կրթության նախարար
15.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար	593-49-73-73	Կրթության նախարար
16.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար	533 40 20 91	Կրթության նախարար
17.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար	598-00-61-44	Կրթության նախարար
18.	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար	598 615 61 8	Կրթության նախարար
	Հայաստանի Հանրապետության Կրթության նախարարություն	Կրթության նախարար	555 265 285	Կրթության նախարար

19.	հանրային օրհանգրվան	օրհանգրվանի շրջան	555.35.10.18	
20.	մեծած զեքս	օրհանգրվանի շրջան	555-54-24-93	
21.	Հ. Երզնկյան			
22.	հ. օրհանգրվան			
23.	Բ. Երզնկյան			
24.	հ. օրհանգրվան	օրհանգրվանի շրջան	596246405	
25.	Բ. Երզնկյան			
26.	Ն. Երզնկյան	օրհանգրվանի շրջան	560400002	Բ. Երզնկյան
27.	Գ. Երզնկյան	օրհանգրվանի շրջան		
28.	Մ. Երզնկյան	օրհանգրվանի շրջան		
29.	Ն. Երզնկյան	օրհանգրվանի շրջան		Բ. Երզնկյան
	Գ. Երզնկյան			

30.	Յոսեփ Կոն		
31.	Զ. Արտիզու	Յեզեք	
32.	Բ. Բարսեղյան	Երեւանի շրջան	
33.	Զ. Բաղդասարյան	Երեւանի շրջան	
34.	Ե. Գրիգորյան	Երեւանի շրջան	
35.	Զ. Բաղդասարյան	Երեւանի շրջան	
36.	Ս. Զեյնալդյան	Երեւանի շրջան	
37.	Զ. Բաղդասարյան (Զ. Բաղդասարյան)	Երեւանի շրջան	
38.	Զ. Բաղդասարյան	Երեւան	
39.			
40.			