

# Land Acquisition and Resettlement Plan

---

May 2022

## Uzbekistan: Integrated Urban Development Project

Prepared by the Executing Agency, the Ministry of Investments and Foreign Trade of the Republic of Uzbekistan for the Asian Development Bank.

This land acquisition and resettlement plan 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. Your attention is directed to the "terms of use" section of this website.

In preparing any country program or strategy, financing any project, or by making any designation of or reference to a particular territory or geographic area in this document, the Asian Development Bank does not intend to make any judgments as to the legal or other status of any territory or area.

## **ABBREVIATIONS AND ACRONYMS**

ADB	Asian Development Bank
AHs	affected households
APs	affected persons
AM	accountability mechanism
COVID	Corona Virus Disease
CRO	Complaint Receiving Officer
DMA	district metered area
DED	detailed engineering design
EA	executing agency
GIS	geographic Information System
GoU	Government of Uzbekistan
GPS	geographic positioning system
GRM	grievance redress mechanism
GRC	grievance resolution commission
Ha	hectare
IR	involuntary resettlement
IT	Information Technology
IUDP	Integrated Urban Development Project
IWP	informal waste picker
JSC	joint stock company
km	kilometer
LAR	land acquisition and resettlement
LARP	land acquisition and resettlement plan
LLC	limited liability company
MIFT	Ministry of Investments and Foreign Trade
MSW	municipal solid waste
NRW	non-revenue water
O&M	operation and maintenance
PIU	project implementation unit
PM	person-month
PPP	public private partnership
PVC	polyvinyl chloride
ROW	right of way
SCADA	supervisory control and data acquisition
SCEEP	State Committee on Ecology and Environmental Protection of Uzbekistan
SDDR	social due diligence report
SPS	Safeguard Policy Statement (2009)
SUE	State Unitary Enterprise
SWM	solid waste management
TA	technical assistance
TRTA	transaction technical assistance
USD	United states dollars
UZS	Uzbekistan currency “Soum”
Hokim	Governor
Hokimiyat	local executive power in the regions and districts
Mahalla	community and administrative unit represented by an elected committee
Toza Hudud	national solid waste company
Djizzak Suvtaminoti	national water supply company

## GLOSSARY

Affected Households	A household consists of one or more people who live in the same dwelling and share meals or living accommodation and may consist of a single or more families. The affected households (AHs) in this document are applied to the owners and users of lands and other assets that will experience full or partial, permanent, or temporary physical or economic displacement due to the project; compensations and as relevant assistance allowances are calculated for him/her representing the household. All members of an AH are referred as APs.
Affected Persons	In this document, the affected persons (APs) are the members of the AHs. Also referred as displaced persons (DPs) in ADB SPS (2009).
Cut-off-Date	The date after that anyone who will influx to the area, and/or build/alter structures, will not be eligible for compensation. For this project, the IA plans to announce the cut-off date as the last day of the detailed measurement survey which will be conducted based on the final detail design to be prepared during the project implementation. The validity of the cut-off-date in ADB projects typically is 3 years.
Detailed Measurement Survey	With the aid of the approved detailed design, this activity involves the finalization and/or validation of the results of the inventory of losses (IOL), the severity of impact, and final list of AHs during the final LARP preparation. The final resettlement cost will be calculated following the completion of the DMS.
Economic Displacement	Loss of land, assets, access to assets, income sources, or means of livelihoods because of (i) involuntary acquisition of land or other economic assets and livelihoods/income sources, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Entitlements	The range of measures comprising compensations at replacement cost principle, income rehabilitation assistance, transfer assistance, income substitution, and relocation costs which are due to AHs to compensate and mitigate the impacts, restore, and improve their social and economic living standards. It depends on the type of losses and the degree of impacts and specified in the entitlement matrix.
Inventory of Losses (IOL)	The process of all fixed assets (i.e., lands used for residence, commerce, agriculture, including ponds; dwelling units; stalls and shops; secondary structures, such as fences, tombs, wells; trees with commercial value; etc.) and sources of income and livelihood inside the project right-of-way (ROW), identified, measured, their owners identified, their exact location pinpointed, and their replacement costs calculated. Additionally, the severity of impact to the affected assets and the severity of impact on the livelihood and productive assets of AHs will be determined.
Hokimiyat	District, city, and regional government authorities which have ultimate administrative and legal power over local populations residing within its authority.
Mahalla	Community-based organization recognized officially by the state, to support social and cultural cohesiveness of community members and perform liaisons between the state and communities; local communities elect Mahalla leaders.
Physical Displacement	Physical relocation, loss of residential land, or loss of shelter because of (i) involuntary acquisition of land and/or other properties, or (ii) involuntary restrictions on land use or access to legally designated parks and protected areas.
Rehabilitation assistance	Additional support provided to AHs losing productive assets, incomes, employment, or sources of living, to supplement payment of compensation for acquired assets to restore the living standards and quality of life of APs to at least the pre-project level.
Replacement cost	The value enough to replace the affected assets and cover other relevant uncured/or incurring costs such as transaction and registration costs for the replaced lands as compensation, and without deducting depreciation for such assets as well as cost of salvage materials, any taxes and transportation costs.
Severely Affected Households	This refers to affected households who will permanently lose 10% or more of their total productive land and/or assets, and/or will be physically relocated.
Vulnerable households	Low-income households, female-headed households, the elderly headed household, households headed by physically disabled persons, landless or non-titleholder affected households. These households are at risk of being disproportionately affected by the project due to their vulnerable status.
Low-income households	The family is recognized as low-income:

	<ul style="list-style-type: none"> <li>- from September 1, 2021 - if the average monthly total family income for each family member does not exceed 440,000 soums (USZ);</li> <li>- from 2022 - if the average monthly total income for each family member does not exceed the amount of the minimum consumer spending (<b>Decree of the Cabinet of Ministers of the Republic of Uzbekistan "On measures to further improve the system of social protection of the population" No. 654 of October 21, 2021</b>)</li> </ul> <p>Minimum consumer spending = 439,860 UZS according to the <b>Decree of the Cabinet of Ministers of the Republic of Uzbekistan "On the introduction into practice of the procedure for calculating the minimum cost of consumption" No. 544 of 08.27.2021.</b></p>
--	--

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>I</b>
A. PROJECT DESCRIPTION .....	I
B. LAND ACQUISITION AND RESETTLEMENT IMPACT ASSESSMENT .....	II
C. SCOPE OF LAR IMPACT .....	IV
D. SOCIAL AND ECONOMIC PROFILE OF AHS .....	VII
E. POLICY AND LEGAL FRAMEWORK .....	VII
F. INCOME RESTORATION AND REHABILITATION .....	VII
G. GRIEVANCE REDRESS MECHANISM .....	VII
H. INFORMATION DISCLOSURE AND PUBLIC CONSULTATION .....	VIII
I. INSTITUTIONAL ARRANGEMENT .....	VIII
J. MONITORING AND REPORTING .....	VIII
K. RESETTLEMENT BUDGET .....	VIII
L. DRAFT LARP UPDATING AND IMPLEMENTATION .....	VIII
<b>I. INTRODUCTION.....</b>	<b>1</b>
<b>II. PROJECT SCOPE DESCRIPTION.....</b>	<b>3</b>
<b>III. PROJECT INVOLUNTARY RESETTLEMENT IMPACT ASSESSMENT .....</b>	<b>7</b>
<b>IV. SCOPE OF LAND ACQUISITION AND RESETTLEMENT IMPACT .....</b>	<b>15</b>
A. LARP APPROACH AND METHODOLOGY .....	15
B. SCOPE OF IMPACT .....	16
<b>V. SOCIOECONOMIC INFORMATION .....</b>	<b>23</b>
<b>VI. POLICY AND LEGAL FRAMEWORK .....</b>	<b>26</b>
A. LAWS AND REGULATION OF UZBEKISTAN .....	26
B. INVOLUNTARY RESETTLEMENT SAFEGUARDS REQUIREMENTS OF ADB SPS 2009 .....	32
C. COMPARISON OF UZBEKISTAN LAWS AND ADB SPS 2009 AND RECONCILIATION OF GAPS .....	34
D. CORE LAR POLICY PRINCIPLES ADOPTED FOR THE PROJECT .....	38
E. ELIGIBILITY, COMPENSATIONS AND ASSISTANCE .....	38
<b>VII. INCOME RESTORATION AND REHABILITATION .....</b>	<b>48</b>
<b>VIII. GRIEVANCE REDRESS MECHANISM .....</b>	<b>48</b>
A. PROJECT-LEVEL GRIEVANCE REDRESS MECHANISM .....	48
B. ADB'S ACCOUNTABILITY MECHANISM .....	50
C. AWARENESS AND ACCESSIBILITY .....	51
<b>IX. INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION .....</b>	<b>51</b>
A. PROJECT PREPARATION STATE .....	51
B. PROJECT IMPLEMENTATION STAGE.....	53
<b>X. INSTITUTIONAL ARRANGEMENT .....</b>	<b>54</b>
A. IMPLEMENTING AGENCY .....	54
B. PROJECT MANAGEMENT AND SUPERVISION CONSULTANT .....	57
C. CITY HOKIMIYATS AND OTHER STATE AGENCIES .....	57
D. ASIAN DEVELOPMENT BANK.....	59
<b>XI. MONITORING AND REPORTING .....</b>	<b>60</b>
A. OVERVIEW .....	60
B. INTERNAL MONITORING AND REPORTING.....	60
<b>XII. RESETTLEMENT BUDGET .....</b>	<b>61</b>
<b>XIII. IMPLEMENTATION SCHEDULE.....</b>	<b>64</b>
A. GENERAL.....	64
B. UPDATING THE LARP BASED ON THE DETAILED DESIGN.....	64
C. SAFEGUARD MEASURES .....	64
D. LARP IMPLEMENTATION .....	65

<b>ANNEX 1. DECISION OF DJIZZAK CITY HOKIM.....</b>	<b>66</b>
<b>ANNEX 2. SITE PHOTOS: PRELIMINARY ALIGNMENT FOR REHABILITATING 9.4KM FROM AMIR TIMUR TO SANGZAR AND 3.1KM TO DJIZZAK CITY WATER CONDUIT .....</b>	<b>68</b>
<b>ANNEX 3. SITE PHOTOS: REHABILITATING 22.2 KM DISTRIBUTION PIPELINES IN ALIGNMENT OF THE EXISTING PIPELINE.....</b>	<b>71</b>
<b>ANNEX 4. SITE PHOTOS: CONSTRUCTING 5.21 KM OF DISTRIBUTION PIPELINES IN ALIGNMENT OF THE EXISTING ROAD .....</b>	<b>73</b>
<b>ANNEX 5. LIST OF AHS .....</b>	<b>75</b>
<b>ANNEX 6. SITE PHOTOS OF THE STRUCTURE (BARNYARD).....</b>	<b>76</b>
<b>ANNEX 7. SITE PHOTOS OF BUSINESS (FISHPOND).....</b>	<b>77</b>
<b>ANNEX 8. SURVEYS AND LAR INFORMATION BROCHURE DISTRIBUTION WITH AHS .....</b>	<b>78</b>
<b>ANNEX 9. SAMPLE GRM LOGBOOK .....</b>	<b>79</b>
<b>ANNEX 10. LAR INFORMATION BROCHURE FOR AHS .....</b>	<b>80</b>
<b>ANNEX 11. DETAILS OF CALCULATIONS OF COMPENSATION FOR TREES .....</b>	<b>89</b>

## EXECUTIVE SUMMARY

### A. Project Description

1. This draft Land Acquisition and Resettlement Plan (LARP) is prepared under the proposed loan to the Republic of Uzbekistan: Integrated Urban Development Project that Asian Development Bank (ADB) considers to finance. The project will provide inclusive, resilient, and sustainable urban services in four cities (Djizzak, Khiva, Havast and Yangier) experiencing low livability and lagging economic growth exacerbated by the coronavirus disease (COVID-19). The project is aligned with the government's national development strategy 2017–2021 and Presidential Decree No. 5623, which aims to accelerate growth and reduce poverty through improved urbanization and balanced regional development. The Ministry of Investments and Foreign Trade (MIFT) is the executing agency (EA). The project will be coordinated through its Center for the Development of Investment Projects and implemented through its Project Implementation Unit (PIU).

2. The project impact is aligned with the following: sustainable urbanization and welfare of the urban population enhanced. The project has the following outcome: access to inclusive, resilient, and sustainable urban services in secondary cities enhanced.

- Output 1. Inclusive municipal and tourist infrastructure and services provided.
- Output 2. Climate-resilient drinking water, sanitation, and solid waste services enhanced with smart systems.
- Output 3. Urban governance, institutional capacity, and livelihood support strengthened.

3. The Project is treated as Category B for Involuntary Resettlement Safeguards and Category C for Indigenous Peoples Safeguards following ADB Safeguards Policy Statement (SPS 2009). No Indigenous Peoples or any ethnic minority groups as defined by SPS (2009) live in the project areas. The draft LARP follows ADB SPS (2009) and laws of Uzbekistan. It provides involuntary resettlement safeguards principles and mitigation measures that the project will follow. The draft LARP is prepared in the project preparation stage and the MIFT-PIU shall update it after final detailed engineering designs (DED) are prepared before awarding contract with involuntary resettlement impacts.

4. The project has the following subprojects in Havast, Djizzak, Khiva and Yangier cities summarized below. Detailed descriptions are given in the main text of this draft LARP:

#### **Havast City**

- (i) New 6 ha green open space with livelihood training and multifunctional community center with training facility.
- (ii) Transfer station (solid waste) for Yangier and Havast.

#### **Djizzak city**

- (iii) Area-based urban upgrading of three mahallas (Ittifoq, Dustlik, Yoshlik)
- (iv) Smart water and sanitation pilot in the three mahallas (Ittifoq, Dustlik, Yoshlik)
- (v) Modernizing and improving bulk water supply system for Djizzak city
- (vi) Hygiene measures to address COVID-19
- (vii) Water supply operational improvements.

### **Khiva City**

- (viii) New visitor information center with digital museum
- (ix) New Polvon Canal greenway

### **All 4 cities**

- (x) Waste minimization and recycling pilot
- (xi) Strengthening urban governance in Hokimiyats
- (xii) Improving waste collection systems
- (xiii) Behavior change and public awareness raising campaigns.

## **B. Land Acquisition and Resettlement Impact Assessment**

5. As per the land acquisition and resettlement (LAR) impact assessment conducted from February 2021 to February 2022 for all subprojects, only the subproject **(v) Modernizing and improving Djizzak city bulk water supply system** will cause insignificant LAR impact for which this draft LARP is prepared. A Social Due Diligence Report (SDDR) is prepared for any other subprojects in which LAR impact are not expected. This subproject with LAR impacts includes the following works:

- (i) rehabilitating 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe) with electrochemical protection;
- (ii) rehabilitating 22.2 km and constructing 5.21 km of distribution pipelines varying from Ø160-710mm, including 15 pressure regulators and 22 air valves, in central Djizzak;
- (iii) implement a Supervisory Control And Data Acquisition (SCADA) system to optimize remote monitoring of water production;
- (iv) support installation of automation equipment at Amir Timur and Sanzar intakes, 4 water distribution centers, 4 local wells and 1 booster pumping station, installation of 72 smart bulk water meters, installation of frequency-controlled pumps and water disinfection system at 4 wells;
- (v) establish a Geographic Information System (GIS) and hydraulic model for the Djizzak city-wide water supply network;
- (vi) implement an Asset Management System;
- (vii) conduct Energy Audits;
- (viii) purchase of Operation and Maintenance Equipment (2 emergency recovery vehicles, 2 excavators, 1 truck mounted crane, 1 dump truck, 1 mini bus, 2 Dmas Labo, 1 trialed pneumatic mobile air compressor, PVC welding equipment, 1 pipe detector, 1 mobile power generator, 1 welding machine);
- (ix) construction of fencing for Amir Timur water intake, and;
- (x) repair of chlorination equipment for Sanzar water intake.

### **Subproject: Modernizing and improving Djizzak City bulk water supply system**

6. The works specified below under items (i), (ii) and (ix) of this subproject with construction activities will cause LAR impacts. All other works in the subproject as described above, do not include any construction works, and only include purchase and installation of devices and equipment, such as installing smart water meters, pressure regulators and air valves, SCADA, GIS, and vehicles, which are not expected to cause any LAR impacts.

- (i) rehabilitating 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe) with electrochemical protection;
- (ii) rehabilitating 22.2 km and constructing 5.21 km of distribution pipelines varying from Ø160-710mm, including 15 pressure regulators and 22 air valves, in central Djizzak; and
- (iii) construction of fencing for Amir Timur water intake.



7. The works under the item (i) of this subproject: **Rehabilitating 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe) with with electrochemical protection (total 12.5 km).**

The works will be rehabilitation of the existing water conduit which will include laying under the ground new pipeline mainly in the alignment of the existing water conduit. The existing pipeline will not be removed from the ground. The temporary Right of Way (ROW) for the rehabilitation works and LAR impact assessment for this draft LARP is defined 25 meters width corridor (from the axis 12.5m each side) based on the decision of Djizzak city Hokim (Annex 1) for the semi-urban areas. Within the ROW, during the construction period, LAR impact are expected on (i) trees, (ii) crops, (iii) one business and (iv) one non-residential structure, and they are fully covered in this LARP. The LAR impact for this LARP for total 12.5 km of the water conduit (including 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe), shown in Figure 1 of the main text, left side) has been assessed within this temporary ROW of 25 meters. As per the TRTA technical specialists' assumption, contractor might be able to manage their works within 10m width (5m in each side of the pipeline) to minimize the LAR impacts, hence LAR impacts in the final LARP could be smaller than the ones discussed in this LARP. Satellite sample views of the sections of the pipeline alignment are in Figures 2-3 in the main text. Site photos of expected affected areas with crops and trees are in Annex 2.

8. The works under the item (ii) of this subproject: **Rehabilitating 22.2 km and constructing 5.21 km of distribution pipelines varying from Ø160-710mm, including 15 pressure regulators and 22 air valves, in central Djizzak. The rehabilitation and construction works** will be within urban mahallas. The rehabilitation of the 22.2 km will be in the alignment of the existing water distribution pipelines. The construction of 5.21 km of distribution pipelines will go along and within the alignment of the existing road in urban area (preliminary alignment sample views are given in Figures 4-5, and site photos in Annexes 3 and 4 in the main text). LAR impact assessment including site visits did not find any LAR impact as there are no crops, shops, or other livelihoods activities to be affected. As per the construction rules (clause 3.27 KMK 3.02.01-97) for the construction of water distribution pipelines in constrained conditions of dense urban areas, the width of the ROW would be 7 meters (3.5 m each side of the pipeline). The trenches will be made according to construction norms KMK 3.02.01-97 (Earthworks, and foundations, Section 3), within the ROW of 7 meters width corridor.

9. **Construction of fencing for Amir Timur water intake.** Construction of the fencing will be in the alignment and within the ROW of the Amir Timur water intake, and on the state-owned land. As per findings of the project site visits during 7 to 10 February 2022, this fencing may affect approximately 100 trees (mostly small and non-fruit trees), for which 50% contingency fund is provided in draft LARP budget, and the AHs' census and socio-economic survey, and DMS shall be conducted in draft LARP updating and finalization.<sup>1</sup>

10. **Only temporary ROW and LAR impact.** The lands within the ROW for the water conduit and all distribution pipelines mentioned above will be acquired temporarily during the construction works which will not exceed one year and impact will not exceed one cropping season (Affected Households have one cropping season). The construction trailers will be located within the area of the Sanzar and Amir Timur water intake and their locations will not

---

<sup>1</sup> After the census of AHs and their socio-economic surveys have been completed in July to August 2021, in December 2021 the design team added construction of approximately 1 km fencing at Amir Timur water intake that may impact approximately 100 trees (most small and non-fruit trees). This possible impact can be compensated by the 50% budget contingency included in this draft LARP and detail measurement survey for these trees and their formal valuation for compensation shall be carried out in updating and finalizing this draft LARP.

require temporary land impact on lands private people use. The land where construction trailers will be located is state-owned and allocated to the Sanzar and Amir Timur water intake.

### C. Scope of LAR impact

11. In this draft LARP, census of AHs and impact assessment have been conducted for the works of the 12.5 km for **rehabilitating 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe)** with electrochemical protection, and within 25 meters width ROW corridor along the alignment of the existing water conduit.

12. **Rehabilitation of 22.2 km and constructing 5.21 km of water distribution pipelines** within urban mahallas will be along the alignments of the existing distribution pipeline (22.2 km rehabilitation) and along the existing urban road (5.21 km), and LAR impact is not expected. However, budget allowance of 50% of assessed LAR costs is included in this draft LARP in case any LAR impacts are identified in relation to this activity during the project implementation period.

13. As mentioned above, the **construction of the fencing will be in the alignment and within the ROW of the Amir Timur water intake**, and on the land that belongs to the water intake. This fencing may affect approximately 100 small trees for which 50% contingency fund is provided in draft LARP budget and detail assessment and valuation for these trees' compensation will be carried out in updating and finalization of this draft LARP. Therefore, the numbers of affected trees and AHs mentioned below do not include the approximate 100 trees that may be possibly affected and it shall be updated in finalization of this draft LARP.<sup>2</sup>

14. **Affected Households (AHs).** A total 60 AHs are identified and 59 AHs surveyed (383 affected persons (APs) in total with family members of 59 surveyed AHs). One of the AHs was not accessible and will be surveyed when updating the draft LARP, however all losses are covered in the budget of this draft LARP. No physical displacement of people and no permanent land impact are expected (impact summary in Table 1).

15. **Temporary land impact.** Only temporary impacts (within one year) on the narrow strips along the pipe in the total area of 9.17 ha of land is expected. Of the total affected land, 6.49 ha of land are used as orchards, 2.61 are agricultural lands (0,685 ha mixed agricultural and orchard), and 0.075 is used for business (fishpond). All the 9.17 ha of lands are state-owned. 12 AHs have legal use rights for 2.75 ha of lands (12 parcels) and 48 AHs are non-titled land and non-legalizable land users for 6.42 ha (48 parcels).<sup>3</sup>

---

<sup>2</sup> After the census of AHs and their socio-economic surveys have been completed in July to August 2021, in December 2021 the design team added construction of approximately 1 km fencing at Amir Temur water intake that may impact approximately 100 trees (most small and non-fruit trees). This possible impact can be compensated by the 50% budget contingency included in this draft LARP and detail measurement survey for these trees and their formal valuation for compensation shall be carried out in updating and finalizing this draft LARP.

<sup>3</sup> The local regulation **KMK 2.04.02-19. Water Supply. Outside Networks And Facilities** (KMK 2.04.02-19), does not prohibit cultivating trees on the pipeline. According to the established practices, trees have been growing next to the pipes and AHs may use the lands for growing trees next to the pipes and cultivate crops on the pipelines after the construction works as they do now. The (KMK 2.04.02-19) prohibits the following activities on the pipeline and sanitary protection strip of the water conduit as follows:

**Section 10.37 of the KMK 2.04.02-19:** Within the sanitary protection zone of water conduits, there should be no sources of soil and groundwater pollution (latrines, garbage pits, manure storages, garbage receivers, etc.). In sections of water conduits where the sanitary strip borders on the indicated pollutants, plastic or steel pipes should be used.

**Section 10.38 of the KMK 2.04.02-19.** It is forbidden to lay water conduits on the territory of landfills, sewage fields, filtration fields, agricultural irrigation fields, cemeteries, cattle burial grounds, as well as on the territory of industrial and agricultural enterprises it is allowed to lay water conduits from steel pipes in a steel casing in agreement with the bodies of the sanitary and epidemiological service.

16. **Impact on crops.** In the affected 2.61 ha of agricultural lands, 0.62 ha is cultivated with alfa-alfa, 0.81 ha with corn, 0.25 ha with tomato, 0.1 ha with pumpkin, 0.0064 ha with carrots, and 0.81 ha are uncultivated.

17. **Impact on 4,476 trees in total:** 1,651 fruit trees, 2,820 timber and 5 decorative trees.

18. **Impact on structures.** Only one barnyard made of mud bricks will be affected partially. During the draft LARP update and finalization, it shall be assessed that if after the partial impact, the barnyard will be technically and economically unviable to use, the whole barnyard shall be acquired and compensated with the consent of the AHs.

19. **Impact on business.** One fish breeding business (fishpond) will be affected. The AH has no workers, and family members manage this fish breeding business.

20. **Any other impacts.** The project will not have any other types of impacts on any assets, livelihoods, workers and jobs, and community resources as per the project scope known now.

21. **Severely AHs.** There are no severely AHs expected. The project will have a temporary impact during the one-year construction works only. No one will lose permanently 10% or more of the total productive or income-generating assets and neither will be physically displaced.

22. **Vulnerable AHs.** In total, 6 AHs are identified vulnerable due to disabled family members. Vulnerability status of AHs will be reconfirmed during the draft LARP update and finalization.

---

The subject subproject's conduit's maximum diameter will be Ø700mm. As per regulation (KMK 2.04.02-2019), the width of the sanitary protection strip of conduits passing through an undeveloped area should be taken from the edge of the conduits: when laying in dry soils - at least 10 m with a diameter of up to 1000 mm water conduit. When laying water conduits in a built-up area, the width of the strip, in agreement with the bodies of the sanitary and epidemiological service, may be reduced.

**Table 1. Summary of LAR impact**

#	Type of Impact, total	No.	Remarks
1	The length of the pipeline	12.5 km	
2	Affected land area (temporary only) including:	9.17 ha	State-owned
	<b>Land rights status</b>		
	<i>Titled land use</i>	2.74 ha	12 AHs
	<i>Non-titled/non-legalizable land use</i>	6.43 ha	48 AHs
	<b>Land use purpose</b>		
	<i>Orchard land</i>	6.49 ha	
	<i>Agricultural land</i>	2.61 ha	Of this 0.685 ha are used for trees and crops at the same time
	<i>Fishpond</i>	0.075 ha	
3	No. of affected parcels	60	
4	No. of AHs	60	59 AHs were surveyed
5	No. of APs	383	Family members of 59 AHs surveyed
6	Severely AHs/APs	0	
7	No. of vulnerable AHs	6	Have disabled family members
8	Affected trees	4,476	14 types of trees
	<i>Fruit trees</i>	1,651	
	<i>Timber trees</i>	2,820	
	<i>Decorative trees</i>	5	
9	Residential structures	0	
10	None-residential structure	1	Barnyard
11	Affected business	1	Fish breeding fishpond

Source: Impact Assessment Survey, July to August 2021

23. After the census of AHs and their socio-economic surveys have been completed in July to August 2021, in December 2021 the design team added construction of approximately 1 km fencing at Amir Temur water intake. As per findings of project site visits made during 7 to 10 February 2022, this fencing can cause impact to approximately 100 trees (including mostly small and non-fruit trees), for which 50% contingency fund is provided in draft LARP budget, and the AHs' census and socio-economic survey, and DMS shall be conducted in draft LARP updating and finalization.

## D. Social and economic profile of AHs

24. Of total 60 AHs, 59 AHs have been surveyed. A total 383 APs (family members of surveyed 59 AHs), 176 (46%) are men and 207 (54%) are women. The AHs' sources of income are from work in government agencies (31 APs), private companies, agriculture, self-employment, money transfers from abroad, and pension and allowances (some have two or more income sources). The average monthly income reported for jobs in government agencies - 3,663,806 UZS (346 USD), from agriculture 2,381,071 UZS (225 USD), pension allowance - 1,119,875 UZS (106 USD). The AHs have monthly average expenditures 5,372,945 UZS (507 USD) and largest portion as 2,952,727 UZS (279 USD) are spent for food.

## E. Policy and legal framework

25. There are some gaps between the laws of Uzbekistan and ADB SPS (2009) especially that the laws of Uzbekistan do not envisage (i) compensation of losses of AHs who have no formal legal rights to lands and other assets they occupy, while ADB SPS (2009) requires that this group of AHs receive compensations at least for all non-land losses and rehabilitation assistance; and (ii) providing additional assistance to the severely affected and vulnerable AHs. ADB SPS (2009) requirements have been reconciled and applied in previous ADB-assisted projects in Uzbekistan and will be applied for this project LARP too. The gaps between the laws of Uzbekistan and ADB SPS (2009) are reconciled and compensations and assistance for AHs are agreed as provided in the entitlement matrix of this draft LARP. The MIFT PIU will announce the **cut-off date** in the project area as the last day of the detailed measurement survey (DMS) that will be conducted for updating the draft LARP. All compensations will be based on replacement costs principle. The Entitlement Matrix in Table 10 of the main text provides the principles of compensation and assistance to all AHs to be applied in this project for compliance with ADB SPS (2009).

## F. Income restoration and rehabilitation

26. The project will not cause physical displacement neither severe impact, therefore draft LARP does not include relocation and/or income restoration programs for AHs. MIFT with support from PRF consultant will consider if and how affected households (AHs) can benefit from the activities in Output 3 of the Gender Action Plan (GAP) to improve their affected livelihoods, and will include the result of the review in the updated LARP (e.g. conclusion if AHs can participate in the activities in GAP, required arrangement if AHs can participate in the program, participants selection criteria, budget arrangement, timeline of activities etc.).

## G. Grievance Redress Mechanism

27. The MIFT PIU shall establish a well-functioning project Grievance Redress Mechanism (GRM), proposed in two levels below, to resolve the grievances/appeals of AHs and other project affected persons in efficient and mutual consensus manner:

- (i) **Level 1** - PIU Field Coordinator together with the project beneficiary (city Hokimiyats including Mahallas, regional and city SUE "Toza hudud", LLC "Jizzak Suvta'minoti", and the MIFT PIU's social safeguard specialist), to resolve/decide on appeal **within 15 days** from the date of receipt; if not resolved at this level, then:
- (ii) **Level-2** – MIFT PIU in Tashkent, to resolve/decide on complaint **within 15 days** from the date of receipt, or **up to one month** if the case requires more studies.

28. If the project-level GRM cannot resolve the grievance or the complaining party is not satisfied with the decision, it shall be resolved as per laws and court system of Uzbekistan, which will be outside of the project GRM scope. Also, if not satisfied with the resolution of the issue by the GRM, the complaining party can send complaint to ADB's Accountability

Mechanism, after making good faith efforts to resolve the grievance with ADB's operation department.

#### **H. Information disclosure and public consultation**

29. Public consultation and information disclosure were held in preparing this draft LARP. Considering the COVID-19, consultations with AHs were held individually during the AHs census and socio-economic surveys from July to August 2021. The AHs received also LAR information brochures in Uzbek language and responses to their questions about the project works and implementation timelines, expected land impacts and compensations. Upon the MIFT PIU will endorse this draft LARP and ADB approves it, it will be disclosed in the website of ADB in English. ADB requires MIFT PIU to disclose the approved draft LARP in its website in local language(s) which are understandable to the AHs and general public. The summary of key principles of this draft LARP, entitlement matrix and GRM and ADB's Accountability Mechanism, shall be translated in Uzbek language and shared to AHs after ADB's approval of this draft LARP.

#### **I. Institutional arrangement**

30. The MIFT PIU will be responsible for involuntary resettlement safeguards compliance, monitoring, and reporting, and will update and finalize this draft LARP based on the final DED before contracts with LAR impacts are awarded. The MIFT PIU will assign one Social Safeguard Specialist to oversee the LAR tasks. There will be four PIU Field Coordinators in Khiva (1), Djizzak (2), and Havast and Yangiyer (1) who will oversee also the social and resettlement related issues and grievances resolution.

#### **J. Monitoring and Reporting**

31. The MIFT PIU will ensure regular internal monitoring and provide semi-annual SMRs to ADB for review and approval for the entire duration of the project implementation to monitor and report on any emerging LAR issues, potential grievances, and appeals.

#### **K. Resettlement budget**

32. The total estimated budget for the draft LARP is **3,914,353,600 UZS (369,279 USD)** including cost for compensations, valuation, and land administration, 10% administrative costs and 50% contingency as a budget reserve in case of any minor impact such as on trees and small-scale structures would be identified based on final DED and before contracts with LAR impacts are awarded. The MIFT PIU will update the budget as necessary in finalizing the LARP and cover all costs for LARP preparation and implementation.

#### **L. Draft LARP updating and implementation**

33. The MIFT PIU will update the LAR impact and prepare a final-implementation ready LARP based on the final DED before any contracts with LAR impacts are awarded, for review and approval by ADB. The LARP implementation will start after the ADB's approval of the final LARP. The MIFT PIU will ensure that final LARP will be fully implemented before sites with LAR impacts are handed over to the contractors. The MIFT PIU will ensure information disclosure, meaningful consultations with AHs (considering the COVID-19 situation and control measures), monitoring the LARP implementation, and grievance redress throughout the project implementation. The MIFT PIU will prepare and submit the LARP compliance implementation report to ADB for review and approval before issuing no-objection for commencement of construction works in LAR affected areas.

34. The MIFT PIU will ensure the project-level GRM will be in place throughout the project implementation. Table 17 in the main text shows a tentative schedule for the LARP and project implementation, and the schedule of project implementation/construction works and LARP implementation shall be streamlined and updated as necessary. While works at the subsections without LAR impact can start immediately, commencement of civil works at the subproject(s) with LAR impact will be conditional to the full implementation of the updated final approved LARP for the impacted lands as verified in a social safeguard monitoring reports and LARP implementation compliance report, prepared by MIFT PIU and approved by ADB. Social safeguards monitoring and reporting will continue during the entire project implementation until the completion of the civil works including restoration of the temporarily used lands.

## I. INTRODUCTION

1. This draft Land Acquisition and Resettlement Plan (LARP) is prepared for the proposed Loan: Republic of Uzbekistan: Integrated Urban Development Project that Asian Development Bank (ADB) considers to finance. The project will provide inclusive, resilient, and sustainable urban services in four secondary cities (the project cities are Djizzak, Khiva, Havast and Yangier)<sup>1</sup> experiencing low livability and lagging economic growth exacerbated by the coronavirus disease (COVID-19). It will demonstrate integrated development, pilot innovative solutions, and strengthen local government capacity for “building back better.”<sup>2</sup> These measures will (i) enhance quality of life, reduce inequalities, and create jobs targeting women; (ii) strengthen resilience and economic recovery, particularly in the tourism sector; and (iii) increase the coverage, quality, efficiency, and reliability of urban services. The project is aligned with the government’s national development strategy 2017–2021<sup>3</sup> and Presidential Decree No. 5623, 4 which aim to accelerate growth and reduce poverty through improved urbanization and balanced regional development.

2. The project is aligned with the following impact: sustainable urbanization and welfare of the urban population enhanced. The project has the following outcome: access to inclusive, resilient, and sustainable urban services in secondary cities enhanced.

3. **Output 1. Inclusive municipal and tourist infrastructure and services provided.** The project will: (i) develop a new 6 hectare (ha) public park in Havast with multifunctional community center including public library and livelihood training facility to support skills development for small and medium-sized enterprises targeting women; (ii) construct a new two-story multifunctional visitor center in Khiva featuring Uzbekistan’s first digital museum showcasing Silk Road-themed heritage, and with and include women-friendly facilities, and bicycle rental;<sup>4</sup> (iii) create a new 2.4 kilometer (km) linear public greenway in Khiva linked to the new visitor center along an existing drainage irrigation canal with cycle and pedestrian paths, green space, street furniture, signage, and playgrounds; and (iv) demonstrate holistic area-based development in three underserved communities (mahallas) (Ittifoq, Dustlik, Yoshlik) in Djizzak through the integrated development of street corridors including surfaces, drainage, pavements, lightings, pedestrian sidewalks, public open spaces including with neighborhood parks and playgrounds, and a bus stand, and include water supply and sanitation improvements (see Output 2). All facilities will be designed with universal access for persons with mobility impairments and feature women-friendly designs. Assets under Output 1 will be owned and operated by local governments.

4. **Output 2. Climate-resilient drinking water, sanitation, and solid waste services enhanced with smart systems.** In Djizzak city the project will (i) support universal coverage of basic water supply and sanitation (WSS) services in three underserved mahallas (Ittifoq, Dustlik, and Yoshlik) through the development of around 21 km of distribution networks metered house connections, construction of around 14 km of sewerage networks with house

---

<sup>1</sup> The government requested ADB support to demonstrate international practices in integrated urban development. The four project cities were selected as a representative slice of secondary cities in terms of size, geographic coverage, and strategic potentials: Khiva, a tourist city (92,400); Djizzak, a growing industrial hub (177,000); Havast (28,437); and Yangiyer (43,600), neighboring cities with strong agglomeration potential. The government aims to replicate lessons from the project in other secondary cities across the country.

<sup>2</sup> ADB. 2020. *Livable Cities: Post-COVID-19 New Normal*. Manila.

<sup>3</sup> Government of Uzbekistan. 2017. Presidential Decree No. 4947. On Strategy of Actions for Further Development of the Republic of Uzbekistan. Tashkent.

<sup>4</sup> The visitor center, located near the rail station, will complement the ADB rail electrification project between Bukhara and Khiva to boost tourist arrivals. Women-friendly travel services include information on safety and security.



connections,<sup>5</sup>, and a smart water pilot demonstrating NRW management in six new district metered areas;<sup>6</sup> (ii) improve the bulk water supply transmission, distribution, and monitoring system for Djizzak city through the development of around 12.5 km of a bulk water transmission pipelines and, around 27 km of distribution pipelines, installation of ultrasonic bulk water meters, energy efficient variable frequency controlled pumps, water disinfection systems, new pressure regulators and air vent valves, and improve two intake facilities (chlorination equipment, fencing), installation of a Supervisory Control And Data Acquisition (SCADA) system to optimize remote monitoring of water production , establishment of a Geographic Information System (GIS) hydraulic model for the Djizzak city-wide water supply network, implementation of an asset management system, energy audit, and purchase O&M equipment. In the four cities, the project will implement a WASH+H program by providing toilet and handwashing facilities at project-area public facilities and public spaces) complemented by behavior change and awareness campaigns).<sup>7</sup> The project will enhance solid waste management services in the four cities as follows: (i) provide collection equipment and waste containers, (ii) expand waste collection through construction of total 25 community collection points in Yangiyer and Havast<sup>8</sup> ; (iiiv) construct a shared transfer station for Havast and Yangiyer located in Havast, and (iv) implement a public awareness campaign on waste minimization and recycling in all four cities. . Assets under Output 2 will be operated by the respective utility operators.

**5. Output 3. Urban governance, institutional capacity, and livelihood support strengthened.** The project will provide a structured capacity development program to improve sustainability, operational efficiency, and services delivery in the four project cities. The four city governments will receive comprehensive training in integrated urban development including strategic development planning and, budgeting, municipal finance, asset management, O&M, planning and budgeting, municipal finance, e-governance, citizen participation, and private sector cooperation, citizen participation, and livelihood programs. The water operator in Djizzak and the solid waste operators in the project cities will receive training in key areas of utility management including service standards, digital tools, service standards, operational efficiency, O&M, asset management, business development, financial management, and bill and collection, and customer services. The solid waste operators and communities will be exposed to waste minimization and 3R awareness campaigns. This output will also support customized livelihood and skills trainings programs , including in tourism, among others, other areas to support local businesses in the project area targeting women and youth. Output 3 will be supported by the urban governance and institutional strengthening consultants, and TA experts in areas of municipal finance, tourism, and livelihood development.<sup>9</sup>

6. The Ministry of Investment and Foreign Trade (MIFT) will be the executing agency (EA). The project will be coordinated through its Center for the Development of Investment Projects, and implemented through its Project Implementation Unit (PIU).

<sup>5</sup> The water and sanitation investments in the three mahallas are part of the comprehensive area-based development approach supported under Output 1, and will benefit 4,598 households (2,620 Ittifoq, 926 Dustlik, 1,052 Yoshlik).

<sup>6</sup> The smart water pilot will be implemented in close coordination with the proposed United States Trade and Development Agency (USTDA) grant-funded pilot on digital twin technology for remote monitoring of pressure and leaks in the pilot area. This USTDA pilot is a scaling up of a successful demonstration activity supported by a grant under ADB's Digital Innovation Sandbox Grant Program (2020-2021) in Tashkent Province.

<sup>7</sup> ADB. 2020. [Technical Assistance for the COVID-19 Infection Prevention and Control through an Integrated Water, Sanitation, Hygiene, and Health Approach](#). Manila (TA 6612-REG). This TA will support an awareness building and behavior change communications program in the project cities. Toilet facilities will be maintained by building owners or city government.

<sup>8</sup> The government confirmed waste collected in the four cities will ultimately be disposed in new regional landfills being planned in parallel with commissioning tentatively planned around the time of the project completion.

<sup>9</sup> ADB. 2020. [Support to the Implementation of Strategy 2030 Operational Plans](#). Manila (TA 6574-REG). Supports capacity building in municipal finance and financial sustainability in the project cities. Other TA support for Output 3 in areas of tourism and livelihood support will be provided by the RCIF-funded TA (para 22).

7. The Project is treated as Category B for Involuntary Resettlement Safeguards and Category C for Indigenous Peoples Safeguards following ADB Safeguards Policy Statement (SPS 2009). No Indigenous Peoples or any ethnic minority groups as defined by SPS (2009) live in the project areas.

8. The draft LARP follows ADB SPS 2009 and laws of Uzbekistan. It provides involuntary resettlement safeguard principles and mitigation measures that the project will follow. The draft LARP is prepared in the project preparation stage and the MIFT PIU shall update it after the final detailed engineering designs (DED) are prepared before awarding contracts with involuntary resettlement impacts.

## II. PROJECT SCOPE DESCRIPTION

9. The project has the following subprojects in Havast, Djizzak, Khiva and Yangier cities prepared at the project feasibility study and will be further detailed during the engineering survey and design stage:

### Havast City

- (i) **New 6 ha green open space with livelihood training and multifunctional community center with training facility.** This subproject will convert an existing unused open area in central Havast into an attractive 6 ha community green space to improve urban livability and attractiveness for residents, businesses, and visitors. The new public space will introduce walking/cycling paths (1.32 ha), administrative space (0.30 ha); zones for cultural and educational events (0.9 ha); children's leisure zones (0.75 ha); sports (1.4 ha); public areas (0.5 ha); zones for passive and quiet rest (0.95 ha). The park will be designed with universal access for people with disabilities and the elderly and will feature women-friendly facilities such as street lighting, women's washrooms and by maintaining clear sight lines throughout the park. The park will feature LED lighting for energy efficiency. The design also includes an access road (1.2 km), connecting the park to the main road. A two-story multifunctional training co-working and community center of 1,200 m<sup>2</sup> will be located in the park to support livelihood and skill development for small and medium-sized businesses targeting women and youth. The center will be universally accessible and designed with green building principles for energy, water, and materials efficiency.<sup>10</sup> Both the park and training center will be owned and operated by the hokimiyat. This subproject will benefit the entire population of Havast (28,400 people).
- (ii) **Transfer station for Yangiyer and Havast.** This subproject will support the construction of a solid waste transfer station located in Havast,<sup>11</sup> from which solid waste collected in Yangiyer and Havast is transferred to large waste transfer vehicles with trailers and then taken to an existing regional dumpsite in Mirzabad.<sup>12</sup> The transfer station will be equipped with 2 hook lift trucks, 12 containers and 1 front-end loader.

<sup>10</sup> Green building features includes: i) maximize use of natural light, ii) LED lighting, iii) double pane windows, iv) energy efficient boilers, v) ventilation, and vi) centralized Variable Refrigerant Flow (VRF) system (technology that circulates only the minimum amount of refrigerant needed during a single heating or cooling period).

<sup>11</sup> The transfer station will be located on the premises of the existing Havast dumpsite, and will be jointly operated by the Yangiyer and Havas Toza Hudud city branches.

<sup>12</sup> SCEEP confirmed plans to upgrade the regional dumpsite in Mirzabad into a sanitary landfill before 2028. It is currently seeking funding from international donors through MIFT.

## **Djizzak City**

- (iii) **Area-based urban upgrading of three mahallas (Ittifoq, Dustlik, Yoshlik).** The subproject will demonstrate holistic area-based community development in three underserved mahallas with poor infrastructure services and public space. The project will improve livability through the improvement of: (i) street corridors (7.3 km in Ittifoq, 19.5 km in Dustlik, 2.5km in Yoshlik) including surfaces, drainage pavements, lightings, pedestrian sidewalks; (ii) public open spaces including children playgrounds, sport facilities, open space, neighborhood parks and surfaced footpaths (4.5 ha open space, 0.92 km of footpaths in Ittifoq, 1.1 ha open space in Dustlik, 2.8 ha open space and 1.2 km of footpaths in Yoshlik); and (iii) an existing small bus terminal in Ittifoq. All pedestrian and public space areas will be designed to support universal access for people with disabilities and elderly, and a safe environment for women including streetlights. This subproject will benefit 5,032 households (3,050 Ittifoq, 890 Dustlik, 1,092 Yoshlik). All facilities will be owned and operated by the hokimiyat.
- (iv) **Smart water and sanitation pilot in the three mahallas (Ittifoq, Dustlik, Yoshlik).** This subproject will support: (i) reconstruction of 4.9 km of water supply distribution networks (Ø50-225mm) with household connections to 69 multi-story buildings (1,380 households) and 30 single-family houses in Ittifoq; (ii) construction of 16.69 km of water supply distribution network (Ø32-160mm) and household connections to 3 multi-story buildings (60 households) and 890 single-family houses in Dustlik, and; (iii) construction of 14.13 km of sewerage pipelines (Ø160-630mm) and house connections for 775 households in Dustlik. A smart pilot will be implemented to demonstrate international good practice in reducing non-revenue water through a District Metered Area (DMA) approach involving the installation of inlet chambers, valves, smart bulk water, and mechanical consumer meters to create 6 DMAs in the project mahallas. All facilities will be owned and operated by the Djizzak Suvta'minoti, LLC. This subproject will benefit 4,376 households (2,620 Ittifoq, 704 Dustlik, 1,052 Yoshlik).
- (v) **Modernizing and improving bulk water supply system for Djizzak city.** This subproject will support universal and smart metering of piped water consumption and includes (i) rehabilitating 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe) with electrochemical protection; (ii) rehabilitating 22.2 km and constructing 5.21 km of distribution pipelines varying from Ø160-710mm, including 15 pressure regulators and 22 air valves, in central Djizzak; (iii) implement a Supervisory Control And Data Acquisition (SCADA) system to optimize remote monitoring of water production; (iv) support installation of automation equipment at Amir Timur and Sanzar intakes, 5 water distribution centers, 4 local wells and 1 booster pumping station, installation of 72 smart bulk water meters, installation of frequency controlled pumps and water disinfection system at 4 wells; (v) establish a Geographic Information System (GIS) and hydraulic model for the Djizzak city-wide water supply network; (vi) implement an Asset Management System; (vii) conduct Energy Audits, and; (viii) purchase of Operation and Maintenance Equipment (2 emergency recovery vehicles, 2 excavators, 1 truck mounted crane, 1 dump truck, 1 mini bus, 2 Dmas Labo, 1 trialed pneumatic mobile air compressor, PVC welding equipment, 1 pipe detector, 1 mobile power generator, 1 welding machine); (ix) construction of fencing for Amir Timur water intake, and; (x) repair of chlorination equipment for Sanzar water intake.
- (vi) **Hygiene measures to address COVID-19.** This will construct 5 public toilets in public areas, (locations yet to be determined), and (iii) complemented by behavior change awareness campaigns.
- (vii) **Water supply operational improvements.** To strengthen the operational efficiency capacity the project will support: (i) training courses on organizational

management, financial, asset and quality management for Uzsuvtaminot JSC; (ii) staff vocational training on use of SCADA, GIS and energy efficiency auditing, and on-the-job training on NRW management (leak detection, DMA management), preventive maintenance and emergency response, and modern financial management for targeted staff at Djizzak Suvtaminoti, and; (iii) development of a water safety plan, grievance redress mechanism, and performance based corporate business plan for Djizzak Suvtaminoti.

### **Khiva City**

- (viii) **New visitor information center with digital museum.** The subproject will construct a two-story multifunctional visitor center of 3,500-4,000 m<sup>2</sup> with information desk, offices, retail and food and beverage space, and handicraft demonstration outlets. The center will also feature Uzbekistan's first digital museum showcasing Khiva's Silk Road heritage. The center will be complemented by a vehicle parking area (100 spaces), bicycle rental facility (50 bikes), an access road and ornament landscaping. The parking facility design includes solar power, water recycling facilities and will provide universal access for people with disabilities and elderly, and women friendly facilities such as women's washrooms and nursing facilities.
- (ix) **New Polvon Canal greenway.** The subproject will convert an existing 2.4 km stretch of the Polvon drainage canal embankment into a new recreational greenway with: (i) 1.1 m wide cycle and 2.2 m wide pedestrian paths at both sides of the canal; (ii) green space (lawns, trees, flowers, irrigation); (iii) street furniture (including decorative lamp posts, benches and urns in traditional style); (iv) tourist friendly signage; (v) a multifunctional recreational open space with a football field (798m<sup>2</sup>), tennis court (448m<sup>2</sup>), basketball court (448m<sup>2</sup>), children playground (211m<sup>2</sup>), and an administrative building (260m<sup>2</sup>) with changing rooms, washbasins, coaching room, and showers; (vi) 2 footbridges of 10 by 1.5 m, and; (vii) 2 observation bridges of 10 by 9 m; and (viii) 1 workout and kids playground, and; (ix) fencing along the canal. The greenway will be universally accessible for people with disabilities and elderly and will feature tree planting for shading, and water retention and women friendly facilities such as street lighting, clear signage, and women's washrooms.

### **All 4 cities**

- (x) **Waste minimization and 3R campaign.** Expose SCEEP and Toza Hududs to international best practices in implementing waste minimization and 3R (reduce, reuse, and recycle) awareness raising campaigns. **All 4 cities: Gender, social inclusion and livelihood support.** To address structural causes of gender inequality and gender-based discrimination the project supports implementation of a Gender Action Plan in all cities. The project will also support conduct of tourism operational skills training for entrepreneurs in Khiva and conduct livelihood enhancement training for local entrepreneurs in Havast.
- (xi) **Strengthening urban governance in Hokimiyats.** The project will support the following capacity building of all four project hokimiyats: (i) urban management executive training for senior hokimiyat officials (mayors/deputy mayors); (ii) project and financial management, including IT e-governance solutions for targeted hokimiyat staff; (iii) urban development planning and management for relevant city, regional and national level staff; (iv) public realm property management training for Khiva and Havast beautification departments; (v) operational training for museum and visitor center operations in Khiva; (vi) development of citizen report cards and directory in all four cities; (vii) financial resource mobilization plan and user charges and non-tax revenue enhancement plans and training for participating cities and utilities; (viii) developing PPP

strategies and engaging with the private sector, and; (ix) O&M and asset management training for municipal assets.

- (xii) **Improving waste collection systems.** This subproject will support the project cities with: (i) construction of new community collection points (15 in Djizzak, 7 in Havast, 8 in Yangiyer);<sup>13</sup> (ii) purchase of waste containers varying from 250 to 770 liters and 6 cum (38 for Khiva, 679 for Djizzak, 814 for Havast and 696 for Yangiyer); (iii) purchase of vacuum sweeper trucks and waste compactor trucks (2 each for Khiva, Havast and Yangiyer), and; (iv) purchase of 7 cum waste collection trucks (20 for Djizzak, 15 for Khiva, 17 for Havast and 5 for Yangiyer).<sup>14</sup>
- (xiii) **Behavior change and public awareness raising campaigns.** This component is partially funded under ADB grant technical assistance (\$250,000)<sup>15</sup> in the IUDP project cities and project costs under the Urban Governance and Institutional Strengthening consultant package. It will be based on stakeholder mapping and a project specific communications strategy, the project will support development and conduct of (i) campaigns on waste minimization and recycling, water conservation, environmental awareness, climate change, targeting communities in all four project cities particularly women; and (ii) project implementation related campaigns.

---

<sup>13</sup> Selection of the sites for these community collection points is still to be finalized, and they will be between the urban dwelling multi-story buildings in public spaces and IR impacts are not expected. However, this shall be reconfirmed upon finalizing the locations and design of collection points. For rehabilitation of the existing collection points in existing public spaces, IR impacts are not expected.

<sup>14</sup> SCEEP confirmed that collected waste in Khiva, Djizzak, Havast and Yangiyer will be ultimately disposed in new regional landfills currently under planning for development in the respective regions. Until these regional landfills are developed, the waste will continue to be disposed at the existing disposal sites.

<sup>15</sup> ADB. 2020. *Technical Assistance to the Republic of Uzbekistan COVID-19 Infection Prevention and Control through an Integrated Water, Sanitation, Hygiene, and Health Approach* Manila (TA 6612-REG).

### III. PROJECT INVOLUNTARY RESETTLEMENT IMPACT ASSESSMENT

10. As per LAR impact assessment conducted during February 2021 to February 2022 for all subprojects, only the subproject **(v) Modernizing and improving bulk water supply system for Djizzak city** will cause LAR impact for which this draft LARP is prepared. A SDDR is prepared for other subprojects in which LAR impact are not expected. MIFT PIU shall reconfirm findings of this LAR due diligence after the final DED for every subproject.

#### **Subproject: Modernizing and improving water supply system for Djizzak city**

11. This subproject with LAR impact includes the following activities:

- (i) rehabilitating 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe) with electrochemical protection;
- (ii) rehabilitating 22.2 km and constructing 5.21 km of distribution pipelines varying from Ø160-710mm, including 15 pressure regulators and 22 air valves, in central Djizzak;
- (iii) implement a Supervisory Control And Data Acquisition (SCADA) system to optimize remote monitoring of water production;
- (iv) support installation of automation equipment at Amir Timur and Sanzar intakes, 5 water distribution centers, 4 local wells and 1 booster pumping station, installation of 72 smart bulk water meters, installation of frequency-controlled pumps and water disinfection system at 4 wells;
- (v) establish a Geographic Information System (GIS) and hydraulic model for the Djizzak city-wide water supply network;
- (vi) implement an Asset Management System;
- (vii) conduct Energy Audits, and;
- (viii) purchase of Operation and Maintenance Equipment (2 emergency recovery vehicles, 2 excavators, 1 truck mounted crane, 1 dump truck, 1 mini bus, 2 Dmas Labo, 1 trialed pneumatic mobile air compressor, PVC welding equipment, 1 pipe detector, 1 mobile power generator, 1 welding machine);
- (ix) construction of fencing for Amir Timur water intake, and;
- (x) repair of chlorination equipment for Sanzar water intake.

12. The activities under the above-indicated items (i), (ii) and (ix) of this subproject with construction works will cause LAR impacts (these activities are discussed below). Activities under other items of the subproject do not include any construction works, and only include purchase and installation of devices and equipment, such as installing smart water meters, pressure regulators and air valves, SCADA, GIS, and purchase of equipment and vehicles, which are not expected to cause any LAR impacts.

13. Activities under the item (i) of this subproject: **Rehabilitating 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe) with with electrochemical protection (total 12.5 km).** The works will be rehabilitation of the existing water conduit which will include laying under the ground new pipeline mainly in the alignment of the existing water conduit. The existing pipeline will not be removed from the ground. The depth of the trenches for laying new pipes will be 1-1.5 meters and trenches will be backfilled after pipes are laid. The machinery to use during construction will be bulldozers, excavators, truck cranes and trucks which will be running only within the temporary established right-of-way (ROW) and existing road going nearby and along alignment of the existing old and new pipelines. The temporary ROW for the rehabilitation works and LAR impact assessment for this draft LARP is defined 25 meters width corridor (from the axis 12.5m each side) based on the decision of Djizzak city Hokim (Annex 1) for the semi-urban areas.

14. Within the ROW, during the construction period, LAR impact are expected on (i) trees, (ii) crops, (iii) one business and (iv) one non-residential structure, and they are fully covered in this draft LARP. The LAR impact for this draft LARP for total 12.5 km of the water conduit (including 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe), shown in Figure 1, left side) has been assessed within this temporary ROW of 25 meters. As per the TRTA technical specialists' assumption, contractor might be able to manage their works even within 10m width of ROW (5m in each side of the pipeline), to minimize the LAR impact, hence LAR impacts in the final LARP could be smaller than the ones discussed in this LARP. Satellite sample views of the sections of the preliminary alignment are in Figures 2-3. Site photos of expected affected with crops and trees in Annex 2. After the census of AHs and their socio-economic surveys have been completed in July to August 2021, in December 2021 the design team added construction of approximately 1 km fencing at Amir Timur water intake. As per findings of project site visits made during 7-10 February 2022, this fencing can cause impact to approximately 100 trees (including mostly small and non-fruit trees), for which 50% contingency fund is provided in draft LARP budget and AHs' census and socio-economic survey, and detail measurement shall be conducted in draft LARP updating and finalization.

15. Activities under the item (ii) of this subproject: **Rehabilitating 22.2 km and constructing 5.21 km of distribution pipelines varying from Ø160-710mm, including 15 pressure regulators and 22 air valves, in central Djizzak.** The rehabilitation and construction works will be within urban mahallas. The rehabilitation of the 22.2 km will be in the alignment of the existing water distribution pipelines. The construction of 5.21 km of distribution pipelines will go along and within the alignment of the existing road in urban area (alignment sample views are given in Figures 4-5, and site photos in Annexes 3 and 4). The pipes will be laid down under ground in trenches of 1.2-1.7 meters deep (except in some locations when they pass over the rivers or ditches or due to other landscape they will be above the ground). The trenches will be made according to construction norms KMK 3.02.01-97 (Earthworks, and foundations", Section 3), within the ROW of 7 meters width corridor in urban area.

16. LAR impact assessment including site visits did not find any LAR impact as there are no crops, shops, or other livelihoods activities to be affected. Any minimal impact on trees and temporary land impact during construction works will depend on final DED and arrangement of construction works on the ground. A budget allowance of 50% of assessed LAR costs is included in this draft LARP in case any LAR impacts will be identified in relation to this activity during the project implementation period. As per the construction rules (clause 3.27 KMK 3.02.01-97) for the construction of water distribution pipelines in constrained conditions of dense urban areas, the width of the ROW would be 7 meters (3.5 m each side of the pipeline).

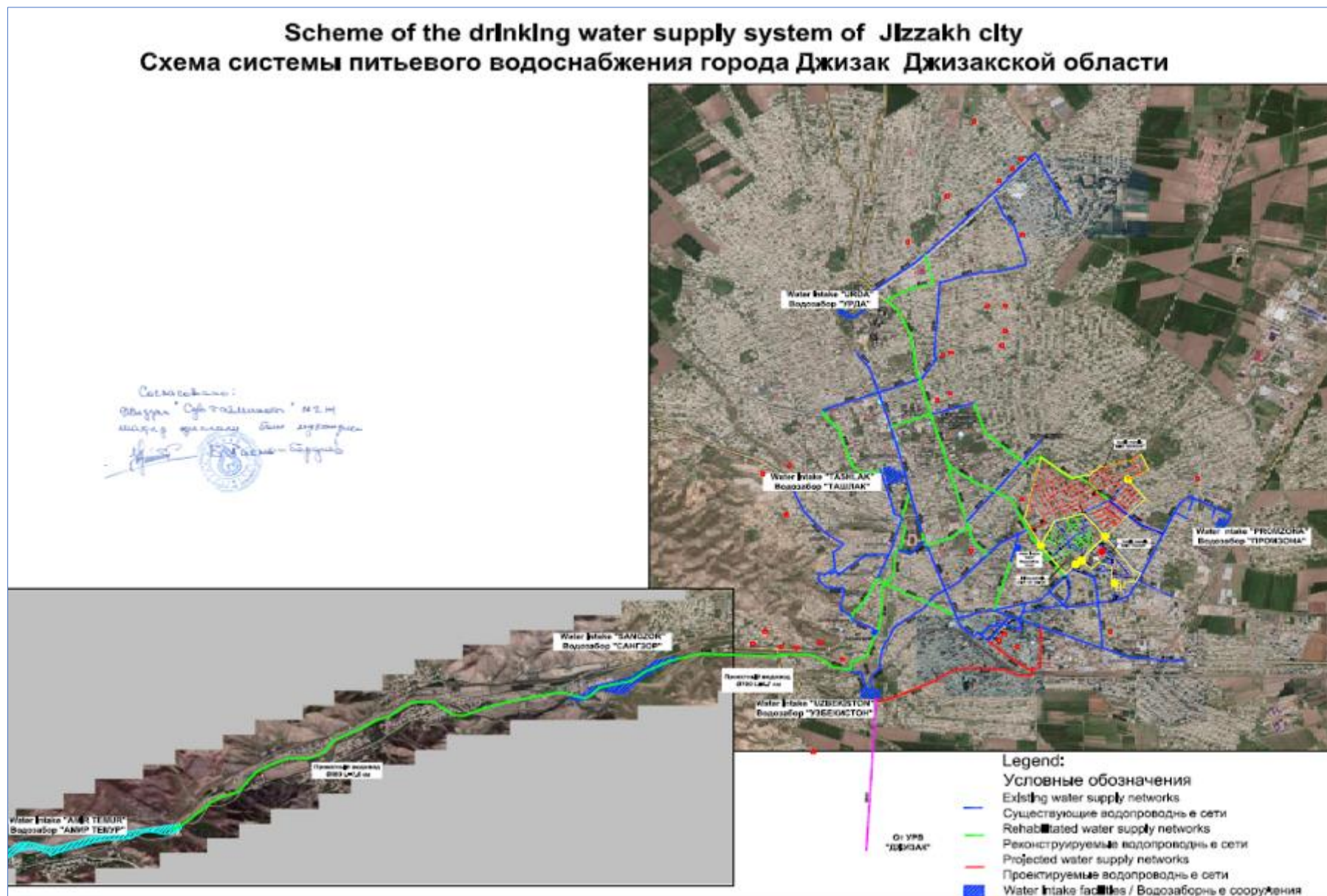
17. The works under item (ix) **construction of the fencing for Amir Timur water intake** (about 1 km), will be in the alignment and within the ROW of the Amir Timur water intake, and on the land that belongs to the water intake. This fencing may impact approximately 100 small private trees for compensation of which 50% contingency fund is provided in draft LARP budget and detail assessment and valuation for these trees' compensation will be carried out in updating and finalization of this draft LARP.

18. **Only temporary ROW and LAR impact.** The National Construction Standard and Rules No. KMK 2.10.03-97 (KMK) regulates construction norms for temporary and permanent acquisition of land for construction of main water supply and sewerage pipelines. The construction norms are issued by the State Committee on Architecture and Construction of Uzbekistan (now the Ministry of Construction) which is the controlling authority for all type of constructions within Uzbekistan. The lands within the ROW for the water conduit and all distribution pipelines mentioned above will be acquired temporarily during the construction works which will not exceed one year and impact will not exceed one cropping season

(affected Households have one cropping season). The construction trailers will be located within ROW of existing roads and public open spaces available nearby construction sites and their locations will not require temporary land impact on lands private people use. The land where construction trailers will be located is state-owned and allocated to the Sanzar and Amir Timur water intake.



Figure 1. Scheme of the water trunk pipeline in Djizzak



Source: TRTA Engineering Team

Figure 2. Part of the project 12.5 km water conduit alignment going along existing old pipeline, irrigation channel, road, and river in Djizzak city





Figure 3. Part of the project 12.5 km water conduit alignment going along existing old pipeline, irrigation channel, road, and river in Djizzak city



Figure 4. Alignment for constructing 5.21 km of distribution pipelines in Djizzak city





Figure 5. Alignment for constructing 5.21 km of distribution pipelines in Djizzak city



#### IV. SCOPE OF LAND ACQUISITION AND RESETTLEMENT IMPACT

##### A. LARP Approach and Methodology

19. In this draft LARP, census of AHs and assessment of their losses have been conducted for the activities from works under item (i) **Rehabilitating 9.4km water conduit from Amir Timur water intake to Sanzar water intake (Ø600mm, steel pipe) and 3.1km to Djizzak city (Ø700mm, steel pipe) with with electrochemical protection** (total 12.5 km, Figure 1, left side), and within 25 meters width ROW corridor in the alignment of the existing water conduit, mentioned above.

20. Regarding the works under item (ii) **rehabilitation of 22.2 km and constructing 5.21 km of water distribution pipelines** within urban mahallas which will be along the alignments of the existing distribution pipeline (22.2 km rehabilitation) and the existing urban road (5.21 km), LAR impact is not expected (Figure 1, right side). Budget allowance of 50% of assessed LAR costs is included in this draft LARP in case any LAR impacts will be identified in relation to this activity during the project implementation period.

21. The works under item (ix) **construction of the fencing for Amir Timur water intake** (about 1 km), will be in the alignment and within the ROW of the Amir Timur water intake, and on the state-owned land. This fencing may impact approximately 100 small private trees for compensation of which 50% contingency fund is provided in draft LARP budget and detail assessment and valuation for these trees' compensation will be carried out in updating and finalization of this draft LARP. Therefore, the numbers of affected trees and AHs summarized in scope of impact below do not include the approximate 100 private trees that may be possibly affected and shall be updated in finalization of this draft LARP <sup>19</sup>

22. Methodologies for preparation of the draft LARP include the followings:

- (i) Census of AHs and assessment of losses in impacted lands in the ROW, use of cadastral data about the lands and land users, and consultations with the MIFT PIU and districts' authorities (Hokimiyats);
- (ii) Socioeconomic Survey (SES) of AHs to assess LAR impact on their living standards;
- (iii) Estimate compensations based on the replacement costs of losses and valuation approaches used in other ADB projects in Uzbekistan; and
- (iv) Information disclosure and consultations with AHs held individually during the AHs' census and surveys considering COVID-19 pandemic.

23. The detailed measurement survey (DMS) and formal valuation of losses for compensation will be conducted in draft LARP's finalization. The value for compensation of crops and trees to be lost will be then updated and the draft LARP will be finalized accordingly.

---

<sup>19</sup> After the census of AHs and their socio-economic surveys have been completed in July to August 2021, in December 2021 the design team added construction of approximately 1 km fencing at Amir Temur water intake and possible impact to approximately 100 trees (most small and non-fruit trees). This possible impact can be compensated by the 50% budget contingency included in this draft LARP and detail measurement survey for these trees and their formal valuation for compensation shall be carried out in updating and finalizing this draft LARP.

## B. Scope of impact

24. **Affected Households (AHs).** The LAR impact assessment found in total 60 AHs. Out of this, 59 AHs took part in AHs' census and surveys and 383 affected persons (APs) are identified who are family members of 59 surveyed AHs. One of the AHs was not accessible and will be surveyed and details of this household will be added when updating and finalizing the draft LARP, however, all losses related to this absent affected household is covered in the budget of this draft LARP. The AHs will be affected due to temporary land impact during construction works for a maximum one year within the ROW (list of AHs in Annex 5). No physical displacement of people and no permanent land impact are expected.

25. **Temporary land impact.** Only temporary impact (within one year) on the strip of the 9.17 ha of land is expected (Table 1). All the 9.17 ha temporary affected lands are state-owned and 12 AHs have legal use rights for 2.75 ha of lands (12 parcels) and 48 AHs are non-titled/non legalizable land users for 6.42 ha (48 parcels). Table 2 provides details on type of impact, main income sources, vulnerability status and absence of severe impact for this group of AHs. Of the total affected lands, 6.49 ha are orchards, 2.61 are agricultural lands and 0.075 ha is used for business (fishpond). No agricultural laborers will lose jobs. Construction works in the pipeline will not exceed one year, loss of crops within the ROW is assessed for one year and one cropping season (AHs have one cropping season per year). After completion of construction works all temporarily impacted lands will be restored and 12 AHs with legal land use rights who will proceed using it for orchards and agricultural purposes as before according to the land use designation. The land used for barnyard purposes will be kept by the formal land user, however construction of permanent structures will not be allowed. The AHs can construct instead a lightweight structure on the same place as a barnyard (e.g. with lightweight metal/wood framing, metallic panets, instead of bricks) that allows bringing down the structure and erecting it again in case of any repairing works will be required ever duering the pipes operations.<sup>20</sup>

**Table 1: Temporary land impact**

Land right status	Total temporary impacted (ha)	Including, ha		
		orchards	agricultural land	fishpond
Total	9.17	6.49	2.61	0.075
Titled land users (lease)	2.74	2.17	0.57	0
Non-titled land users	6.43	3.99	1.68	0.075

<sup>20</sup> The AH has got permission documents from authorities for the barnyard but it is built with mud bricks on the top of the existing pipeline that is not allowed by regulations. Part of the barnyard will be affected as per the design at this stage and the AH will be compensated for the loss. The barnyard is a half open structure with roof covered and used now as a storage for hay and tree branches as wood depending on seasons. The AHs can construct instead a lightweight structure as a barnyard (e.g. with lightweight metal/wood framing, metallic panets, instead of bricks) that allows pulling down the structure and erecting again in case of any repairing works on the pipes. Consultations has been conducted with the AH an he is agree with such approach. Further, according to the recent consultations (April 2022), the engineers have been considering avoiding the impact to this structure at the final detail design, which shall be confirmed by the final LARP.

**Table 2. Non-titled/legalizabale AHs using lands, income/expenses in UZS**

#	Name of AH's head	Male, female	Type of impact	Main income source	Number of AHs' members	AHs' Monthly income	Monthly per capita income <sup>21</sup>	Monthly expenses	Vulnerability status	Severe impact
	1	2	3	4	5	6	7	8	9	10
1	Abdurasulov Abdujamil	Male	Temporary impact on land, trees	Self employment	8	10 190 000	1 273 750	7 050 000	Not vulnerable	No
2	Abdurasulov Pulat	Male	Temporary impact on land, trees	Self employment	4	5 500 000	1 375 000	5 255 000	Not vulnerable	No
3	Abduholikov Abdurazzok	Male	Temporary impact on land, trees	Self employment	7	8 950 000	1 278 571	7 080 000	Not vulnerable	No
4	Ahrorkulov Bahtiyor	Male	Temporary impact on land, trees	Agriculture	6	8 000 000	1 333 3000	5 320 000	Not vulnerable	No
5	Ahrorkulov Rustam	Male	Temporary impact on land, trees	Agriculture	7	3 500 000	500 000	6 220 000	Not vulnerable	No
6	Ahrorkulov Shamsiddin	Male	Temporary impact on land, crops	Salary from private companies	10	5 660 000	566 000	9 770 000	Vulnerable (Disabled family member)	No
7	Gapporov Begzod	Male	Temporary impact on land, trees	Salary from government job	5	7 300 000	1 460 000	7 266 000	Not vulnerable	No
8	Ismatov Mamarajab	Male	Temporary impact on land, crops	Salary from government job	7	6 000 000	857 142	5 640 000	Not vulnerable	No
9	Kalandarov Norboy	Male	Temporary impact on land, crops	Agriculture	8	4 550 000	568 750	4 590 000	Not vulnerable	No
10	Kalandarov Odil	Male	Temporary impact on land, crops	Salary from government job	5	5 300 000	1 060 000	5 170 000	Not vulnerable	No
11	Sharipov Askar	Male	Temporary impact on land, trees	Self employment	5	3640000	728 000	3 920 000	Vulnerable (Disabled family member)	No
12	Mirodilov Ozod	Male	Temporary impact on land, crops	Self employment	8	4700000	587 500	4 320 000	Not vulnerable	No
13	Mirzaev Urol	Male	Temporary impact on land, crops	Self employment	4	2200000	550 000	2 200 000	Not vulnerable	No
14	Parmonov Iskandar	Male	Temporary impact on land, crops	Self employment	7	6500000	928 571	8 250 000	Not vulnerable	No
15	Rasulov Rakhmatilla	Male	Temporary impact on land, crops	Agriculture	7	8645000	1 235 000	5 686 000	Vulnerable (Disabled family member)	No
16	Tursunov Komil	Male	Temporary impact on land, trees	Self employment	7	5 870 000	838 571	5 735 000	Not vulnerable	No
17	Rahmonov Abdurashid	Male	Temporary impact on land, trees	Self employment	3	3200000	1 066 600	2 470 000	Vulnerable (Disabled family member)	No

<sup>21</sup> Poverty (low income) threshold level in the country: 440,000 UZS per capita/family member



18	Rahmonov Salim	Male	Temporary impact on land, crops	Money transfer from abroad	7	7200000	1 028 571	4 720 000	Not vulnerable	No
19	Sattorov Abdurakhim	Male	Temporary impact on land, trees	Family business, trade	5	3600000	720 000	3 560 000	Not vulnerable	No
20	Sheraliev Bahodir	Male	Temporary impact on land, trees	Money transfer from abroad	4	4000000	1 000 000	2 770 000	Not vulnerable	No
21	Sulaymonov Abdumurod	Male	Temporary impact on land, trees	Salary from private companies	8	6800000	850 000	6 685 000	Not vulnerable	No
22	Sulaymonov Sardor	Male	Temporary impact on land, trees	Money transfer from abroad	6	6388000	1 064 600	5 638 000	Not vulnerable	No
23	Tojiboev Mamatkul	Male	Temporary impact on land, trees	Salary from government job	8	5 900 000	737 500	4 660 000	Not vulnerable	No
24	Tulaboev Adbuhamid	Male	Temporary impact on land, trees	Agriculture	6	6700000	1 116 600	4 991 000	Not vulnerable	No
25	Tulaboev Jamol	Male	Impact on business (fish pond)	Self employment	7	6550000	935 714	5 155 000	Not vulnerable	No
26	Tulaboev Obid	Male	Temporary impact on land, crops	Self employment	9	5520000	613 300	5 050 000	Not vulnerable	No
27	Ummatov Zokir	Male	Temporary impact on land, trees	Family business, trade	4	5000000	1 250 000	4 760 000	Not vulnerable	No
28	Umirboev Abdukodir	Male	Temporary impact on land, trees	Salary from government job	6	5960000	993 300	5 450 000	Not vulnerable	No
29	Umirboev Urol	Male	Temporary impact on land, crops	Self employment	8	5500000	687 500	4 580 000	Not vulnerable	No
30	Umurzokov Mavlon	Male	Temporary impact on land, trees	Salary from government job	7	5750000	821 428	5 770 000	Not vulnerable	No
31	Urolov Hayot	Male	Temporary impact land, trees	Self employment	5	3980000	796 000	3 900 000	Not vulnerable	No
32	Usmonov Ziyodulla	Male	Temporary impact on land, crops	Self employment	4	3520000	880 000	3 535 000	Not vulnerable	No
33	Usmonov Ismatilla	Male	Temporary impact on land, crops	Salary from government job	4	3200000	800 000	3 090 000	Not vulnerable	No
34	Usmonov Tulkin	Male	Temporary impact on land, crops	Self employment	6	5500000	916 600	4 420 000	Not vulnerable	No
35	Hamdamov Begali	Male	Temporary impact on land, trees	Salary from government job	7	6100000	871 428	5 730 000	Not vulnerable	No
36	Hazratkulov Olim	Male	Temporary impact on land, trees	Salary from government job	7	6580000	940 000	5 340 000	Not vulnerable	No
37	Hazratkulov Sarimsok	Male	Temporary impact on land, trees	Salary from private company	11	5500000	500 000	5 430 000	Not vulnerable	No
38	Husanov Azamat	Male	Temporary impact on land, trees	Cattle breeding	7	3800000	542 857	3 770 000	Not vulnerable	No
39	Holikov Hamidulla	Male	Temporary impact on land, trees	Salary from government job	6	4200000	700 000	4 200 000	Not vulnerable	No
40	Holnazarov Yigitali	Male	Temporary impact on land, trees	Salary from government job	4	5800000	1 450 000	5 060 000	Not vulnerable	No

41	Holnazarov Farhod	Male	Temporary impact on land, trees	Agriculture	5	5900000	1 180 000	4 220 000	Not vulnerable	No
42	Shomurodov Nurmat	Male	Temporary impact on land, trees	Self employment	6	5000000	833 300	4 420 000	Not vulnerable	No
43	Elmurodov Zafar	Male	Temporary impact on crops	Salary from government job	6	8580000	1 430 000	6 670 000	Not vulnerable	No
44	Ergashev Narzulla	Male	Temporary impact on land, trees	Salary from government job	6	6800000	1 133 300	4 270 000	Not vulnerable	No
45	Eshbekov Abror	Male	Temporary impact on land, trees	Self employment	6	5723000	953 830	5 400 000	Not vulnerable	No
46	Eshbekov Asror	Male	Temporary impact on land, trees	Self employment	6	3328000	554 600	3 280 000	Vulnerable (Disabled family member)	No
47	Eshbekov Meliboy	Male	Temporary impact on land, trees	Agriculture	4	3400000	850 000	3 330 000	Not vulnerable	No
48	Makhmudov Rakhmatilla	Male	Temporary impact on land, trees	No information is available for AP No. 48. This AP was not available during socio-economic survey.						

26. **Impact on crops.** In the affected 2.61 ha agricultural lands, 0.62 ha is cultivated with alfa-alfa, 0.81 ha with corn, 0.25 ha with tomato, 0.1 ha with pumpkin, 0.0064 ha with carrots, and 0.81 ha are uncultivated (Table 3).

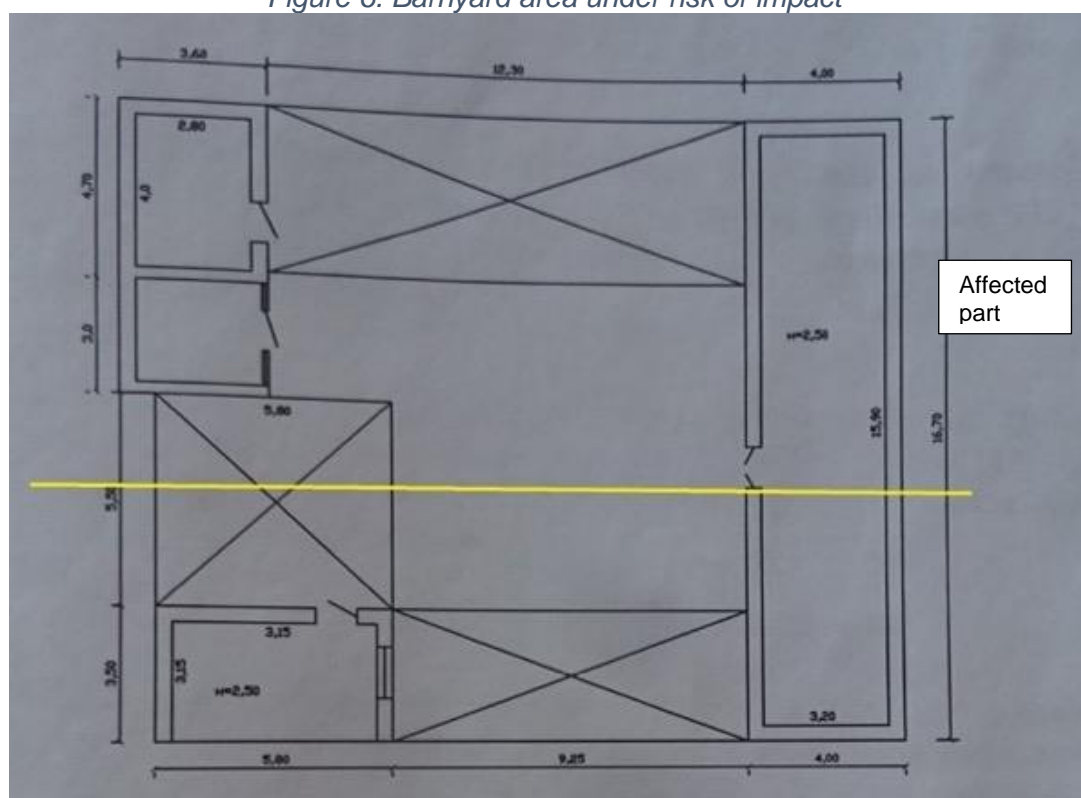
**Table 3. Crops on temporary affected agricultural land**

Alfa- alfa	Corn	Tomato	Pumpkin	Carrots	Total cultivated	Unculti- vated	Total agricul. land impacted temporary
0.62	0.81	0.25	0.1	0,0064	1.8	0.81	2.61 ha

27. **Impact on trees.** In total, 4,476 trees (1,651 fruit trees, 2,820 timber and 5 decorative trees) will be affected.

28. **Impact on structures.** Only one non-residential structure (barnyard) made of mud bricks will be partially affected. Its total area is 332 sqm, of which 200 sqm will be impacted (Figure 1 below, impacted area is above the yellow line). Site photos in Annex 6. During the draft LARP updating and finalization, it shall be assessed that if after the partial impact, the barnyard will technically and economically unviable to use, the whole barnyard shall be acquired and compensated with consent of the AH.

*Figure 6. Barnyard area under risk of impact*



29. **Impact on business.** One business (fishpond) for fish breeding will be affected temporary. The area of the fishpond is 336 m<sup>2</sup> (length- 48 meters, width – 7m) and depth – 2 m (site photos in Annex 7). In preparation of this draft LARP, the business's formal registration could not be verified as the AH could not show documents (it shall be verified when updating and finalizing the draft LARP), neither could present land use rights document, and fishpond is built in the alignment and sanitary protection zone of the existing water pipeline in a distance at about 0.5 m from the pipeline. Constructing fishpond in the sanitary protection zone of the water conduit is not prohibited by KMK 2.04.02-19. In addition, based on consultations, the AH has support of the district Hakim and received permission of the Vodakanal Government

Agency for taking water from the canal for the fishpond<sup>22</sup> and he can restore his affected fishpond in the same place or another nearby available place after completing the pipeline laying works by the subproject, since as mentioned, construction of the fishpond in the sanitary zone of the pipeline is not prohibited by the regulation (KMK 2.04.02-19). The AH shall be compensated at replacement cost for the impact to fishpond structure and the business as per Entitlement Matrix (Table 10) of this draft LARP following ADB SPS (2009) principle that non-land titled AHs shall be compensated for all non-land assets. The AH has no workers, and family members manage this fish breeding business. Details on the AH whose business (fishpond) will be temporary affected is in Table 4. Compensation for loss of business and its expected income (business in its first year and income information is not yet available) are estimated in subsection “Compensation cost for business loss” (para 164) in Section XII. Resettlement Budget.

**Table 4. Details on AHs who lose business (fishpond), income in US\$**

Name of AH's head	Income sources	Income from affected businesses	How family's income will be restored?	AHs is vulnerable (yes, no) - as per vulnerability criteria	Has AH other land/ place to restore this fishpond business?	No. of AHs' members	Monthly income (from sources other than the affected business)	Monthly income per AH's member,	Poverty (low income) threshold level in the country)
Mr. Tulaboev Jamol	1. Self-employed (house repair works); 2. Agriculture 3. Salary from working in private company 4. Pension	The business started in 2021 and no information is available yet about income	AH's income will be restored by reconstruction of fish pond on the same land plot or available nearby land plot used by the same AH	No	Yes	7	6,380,000	911,400	440,000 per family member

30. **Any other impacts.** The subproject will not have any other types of impacts on any assets, livelihoods, workers and jobs, and community resources as per the project scope known now.

31. **Severely AHs.** There are no severely AHs expected. The project will have a temporary impact during the one-year construction works only. No one will lose permanently 10% or more of the total productive or income-generating assets and neither will be physically displaced.

32. **Vulnerable AHs.** In total, 6 AHs are identified vulnerable due to disabled family members. Vulnerability status of AHs will be reconfirmed during the draft LARP update. The details about the vulnerable AHs are presented in Table 3 below.

33. Summary of LAR impact in Table 5.

<sup>22</sup> According to the Resolution of the President of Republic of Uzbekistan “On Measures to Support and Increase the Efficiency of the Fishing Industry”, dated August 29, 2020 No. PP-4816, the authorities have been supportive, and committed to develop intensive fishbreeding by 10,000 thousands households.

**Table 5. Summary of LAR impact**

#	Type of Impact, total	No.	Remarks
1	The length of the pipeline	12.5 km	
2	Affected land area (temporary only), ha including:	9.17, ha	State-owned
	<b>Land rights status</b>		
	<i>Titled land use</i>	2.74	12 AHs
	<i>Non-titled/non-legalizable land users</i>	6.43	48 AHs
	<b>Land use purpose</b>		
	<i>Affected orchard land (ha)</i>	6.49, ha	
	<i>Agricultural lands</i>	2.61, ha	Of this, 0.685 ha is used for trees and crops at the same time
	<i>Fishpond</i>	0.075, ha	
3	No. of affected parcels	60	
4	No. of AHs	60	59 have been surveyed
5	No. of APs	383	Family members of 59 AHs surveyed
6	Severely AHs/APs	0	
7	No. of vulnerable AHs	6	Disabled family members
8	Affected trees including:	4,476	14 types of trees
	<i>Fruit trees</i>	1,651	
	<i>Timber trees</i>	2,820	
	<i>Decorative trees</i>	5	
9	Total residential structures	0	
10	Total non-residential structure	1	Barnyard
11	Total affected business	1	Fish breeding

Source: Impact Assessment Survey, July-August 2021

## V. SOCIOECONOMIC INFORMATION

34. **Number of AHs and demography.** Census and socioeconomic survey were conducted with 59 AHs of total 60 AHs (survey photos in Annex 8). Of the total 383 APs (family members of 59 AHs), 176 (46%) are men and 207 (54%) are women. Of the total APs, 46 are children up to 6 years old, 64 are of 16 to 25 years old, 82 are of 26 to 40 years old, 91 are of 41 to 65 years old, and 29 APs are above 66 years old. About 371 (97%) are reported as ethnic Uzbeks, 11 as Tajiks (2.9%) and 1 as Russian.

35. **Education attainments of APs.** Of the total 383 APs, 10 are still attending and 41 completed university, 55 completed vocational and 153 secondary educations, 80 attending schools and 44 preschools (Table 4).

**Table 6. Education attainment of APs**

<b>Educational attainment</b>	<b>No. of APs</b>
Preschool education	44
Attending school	80
Completed secondary education	153
College/vocational school	55
Completed University/Institute	41
Attending University/Institute	10
Total	383 APs (from 59 AHs surveyed)

36. **Occupations of APs.** Of total surveyed 383 APs, 199 (52%) are reported as employable persons and 184 APs (48%) are pensioners, students and schoolchildren and small children. Of these 199 employable APs, 19 (9.6%) reported as unemployed and 58 (29%) reported as housekeepers. Of 199 employable APs, 47 has government office jobs, 9 run business, 45 are self-employed, 13 are employed by private companies and 9 work in agriculture (Table 5).

**Table 7. Occupations of APs**

<b>Income sources</b>	<b>No. of APs</b>
Government job	47
Business, trade	9
Agriculture (farming)	9
Employed by private company	13
Self-employed	39
Pensioneers	45
Student	12
Attend school	82
Attend kindergarten or at home due to small age	45
Housekeeper	58
Labor migrant	5
Unemployed	19
Total	383 out of 59 surveyed AHs

37. **Income sources.** The sources of income for AHs are reported from work in government agencies (31 APs), private companies, agriculture, business and trade, self-employment, money transfers from abroad, and pension and allowances. Some of the AHs have two or more income sources (i.e., jobs in government agencies and agriculture (farming), and so on). The average monthly income reported for jobs in government agencies - 3,663,806 UZS (346 USD), from agriculture 2,381,071 UZS (225 USD), pension allowance - 1,119,875 UZS (106 USD). More details in table (Table 6). As per AHs' responses in Table 8, the role of agriculture is mainly for family subsistence farming, and 28 AHs reported it as one of the key livelihood sources. Overall, income from agriculture is estimated at 2,381,071 UZS (225 USD) monthly is higher then income from (i) pension - 1,119,875 (106 USD), (ii) ifrom salary from private

companies 2,342,857 UZS (221 USD), but it is less than income from money transferred from abroad-4,500,000 (425 USD), (ii) salary from government jobs-3,663,806 (346 USD), (iii) income from self-employment - 2,903,704 (274 USD), and (iv) business and trade (233 USD). Hence, income and source of livelihoods from agriculture for the AHs is in fifth place after the income from (i) money remittances from abroad, (ii) government job, (iii) self-employment, (iv) business, trade, private/family entrepreneurship.

**Table 8. Sources and average monthly income of AHs**

Occupations	AHs No.	Average monthly income, UZS	Average monthly income, USD
Salary from government jobs	31	3,663,806	346
Salary from private companies	7	2,342,857	221
Income from agriculture	28	2,381,071	225
Business, trade, private/family entrepreneurship	3	2,466,667	233
Self-employment	27	2,903,704	274
Money transfer from abroad	4	4,500,000	425
Pension, allowance	32	1,119,875	106
TOTAL		5,699,729	538

38. **Monthly expenditures.** The AHs reported that out of the total average 5,372,945 UZS (507 USD) monthly expenditures per household. In average, 2,952,727 USZ (279 USD) are counted for food, 301,109 USZ for communal services (gas, power, water, etc.), 676,000 UZS for social and family events, 291,818 USZ for medical services, 270,091 UZS for transportation, 110,436 USZ for communication (telephone, internet) and 99,382 UZS for education (Table 7).

**Table 9. Main items and monthly expenditures of AHs**

Expenditures	Average monthly expenditures, UZS	Average monthly expenditures, USD
Food	2,952,727	279
Communal services (gas, power etc.)	301,109	28
Cloth	683,818	65
Medicines, medical services	291,818	28
Education	99,382	9
Communication (telephone, internet)	110,436	10
Family events (birthday, wedding, etc)	676,000	64
Transportation (fuel, gas, public transport costs)	270,091	25
Total	5,372,945	507

39. **Vulnerable AHs.** The census has identified in total 6 vulnerable AHs due to disabled family members. During updating the LARP, the MIFT PIU will verify their vulnerability status. Table 10 presents details about the socio-economic conditions of the vulnerable AHs.

Table 10. Details about the socio-economic conditions of the vulnerable AHs

#	Name of head of AHs	Femal/ Male headed HH	Age of head of AHs	Elderly headed AHs (yes, no)	AHs headed by physically disabled persons	No. of AHs members	Landless or non-titleholder AH	No. of children below 18	No. of disabled AHs members	Key Income sources <sup>23</sup>	Monthly income, UZS	Monthly income per family member, UZS	Poverty (low income) threshold level in the country, UZS
1	Ahrorkulov Shamsiddin	Male	54	No	No	10	No	3	1	Salary for working in private company	9,960, 000	996 000	440 000 per family member
2	Ahrorov Feruz	Male	33	No	No	6	No	2	1	Salary for working in government organization	8,000, 000	1 333 300	
3	Rasulov Rakhmatilla	Male	58	No	No	7	No	3	1	Salary for working in government organization	8,645, 000	1 235 000	
4	Rakhmonov Abdurashid	Male	47	No	No	3	No	1	1	Self employment	3,200, 000	1 066 600	
5	Eshbekov Asror	Male	38	No	Yes	6	No	4	2	Self employment	3,328, 000	554 600	
6	Sharipov Askar	Male	48	No	No	5	No	3	1	Self employment	3,640, 000	728 000	

<sup>23</sup> (specify all key income sources



## VI. POLICY AND LEGAL FRAMEWORK

40. The principles of ADB SPS (2009) and laws of Uzbekistan constitute the provisions of the draft LARP as follows.

### A. Laws and Regulation of Uzbekistan

41. **Constitution** of Uzbekistan (December 8, 1992, with latest amendments from 18 February 2019) guarantees ownership rights, freedom of economic activities and legal protection of all forms of ownership. The property owners can possess, use, and dispose their assets at their own will without harming the environment and infringing the rights and interests of others protected by law (Articles 36, 53 and 54). The land, its minerals, waters, fauna and flora, and other natural resources are the national wealth. The state shall protect and ensure their rational use (Article 55).

42. Land Code (30 April 1998, with the latest amendment of 15.11.2019 ) regulates land administration, allocation and transfer of land plots and land use rights. Among other norms it defines (i) responsibilities of authorities (Cabinet of Ministers and regional, districts, and cities authorities) in management of land resources, (ii) rights and obligations of land users, (iii) categories of lands, and (iv) conditions for termination of land use rights including acquisition of lands for the state and public needs based on the decree of the authorities (districts, cities, regional Hokimiyats) or the Cabinet of Ministers and in agreement with the land users. In case of dispute, the Court will decide (article 37). The natural and legal persons can appeal the decree to the Court (article 36). The legal land users shall receive full compensation for all losses including lost profits and land plots of equal value (articles 39 and 41).

43. **Land Code** (adopted on 30.04.1998 as amended by 15.11.2019) identifies several categories of land users, who are eligible for compensation for losses and damages in connection with land acquisition:

- land tenants-citizens who were allocated land plots for individual housing construction and/or dehkan farming on the basis of life-long tenure;
- lessees (leaseholders)-farmers, who were allocated land plots for agricultural production purposes, on the basis of a long-term lease;
- land owners – users of land plots occupied by trade and services infrastructure, which are used as private property. Land, occupied by trade and services infrastructure, however, may not be sold separately from the latter;
- land users – all other enterprises, organizations, and institutions, which are entitled to use non-agricultural lands. This is the largest category, which includes enterprises and institutions of all types (private and public). Examples include hospitals, schools, private enterprises, and factories.

44. Land Code further specifies the provisions for compensations including for lost profits (Article 86) in case of (i) acquisition, redemption or temporary occupation of lands, (ii) restrictions to the land use in connection with establishment of water protection zones, coastal strips, sanitary protection zones of water bodies, zones of formation of surface and underground waters, resort areas, public areas of biosphere reserves, protected zones around national parks, game reserves, national nature monuments, cultural heritage, discharges, roads, pipelines, communication and power lines.

45. The land legislation envisages compensation for damages to land users in full, including lost profit in cases of: (a) permanent or temporary acquisition of land; (b) limitation of the rights of users; (c) deterioration of land quality due to implementation of construction works, servicing, and other activities that lead to reductions in the quantity or quality of agricultural products. According to the legislation, compensation for loss of agricultural production is not

provided if: (i) land is acquired for the construction and servicing of individual housing; (ii) land is acquired for the construction of schools, boarding-schools, orphanages, preschool and healthcare establishments; and (iii) land was allocated for water management purposes and for the construction of irrigation and water related facilities.

46. **Civil Code** (29 August 1996, with amendments by 20.04.2022) among the other norms, (i) defines the legal status of all participants of civil relations, (ii) contractual obligations, (iii) procedure of enforcement of property rights including for intellectual property and personal non-property relations, and (iii) provides general rules of termination of property rights and compensation. As such, it envisages full compensation of all damages for affected persons, unless the law or the agreements provide otherwise. As per article 14, the person who loses property rights has right for compensation of all lost items and lost profit:

- (i) Costs of the AHs have incurred or shall incur to restore the property rights;
- (ii) Loss of or damage to property (real damage); and
- (iii) Incomes the AHs would have received under normal conditions of civil turnover if his/her property rights have not been affected (lost profits).

47. As per the Civil Code, if the international treaty or agreement signed by Uzbekistan stipulates other rules than those stipulated by legislation, rules of the international treaty or agreement shall prevail (article 7). As per Article 8, Clause 3, the rights to the property which are subject to state registration arises upon the state registration of such rights, unless otherwise provided by law. Article 84, Clause 1 provides that the ownership rights to the immovable properties are subject to state registration. This means that without undergoing state registration, the land users cannot obtain property rights. It is important to understand and apply this requirement in the LAR process including in the demolition of buildings.

48. **Labor Code** (21 December 1995) regulates labor relations of all forms of employment relations and mandatory for all employers and employees including the Uzbekistan nationals, foreign nationals, stateless persons and employees of the foreign international organizations and legal entities. Among other norms, the Code has provisions about (i) protection of the interests and occupational health and safety of employees, and (ii) indemnity compensation for the loss of employment to paid by the employers. In involuntary resettlement cases, the project proponents pay compensations. This does not guarantee compensation to informal employees and therefore does not guarantee that all APs lose jobs receive compensation<sup>24</sup>.

49. **Law About Valuation Activities** (2009 as amended to date). The Law envisages that valuation is a licensed activity and the valuers should be licensed and independent (article 4). It envisages the events when valuation is mandatory including in case of acquisition of assets (article 11). The law does not provide detail methodologies for valuation activities but refers to valuation standards and other regulations related to different industries. In case of dispute if necessary to verify the reliability of the valuation report, an examination of the report on the conducted valuation shall be conducted by another valuator (article 181).

50. **Resolution of the President of the Republic of Uzbekistan # 5495 About the Measures for Basic Improvement of Investment Climate in the Republic of Uzbekistan** (1 August 2018 as amended by 01.10.2019) clarifies the sectors for which involuntary acquisition of land of individuals and legal entities is allowed for the state and public needs, and through discussions with the APs and assessment of costs and benefits. The regulation obliges to carry out consultations with affected persons before acquisition of their lands. As per the resolution losses of affected people due to land acquisition must be compensated in full before acquisition of land. The government bodies shall reimburse losses of affected

---

<sup>24</sup> Labor Code (1996, last amended on 2015) states in loss of employment compensation for 2 months average salary plus a severance pay of a maximum of 1-month average salary subject to the employment period.

persons in case of illegal orders of government bodies for land acquisition. The key provisions of the resolution:

- decision of involuntary land acquisition for the state and public needs is allowed only after consultations with the parties whose land plots are planned to be acquired as well as after evaluation of benefits and losses;
- demolition of residential, industrial structures, other buildings and facilities of individuals and legal entities due to land acquisition is allowed after full compensation of affected assets and losses caused to owners due to land acquisition;
- losses of individuals and legal entities resulting from illegal administrative act of a government body shall be reimbursed by the state;
- Involuntary land acquisition for public needs is allowed only for the following purposes: state defense and public security, protected natural areas, establishment and operation of free economic zones, implementation of obligations arising from international treaties; discovery and development of mineral deposits;
- construction (reconstruction) of roads and railways, airports, aerodromes, air navigation facilities and aviation centers, railway transport facilities, bridges,
- subways, tunnels, energy systems and power lines, communication lines, space activity facilities, trunk mains, engineering, and communication networks;
- implementation of master plans of settlements for construction of facilities funded by the Government as well as other cases clearly indicated by laws and decisions of the Government.

51. Land acquisition and demolition of immovable properties (residential, industrial, and other forms of structures) can take place after compensating fully the owners and users at the market value of the lost property and relevant costs. The Decree provides that land acquisition may take place by the approval of the Republican Centralized Fund (RCF), discussed below.

52. **Resolution of the Cabinet of Ministers # 1047 “On the procedure for the formation and use of centralized funds for the compensation to affected individuals and legal entities due to land acquisition for the state or public needs”** (26 December 2018). This resolution established the Republican Centralized Fund (RCF) under the Cabinet of Ministers for 50 calculation and payment compensations to affected households and entities due to involuntary land acquisition. According to the resolution land can be acquired only for public and state needs. RCF covers the projects funded by the Government, central and local level. This resolution sets the procedure of compensation payments to affected physical and legal entities using the RCF funds.

53. As per the resolution, funds of RFC and its regional branches shall be managed by the Chairman of Boards of Directors. The Board of Directors under RCF has the right to take decisions which are compulsory for execution. The Board of Directors will also monitor the allocation of funds to affected households during land acquisition period. Local governments (i.e., Hokimiyats) shall start the process of compensation by requesting the RCF necessary funds for land acquisition. The Board of Directors shall review such requests and take the appropriate decision. Regional governments shall issue resolutions on allocation of compensation funds based on the decision of the RCF. The Decree serves as a legal basis for paying compensation to affected persons. The Supervisory Board of RCF decides on the allocation of funds for compensation.

54. **Resolution of the Cabinet of Ministers # 3857 “On measures to improve the effectiveness of training and realizing projects with participation of international financial institutions and foreign government financial organizations”** (16 July 2018). The resolution requires that compensation for land acquisition, demolition of houses, other facilities, structures, or damage of plantings due to implementation of projects funded by

international donor to be made in accordance with the rules of international donor if such rules are fixed in project agreement.

**55. Resolution of Cabinet of Ministers № 911 "About Additional Measures to Guarantee Property Rights of Individual Persons and legal Entities and to Improve Procedures of Land Acquisition and Compensations " (16 November 2019).** The resolution envisages procedures for compensation to individuals (individual entrepreneur, citizen of the Republic of Uzbekistan, foreign citizen, and stateless persons) and legal entities (business entities, non-governmental organizations) for their losses in case of acquisition of residential lands for public needs and investment projects. This regulation mainly deals with residential land plots, houses, building and structures of individuals and legal entities. The regulation does not apply to privatized land plots.

56. The Annex 1 of resolution includes: "Procedure of land acquisition and compensation for real estate facilities located on lands acquired", Annex 2 of resolution: "Modifications to other national legal texts" and Annex 3: "List of cancelled national legal texts".

57. Annex 1 describes land acquisition procedures in the following chapters: 1. General Conditions; 2. Procedures of land acquisition; 2.1 Procedure of preparing land acquisition documentation when land is acquired for public needs, 2.2. Procedure of preparing land acquisition documentation when land is acquired for investment projects, 2.3. Procedure of preparing land acquisition documentation when land is acquired for implementation of town development master plans to be financed by investment projects, 2.4. Procedure of review of land acquisition documents by Councils of People's Deputies, 2.5. Procedure of meaningful consultations with APs, 2.6. Procedure of preparing land acquisition resolutions by local governments; 3. Procedure of compensation payments to APs; 4. Procedure of demolishing real estate facilities located on the land acquired; 5. Grievance redress. 6. Conclusion.

58. Acquisition of a land plot for public needs shall be carried out with landowner's consent or in agreement with land user, by a resolution of Councils of People's Deputies as well as resolutions of the President and Cabinet of Ministers of Uzbekistan. Based on such resolutions local Hokimiyats issue their resolutions for demolishing of real estate on a land acquired. Resolutions of Hokimiyats shall be reviewed and approved by local justice departments.

59. Compensation agreement must be prepared and signed by initiator of land acquisition and land user. The agreement shall be effective after official notary certification. Structures existing on the acquired land can be demolished only after full payment of compensation indicated in the compensation agreement. Previously issued land allocation resolutions cannot be modified or terminated for the purpose of further acquisition of lands.

60. Land acquisition and demolition of residential, industrial, other constructions and plantings is allowed only for the following purposes:

- defense and state security, needs of protected natural areas, creation and functioning of free economic zones;
- implementation of obligations arising from international treaties;
- discovery and development of mineral deposits;
- construction (reconstruction) of roads and railways, airports, aerodromes, air navigation facilities and aviation centers, railway transport facilities, bridges, subways, tunnels, energy systems and power lines, communication lines, facilities of space activities, trunk mains, engineering, and communication networks;
- implementation of master plans of settlements in terms of construction of facilities at the expense of the state budget of the Republic of Uzbekistan as well as in other cases directly stipulated by the laws and decisions of the President of the Republic of Uzbekistan.

61. Demolition of real estate facilities, both with formal title or without, due to land acquisition is allowed only after full compensation of the facilities and losses at market value.

62. In case if lands are acquired for public needs by local Hokimiyats, compensations shall be paid from the fund of the National Fund for LAR Compensation. In case if lands are acquired for investments project, then investor organization will be responsible for payment of compensation, provision of houses or apartments, and temporary housing, as well as the reimbursement of all relocation costs.

63. Local Hokimiyats shall disclose land acquisition and resettlement related resolutions, dates, and venue of consultations with APs, consultations minutes and other related information on their web sites and/or on mass media.

64. Land users may appeal the resolution of the district/town Hokim on demolition and approval of the value of residential, manufacturing, and other-purpose buildings, facilities, and plantings subject to decision of the Hokimiyats of the Provinces and the court system.

65. The following shall be compensated due to land acquisition and demolishing properties:

- market value of real estate facilities;
- market value of land use right;
- relocation costs;
- cost of temporary renting of other real estate facilities;
- loss of profit;
- other costs and damages incurred due to land acquisition.

66. The following compensations envisaged for land acquisition and demolishing properties:

- cash compensation;
- other equivalent real estate properties;
- land plots;
- other types of compensation which can be agreed in compensation agreement.

67. Salvage materials from the demolished real estate facilities can be taken by the owner in case if these facilities are demolished at the expense of the owner. This issue shall be agreed between owner of the facilities and initiator of land acquisition.

68. **Resolution of the Cabinet of Ministers #146 “About the Measures of Improvement the Order of Provision of Land Plots for Implementation of Urban Development Activity and for Other Non-Agricultural Needs”** (from 25 May 2011, with amendments of 20.12.2019) provides (i) procedures for allocating lands for urban development and other non-agricultural purposes considering architectural planning of towns and efficient use of lands based on the norms of the Land Code and the City Planning Code; and (ii) procedures for valuation and compensation for loss of lands, plants, agricultural and forestry products, incomes, as well land development costs, for land possessors, users, tenants and owners, as well as losses of agriculture and forestry.

69. The Regulation on the procedure of compensation for possessors, users, tenants, and land owners, as well as losses of agriculture and forestry includes the following:

- compensation for losses of users, tenants, and land owners;
- compensation for losses of agriculture and forestry;
- cost of irrigation and developing equal new land plot in return for seized irrigated agricultural land;
- cost of fundamental improvement of grassland and pasture;

- scheme for determination of losses of land possessors, users, tenants, and owners, as well as losses of agriculture and forestry;
- coefficients on location of seized land plots.

70. Losses of land owners, users, tenants, as well as losses of agriculture and forestry should be compensated before granting of documents certifying rights on land plot. The regulation also orders that demolition of house or building shall be done only after agreeing on compensation and providing replacement premises. The regulation orders that compensation shall be paid before starting any construction work on the land acquired. In case land owners, users, and tenants whose land plots are acquired disagree with compensation amounts they can appeal to a court. In case of acquisition and temporary occupation of land plot or part thereof, the following shall be compensated:

- cost of land plot, owned by individuals and legal entities;
- cost of residential houses, constructions, and installations, including incomplete constructions, and also located outside of allocated plot, fits further utilization is impossible due to seize of land plot;
- cost of fruits and berries, other perennial plants;
- cost of incomplete agricultural production;
- loss of profit.

71. The losses of agricultural land owners, users, tenants shall be determined by the State Research and Design Institute “Uzdaverloyiha” and its regional divisions; regional branches of state enterprises for land management and real estate cadastre, and departments for architecture and construction with help of valuation company.

72. The losses due to land acquisition are considered by land commissions under the Cabinet of Ministers, Council of Ministers of the Republic of Karakalpakstan, Hokimiyats of provinces, districts and cities and approved by local authorities.

73. The losses of owners, users, and tenants of land plots as well as the losses of agricultural and forestry production shall be compensated before issuing to a new owner, user and lessee documents certifying the right to the land plot.

74. The following shall be compensated in case of permanent or temporary land acquisition:

- cost of land plot which is privately used by legal entities and individuals;
- cost of residential houses, buildings, and structures, including facilities whose construction was not completed;
- cost of fruit, protective and other perennial plants;
- cost of not-completed agricultural production;
- loss of profit.

75. Cost of unfinished agricultural production, including of used materials (seeds, mineral and organic fertilizers, pesticides, herbicides, etc.) and actually performed works (preparation of soil for sowing, cleaning of irrigation and drainage network, sowing seeds, watering, processing of crops, etc.) shall be evaluated based on the primary accounting documents.

76. Cost of the lost profit of legal entities due to land acquisition shall be calculated based on the average annual net income for the last three years based on financial reports on for the relevant years, and the period which is necessary for the restoration of activity on new location. The period necessary for restoration of activity on a new location is time for obtaining land plot, standard time for design and construction of facilities similar to those to be demolished.

77. The above-described laws and regulations mention that non-titled and squatters on land and building/structures are ineligible for any compensation.

78. These regulations provide a sound basis for acquiring land for public purposes and for compensating land users according to the registered use of the land in Uzbekistan.

79. **Resolution of Cabinet of Ministers “On Approval of the Regulations on the Procedure of Assignment and Payment of Social Benefits and Material Assistance to Low-Income Families”.** This resolution with reference number 44 dated 15.02.2013 with latest amendment of 16.07.2019 regulates the procedure for appointment and payment by Makhalla allowances for families with children under the age of 14 years, allowances for child care until the age of two years and allowance for low-income families. According to this resolution the following types of families are entitled for allowances:

- families who have lost both parents and children involved in family education; • families where one or both parents are disabled children;
- widow/er raising two or more children under the age of 14, living separately from other relatives;
- family with disabled children;
- single-parent (mothers or fathers) of children. In this case the fact of child rearing mother (father) in an incomplete family established by Makhalla;
- families in which one or both parents are unemployed and registered at centers for employment promotion and social protection of the population as jobseekers;
- single retired persons.

80. Uzbekistan’s laws do not define compensation as rehabilitation of the APs livelihoods but compensation of directly measurable physical impacts or incomes. However, the Presidential Resolution number 3857 of 2018 requires that the donor-funded projects follow the specific safeguards requirements of the donor. This provision removes any disparity between the country’s legislations on LAR issues and ADB’s requirements for the IR safeguards.

81. Construction Standard and Rules No. KMK 2.10.03-97 (KMK). The KMK Instruction regulates construction norms for temporary and permanent acquisition of land for construction of main water supply and sewerage pipelines. The construction norms are issued by the State Committee on Architecture and Construction of Uzbekistan (now the Ministry of Construction) which is the controlling authority for all type of constructions within Uzbekistan. According to this KMK permanent land acquisition will be allowed for on the ground pipelines only. In case the pipelines are to be laid underground, then temporary land acquisition will be applied.

## **B. Involuntary Resettlement Safeguards Requirements of ADB SPS 2009**

82. ADB SPS (2009) principles are triggered both in case of a physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) because of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. The LARP must be prepared regardless of whether involuntary restrictions are full or partial, permanent, or temporary. The summary below presents the key principles and requirements ADB SPS (2009).

83. Resettlement planning is an integral part of the project design for all ADB projects associated with LAR and shall be started in the early stage of the project cycle, considering the key policy principles for involuntary resettlement, as summarized below:

- (i) Screen the project impact on early-stage to determine past, present, and future involuntary resettlement impact and risks. Determine the scope of resettlement

- planning through a survey and/or census of APs, including a gender-related resettlement impact.
- (ii) Carry out meaningful consultations with APs, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and resolve the APs' concerns. Support the social and cultural institutions of APs and their host population. Where involuntary resettlement impact and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
  - (iii) Improve, or at least restore, the livelihoods of all APs through (i) land-based resettlement strategies when affected livelihoods are land-based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit-sharing schemes where possible.
  - (iv) Provide physically and economically APs with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
  - (v) Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with the relevant income sources and legal and affordable access to adequate housing.
  - (vi) Develop procedures in a transparent, consistent, and equitable manner if the land acquisition is through a negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
  - (vii) Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
  - (viii) Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
  - (ix) Disclose a draft LARP, including documentation of the consultation process on time, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final LARP and its updates to affected persons and other stakeholders.
  - (x) Conceive and execute involuntary resettlement as part of a development project/program. Include the full costs of resettlement in the presentation of the project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
  - (xi) Pay compensation and resettlement entitlements before physical or economic displacement. Implement LARP under close supervision throughout project implementation.



- (xii) Monitor and assess resettlement outcomes, their impacts on the standards of living of AHs, and whether the LARP has achieved its objectives considering the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

84. ADB SPS (2009) provides three categories of AHs with variable compensation entitlements:

- (i) **Legal AHs:** APs with formal legal rights to land/land use right lost in its entirety or part;
- (ii) **Legalizable AHs:** AHs without formal legal rights to land in its entirety or part but who have claims to such lands that are recognized or recognizable by national law and;
- (iii) **Non-legal AHs:** APs who have neither formal legal rights nor recognized/recognizable claims to land/use right which they lost in its entirety or part.

85. For categories (i) and (ii) above, compensation should be paid for loss of a land use right and compensation at full replacement cost for structures, land improvements and relocation assistance. For APs in category (iii) (informal settlers), the borrower/client shall compensate all assets other than land (i.e., buildings, trees, crops, businesses) at full replacement cost. The risk of opportunistic encroachment on land designated for acquisition by the project is managed through a cut-off date.

86. Compensation for loss of land may be in the form of replacement land (if feasible) or in cash at “full replacement cost” that includes: (i) transaction costs; (ii) interest accrued; (iii) transitional and restoration costs; and (iv) other applicable payments, if any. Compensation for all other assets is to be provided in cash at replacement cost without deductions for amortization, salvaged materials, and transaction costs.

### **C. Comparison of Uzbekistan laws and ADB SPS 2009 and reconciliation of gaps**

87. The gaps between the laws of Uzbekistan and ADB’s SPS 2009 requirements are outlined in the Table 9. However, through introduction of two legislations in 2018, (i) Presidential Resolution # 3857 “On measures to Improve the Effectiveness of Development and Implementation of Projects With the Participation of International Financial Institutions (IFIs) and Foreign Governmental Financial Organizations (FGFOs)” and (ii) Presidential Decree #5495 “On Measures for Fundamental Improvements of Investment Climate in the Republic of Uzbekistan”, which require preparing and implementing projects funded by International Financial Institutions (IFIs) according to their requirements as well as carrying out meaningful consultations, all gaps have diminished. The gaps between the requirements of ADB SPS (2009) and national laws have been reconciled in previous ADB-assisted projects in Uzbekistan and those reconciliations will be applied in this project LARP too (Table 11).

**Table 11. Comparison of ADB SPS (2009) and Uzbekistan laws**

Items	ADB SPS (2009) and practices	Uzbekistan laws and practice	Reconciliation measures
1. Eligibility	A. AHs with legal rights. They are eligible for compensation of land and all losses.	A. AHs with legal rights are eligible for compensation of land and all losses.	A. Same in principle and application.
	B. AHs with legalizable rights. They are eligible for compensation of land and all losses after the EA helps them in legalizing their assets.	B. AHs with legalizable rights will receive compensations after legalizing lands and assets on own efforts.	B. Same in principle and application. Resolution of the Cabinet of Ministers № 3857 <sup>25</sup> .
	C. AHs with no legal/legalizable rights. They are eligible for compensation at least of all non-land losses.	C. AHs with no legal/legalizable rights are not eligible for compensation of losses.	C. Informal land users will be entitled to compensation for non-land assets and improvements and for rehabilitation assistance. Resolution of Cabinet Ministers № 3857. Loan agreement shall also provide covenants for application of ADB SPS (2009) for this and all other reconciliation measures below.
2. Compensation	A. <u>Permanent loss of land</u> . Replacement land as preferred option or cash compensation at replacement cost (market value plus other related costs).	A. Replacement land for AHs with formal land title and any other improvement costs in affected private lands.	A. Same in principle and application. Replacement land will be sought as first option for AHs whose livelihood is land based. If suitable land is not available, cash compensation at full market cost. At preparing the draft LARP permanent land loss is not identified. If there will be any permanent land loss, this be known after the detailed design.
	B. <u>Replacement of leased land</u> . Compensation of lost income and replacement of leased land.	B. Based on lease replacement and compensation in cash for all losses including lost profit.	B. Based on lease replacement and compensation in cash for all losses including lost profit.
	C. <u>Loss of structures/buildings</u> . Compensation in cash at replacement cost for lost item free of depreciation, transaction costs and other deductions.	C. Compensation in cash at market value for lost asset free of depreciation, transaction costs, and other deductions.	C. Same in principle and application. Resolution of the Cabinet Ministers № 3857. Compensation at replacement cost principle without discounting depreciation and transaction cost as already done for previous ADB projects and will be applied in this LARP.
	D. <u>Loss of indirectly affected lands and other assets</u> . Non-affected part of the asset no longer usable after the impact shall be acquired and compensated too.	D. Law requires that all losses including lost profits should be compensated to all legal APs.	D. Same in principle and application. Resolution of the Cabinet Ministers № 3857.

<sup>25</sup> The Resolution of the Cabinet of Ministers № 3857 “On measures to improve the effectiveness of training and implementing projects with participation IFIs and foreign government financial organizations” and the loan agreement will be bases for compensation.

Items	ADB SPS (2009) and practices	Uzbekistan laws and practice	Reconciliation measures
	E. <u>Loss of business.</u> Reimbursement of actual losses plus business re-establishment costs. For application based on tax declared income for period of business stop. In absence of tax declaration based on maximum non-taxable salary.	E. Cash compensation at market value for all damages/expected profit loss incurred. Burden of proof of expected profit loss rests on APs based on the formal documented evidence but no clear methodology.	E. Same in principle and application. Resolution of the Cabinet Ministers № 3857. Business losses will be compensated as per ADB SPS (2009) and good practices.
	F. <u>Loss of trees:</u> Irrespective of legal land occupancy status compensation at market rate. Fruit trees: cash compensation for fruit bearing trees based on annual net product market value multiplied by 5 years; Non-fruit timber trees: cash compensation equivalent to prevailing market price of timber for non-fruit trees; in addition, right to have felled trees with deduction from compensation.	F. Fruit trees compensated based on average income from tree for one year identified based on average income from tree for the last three years; Non-fruit timber trees compensated according to the independent valuers' reports; AHs have no right to have felled trees.	F. Loss of trees will be compensated as per ADB SPS (2009) and good practices, as specified in the Entitlement Matrix of this draft LARP. Resolution of the Cabinet Ministers № 3857.
	G. Loss of crops. Compensation of crop in cash at replacement cost and market price. Provision of 60 days' notice to harvest standing seasonal crops. If harvest is not possible, cash compensation for crops (or share of crops) equivalent to prevailing market price	G. Loss of crops shall be compensated at market price.	G. Same in principle and application. Loss of crops shall be compensated at replacement cost and market price as specified in Entitlement Matrix of this draft LARP.
Involuntary Resettlement Planning, assessment, and impact valuation	A. <u>LARP preparation and implementation.</u> This includes measures such as: (i) impact assessment/APs census and socio-economic surveys; (ii) defining compensations and entitlements; (iii) safeguards monitoring requirements; (iv) budget and implementation schedule; (v) DMS that measures all affected lands and assets; (vi) Valuation of all loss assets: a) Land: If land market exist based on a survey of recent transactions; without land market based on land productivity/income; b) buildings and structures: replacement cost of materials, labor and transport and special	A. No requirement to prepare a stand-alone LARP. Involuntary land acquisition and resettlement process entails similar but less detail assessment than ADB SPS (2009), as detailed below: (i) Impacted lands and buildings are measured. Other impacts identified but not measured; (ii) only legal APs are identified ; (iii) No socio-economic survey is required; (iv) Valuation is required: (a) market land value identified based on survey of land market transactions; (b) buildings and	A. Draft LARP has been prepared following ADB SPS (2009) and good practices. It will be updated based on final detailed design. At draft LARP preparation, were conducted (i) APs census and socio-economic surveys; (ii) compensations and entitlements are defined in Entitlement Matrix as per ADB (SPS (2010) principles, (iii) safeguards monitoring requirements specified in the draft LARP, (iv) estimated LARP budget prepared and will be updated in final LARP; In finalizing the LARP, will be conducted (v) DMS of affected lands and other assets, and (v) valuation of loss assets following ADB SPS (2009) requirements and good practices including the principle of replacement cost, no

Items	ADB SPS (2009) and practices	Uzbekistan laws and practice	Reconciliation measures
	features of building/ structure without discounting depreciation, salvaged materials and transaction costs; c) trees/crops: As per methodology given in section Compensation.	structures based on market value; (c) valuation includes transaction costs/third party liabilities; (d) replacement cost but the salvaged materials remain with the developer or discounted from compensation; e) trees and crops valued and compensated as given in section Compensation.	discounting depreciation and transaction cost as have been applied for previous ADB projects. Resolution of the Cabinet of Ministers #3857.
Procedural mechanisms	A. <u>Information disclosure</u> . Project and resettlement related information and documents shall be timely disclosed to APs in their language.	A. No disclosure requirement exists.	A. Project information was disclosed during the public consultations in all project districts and both draft and final LARP after approval will be disclosed as per ADB SPS (2009);
	B. <u>Public consultation</u> . EA shall ensure meaningful consultations with AHs/APs, and consult them about resettlement planning, compensation options and entitlements.	B. Matters of local importance shall be publicly discussed with local authorities. But no requirement to consult directly the AHs.	B. Public consultations have been conducted in all project districts in preparing the draft LARP, and , the draft LARP and final will be disclosed as per ADB SPS (2009);
	C. <u>Grievance procedure</u> . The EA shall form a project-level GRM and inform the APs about the GRM.	C. Each state agency shall address the citizens' complaints as per the instructions approved by the Government.	C. Project-level GRM and institutional responsibilities are agreed with the MIFT PIU and will be in place during the project implementation.
	D. <u>Full compensation before acquisition</u> . Impacted lands and properties can be acquired for the project only after full compensation is paid to AHs.	D. Property can be acquired only after full compensation is paid to AHs.	D. Same in principle and application.
Assistance to (i) vulnerable and severely AHs; <sup>26</sup> and livelihoods restoration.	The EA shall identify vulnerable AHs and provide them additional assistance; and assist severely AHs, to restore and improve their pre-project level livelihoods;	A. No involuntary resettlement related allowance to vulnerable and severely AHs, and for the livelihood restoration are envisaged.	A. Vulnerable households will be (i) provided with additional cash allowance, (ii) assisted in making application for the government assistance program, and (iii) prioritized in project-related employment. Resolution of the Cabinet of Ministers #3857.

<sup>26</sup> AHs who will lose 10% or more of their total productive land and/or assets.

## D. Core LAR Policy Principles Adopted for the Project

88. The following principles will be adopted and guide involuntary resettlement and compensation process in the project implementation:

- (i) Avoid and/or minimize the involuntary land acquisition and resettlement as possible through the project design options;
- (ii) Where impacts will be unavoidable, assist and compensate AHs and mitigate impacts according to the LARP to ensure the AHs improve or at least regain their pre-project social and economic conditions;
- (iii) The draft LARP will be updated/finalized following the DED;
- (iv) Conduct information disclosure and meaningful consultations with AHs continuously about the resettlement planning and compensation options and assistance and ensure their participation in the project implementation and monitoring;
- (v) Provide additional assistance to vulnerable and severely affected AHs;
- (vi) Assist the AHs with income restoration and rehabilitation activities;
- (vii) AHs with no legal rights to land and assets (informal land and property users) will receive full compensations at least for all losses (e.g., buildings and structures, trees and crops, informal business and/or employment, etc.) other than land;
- (viii) Disclose the LARP to AHs in their local language;
- (ix) Payment of full compensations at replacement cost and rehabilitation assistance to AHs according to the final LARP before physically acquiring lands and commencement of construction works by the contractor in the impacted sites;
- (x) The project-level GRM will be in place and accessible to AHs and public during the project implementation and evaluation; and
- (xi) Land that is temporarily affected shall be restored to its previous use and the AHs shall be allowed to continue their cultivation after completion of civil works;
- (xii) People moving in the project area after the cut-off date will not be entitled to compensation and assistance;
- (xiii) Conduct regular monitoring and reporting of the social and resettlement safeguards performance and take corrective actions as needed.

## E. Eligibility, Compensations and Assistance

### D. 1. Eligibility

89. All AHs are eligible for compensations and assistance according to the Entitlement Matrix in Table 10. Lack of legal rights to lands and assets do not ban the AHs from receiving compensations of all losses other than land and when relevant additional assistance allowances. As per ADB SPS (2009) involuntary restatement safeguard principle, AHs without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of nonland assets. Combination of compensations and additional assistance to individual AHs depends on lost assets, the severity of impacts and individual social and economic vulnerability. **Compensations will be paid based on the principle of replacement cost** that besides the market value of the lost assets will include all costs the AHs incurred or shall incur (e.g., transactions registration fees for lands, buildings, business, and relevant permits, and other assets, costs for land improvement if relevant, costs for relocation and transportation).

90. The AHs eligible for compensation and rehabilitation assistance under the project are:

- (i) All AHs losing the legal rights to lands;
- (ii) All AHs losing buildings, crops, plants, or other objects attached to the lands regardless of their legal status; and
- (iii) All AHs losing business, jobs, and income regardless of their legal status.

## **D. 2. Cut-Off-Date**

91. The MIFT PIU through the local media will announce the cut-off date as the last day of the DMS that will be conducted during the project implementation for updating the LARP according to the project detail design. The announcement of the cut-off date will inform the public and AHs that anyone who will settle in the affected areas and/or construct/alter any buildings or business after the cut-off date will not be eligible for compensation of the incurred costs and assistance by the project. However, they shall be given the notice to vacate premises and dismantle affected structures. The dismantled materials will not be expropriated and they will not pay any fine or suffer any sanction.

92. The AHs and public will be informed about the cut-off date also during the DMS, updating the census of AHs, IOL, and SES for updating the LARP. The AHs/APs that have been proven living or having livelihoods activities in the project impacted area but were not identified during the preparation of the final LARP, or newly identified as AHs due to any changes in the project design will be eligible for compensation and assistance.

## **D. 3. Valuation regulations and approaches**

93. Valuation of assets for compensation of losses to AHs will be carried out according to the Law About Valuation Activities, decrees and resolutions of the President and the Cabinet of Minister of Uzbekistan, and replacement cost principle of ADB SPS (2009). Among the national legal acts related to the valuation of losses of lands and other for compensation are:

- (i) Resolution of the Cabinet of Ministers dated 16 November 2019, №911 "About additional measures to improve the procedures for provisions for the separation and provisions of lands and provisions of guarantee of property rights of physical and legal entities"";
- (ii) Resolution of the Cabinet of Ministers dated 25.05.2011, №146 "About measures to improve the procedure for allocating land plots for urban development activities and other non-agricultural purposes" (Annex 2 on Regulations on the identification of possessors, users, tenants and land owners, and loss of agricultural and forestry production);
- (iii) The "Law on Valuation Activity" ref.No.811-I dated 19.08.1999
- (iv) National Property Valuation Standards of Uzbekistan (IF) №10 "Valuation of real estate" (registered by the Ministry of Justice of 18.11.2009, №2044);
- (v) Resolution of the Board of the Central Bank of Uzbekistan "About Approval of the Procedure of valuation of the land lease rights" (registered 8.04.2004 by the Ministry of Justice, №1336).

94. The amounts of compensations for losses due to LAR impacts to owners, users, tenants/lease-holders, and owners of land plots, as well as losses of agricultural and forestry production, are determined by the State Scientific and Design Institute "Uzdaverloyiha" and its territorial divisions, with the involvement of valuation entities as stated in Resolution of the Cabinet of Ministers # 146. This Resolution provides that in case of land acquisition, all losses of AHs (users, tenants/lease-holders, and owners of land plots) shall be compensated. Resolution provides that in case of land acquisition the valuation for compensation of loss of plants, agricultural and forestry production shall be carried out following the methodology and formulas described in the Annex 2 of this Resolution. The "Uzdaverloyiha" State Scientific-Design Institute and its territorial divisions, branches of state-owned land management enterprises and real estate cadastre of the respective districts, will define replacement land, amount of compensation for plants, and loss for agricultural and forestry production with involvement of valuation entities. The valuation and defined compensation will be reviewed by commissions under respective districts and cities' Hokimiyats and approved by these Hokimiyats. The AHs can dispute the valuation. In the case of disagreement, the Court has

own procedure for engaging a valuation commission and determine the value of losses for compensation.

95. Compensation of the affected standing crops shall be based on replacement cost based on 1 year of production cost (inputs) plus an amount equivalent to 1-year average net income computed based on the average income over the past 3 years.

96. Loss of income from fruit trees shall be compensated based on the average annual income for the past 3 years multiplied by 4 times to reflect the duration from planting to reach the productive stage. If no data is available about the net income, an independent valuator will identify compensation at market value and replacement cost.

97. In updating the impact in this draft LARP based on the detail design, MIFT PIU will ensure the official valuations for compensation of all types of losses will be carried out according to the national laws and the replacement cost principle of ADB SPS (2009). Valuations shall consider that compensation of all losses due to the project will be paid based on the replacement cost principle that includes the defined market value of lost assets and other incurred costs as required by ADB SPS (2009).

#### **D. 4. Compensation approaches**

98. All compensations will be based on replacement costs principle. MIFT PIU will ensure engaging a valuation entity to define the value of the affected assets and incomes, calculate compensations at market value and replacement cost principle, and costs of valuation will be covered by the MIFT PIU.

99. **Compensation for temporary land impact and loss of crops.** Construction and rehabilitation works will cause temporary land impact due to laying pipes underground, and as such affect trees and crops. In practice, this period does not exceed one cropping season. In this draft LARP this period was taken as one 1 year and one cropping season. Compensation for the temporary loss of crops is determined by the following formula:

$\text{Compensation} = (\text{total affected agricultural area} \times \text{1 year's average net income}) + (\text{total affected agricultural area} \times \text{1 year's crop production cost}).$
--

100. Cash compensation equal to loss of net income from the impacted land shall be calculated based on the tax reported average net annual income from the land in the last three years. For standing crops, in addition to the above, compensation of incurred production costs (inputs and services) for the affected standing crops based on the actual production costs proven by documents (e.g., receipts, invoices for paid inputs and services), or if documents on incurred costs are not available, based on the average costs for such inputs and services in the project district. MIFT PIU will ensure restoration of lands to the pre-project conditions upon completion of construction works before returning lands to the AHs. The AHs with legal rights to the lands will be allowed to continue their cultivation after the construction works. The AHs using the land without land use right title, will have access and can replant trees in the water conduit sanitary protection zone (strip) as this is not prohibited by the regulation (KMK 2.04.02-19) and the established local practice, and they can cultivate crops/plan trees within the sanitary protection zone of the pipeline as they do it now. Duration of construction works will not exceed one cropping season; if the impact will be more than one cropping season, the AHs will be paid compensation for loss of net incomes due to the loss of crops for each impacted season in the same principle as above.

101. Valuation for the compensations of crops and harvest of fruit trees in the impacted lands will be carried out by the district authorities (Hokimiyats). The value of trees will be defined by the independent valuator.

102. **Compensation for permanent land impact.** The project is not expected to cause permanent land impact. If such impact arises during the project implementation, compensations options to consider with AHs will include: **for AHs with life-long inheritable land use rights:** (i) replacement land compensation with plots of equal value, productivity class, and irrigation services in a comparable location, if such land is available<sup>27</sup>. If such land is not available, another land plot plus land development cost to improve the land quality and productivity, and irrigation supply; or if land is not available, cash compensation at replacement cost by providing compensation for loss of land use rights where compensation amount shall be determined by an official valuation entity. **For AHs with lease-holders/land user having user permit:** MIFT PIU will coordinate with local government and provide AHs with replacement lease land with land plots of equal value and productivity class, and agricultural support services which includes land development cost as needed to provide such services; Or if such land is not available, compensation for loss of land in terms of loss of income equivalent to 4 years of net average three years income of the affected crops from the affected agricultural land. **In addition, for both categories of the above-mentioned land users,** and (i) paying all transaction costs and registration fees for the replacement land plot, and any other expenses caused by the LAR impact, (ii) unaffected part of the affected land plot will be acquired and compensated if it becomes unviable after the impact.

103. **Compensation for loss of trees.** Compensation for trees shall be defined following the Law of Uzbekistan About Valuation Activities and the Resolution of the Cabinet of Ministers # 146 (2011). The immature trees will be valued and compensated at the replacement cost, including the costs for saplings, planting and growing the trees to the same age, to be calculated by an independent valuation entity. For fruit trees, cash compensation will be based on the average annual net income for the last 3 years multiplied by 4 times (years) to reflect the duration from planting tree to reach the productive stage and the cost of saplings and planting trees defined by an official independent valuation entity. If no data is available about the net income, compensation at market cost will be determined by an independent valuator considering the special indicators such as recovery value and increase index (including available district agricultural statistics about the fruit trees yields and average prices for the last three years). For timber trees, cash compensation will be paid based on the market value of dry wood volume, to be calculated by an independent valuation entity. For decorative trees, cash compensation will be paid based on the market value considering the age of the tree and replacement cost as defined by an independent valuation entity; all compensation rates shall be updated when updating/finalizing the draft LARP as per the DED.

104. In addition, the AHs will have the felled trees without any discounts from their compensations. The AHs can harvest fruits before commencement of construction works without deduction from their compensation amounts.

105. **Allowances to vulnerable AHs.** Vulnerable AHs will receive a one-time vulnerability cash allowance equal to the minimum monthly wage for 3 months. The Contractor will give priority in engaging the interested members of vulnerable AHs in the project construction works and operations according to their competence and jobs availability. During updating the LARP, MIFT PIU will verify the vulnerability status of the identified AHs in this draft LARP and assist the vulnerable AHs in making applications for enrolling them to the state-supported assistance programs. The vulnerable AHs by the subproject will be paid assistance allowance for vulnerability as envisaged in the LARP regardless if they are approved or not for receiving assistance allowances from the state program(s).

---

<sup>27</sup> District Hokimiyats in coordination with the MIFT PIU will allocate replacement land plots to AHs.



106. **Compensation for buildings and structures.** Compensation for such loss will be paid to all AHs with-and without legal rights to lands and properties based on the replacement cost defined by an independent valuation specialist, following SPS (2009) and laws of Uzbekistan.

107. **Compensation for business and income loss.** Cash compensation for loss of income due to *temporary impact and business loss* will be paid to AHs for the period of business interruption calculated based on the estimated average monthly income in the past 3 years multiplied by the number of months business interrupted based on tax declarations, and plus an opportunity loss as applicable, and any related expenses. If tax declaration is not available, or AH paid flat income tax, based on average income of similar business in the area.<sup>28</sup> For *permanent business loss*, compensation will be paid to AHs based on replacement cost principle, and shall include costs for (i) re-establishment business elsewhere (such as costs for documentation/registration of the re-establishing business, marketing cost, utility cost as will be relevant for any individual businesses and presented by the respective AHs, and estimated by an independent qualified valuation specialist in consultation with the respective AHs); (ii) net income lost during the transition period for up to 12 months to be defined based on individual cases based on tax declared average income for the last three years; if tax declaration is not available, or AP paid flat income tax, based on average income of similar business in the area; and (iii) the costs of transferring and reinstalling plant, machinery, or other equipment as applicable; these all shall be identified by an official independent valuation entity.

108. **Compensation for loss of job:** If this will occur due to DED, the **formal workers** will be paid for lost wages for the duration of business interruption. In case of permanent closure of their employment cash indemnity corresponding to 6 months' salary shall be paid. **Informal workers** who work without any written agreement, shall be paid an allowance equivalent to minimum wage during the business interruption. In case of permanent loss of job, informal workers shall be paid an allowance equal at least to 3 months of minimum wage.

109. **Severe impact allowance.** If severe impact will arise during the project implementation, the severely AHs will receive additional one-time rehabilitation cash allowance equal to the minimum monthly wage for 3 months. The Contractor will give priority in engaging the interested members of vulnerable AHs in the project construction works and operations according to their competence and jobs availability.

110. **Common property resources.** Such impact is not expected. If occurs, the MIFT PIU will ensure to restore the impacted common property/infrastructure, to the pre-project condition.

## D.5. Entitlement Matrix

111. The Entitlement Matrix in Table 12 provides the principles of compensation and assistance to all AHs to be applied in this project for compliance with ADB SPS (2009). The EA will make payments to AHs' bank accounts, and the EA shall cover all bank transfer and services charges and ensure that there will not be any deduction by the bank when AHs will withdraw compensations (and where applicable assistance allowances) money from their bank accounts at banks.

---

<sup>28</sup> The qualified independent valuation specialist shall use all allowable by law information sources according to the valuation standards and their valuation practices in the country. We assume the sources will include formal statistics, market studies, records of similar businesses' income and tax declarations, and any others documents and sources, as may be selected by the qualified valuation specialists. This is added in the footnote hereby.

**Table 12: Entitlements Matrix (EM)**

Specifications	Entitled persons	Entitlement
<b>A1. Permanent impact/loss of lands<sup>29</sup></b>		
Agricultural/orchard land losses	<p>All AHs with legal land use rights; and</p> <p>All AHs whose land use rights are legalizable.</p>	<p><u>Life-long inheritable land use rights:</u></p> <ul style="list-style-type: none"> <li>Land for land compensation with plots of equal value/productivity class, comparable location and agricultural support and irrigation services which includes land development cost to provide such services;</li> </ul> <p>Or and if such equal value replacement land is not available,</p> <ul style="list-style-type: none"> <li>Cash compensation at market value and replacement cost for loss of land calculated by an official valuation entity.</li> </ul> <p><u>Leaseholders/Land user having legal land use rights</u></p> <ul style="list-style-type: none"> <li>MIFT PIU coordinates with local government and provides AHs with replacement lease land of equivalent value and productivity class, and agricultural support services/irrigation system which includes land development cost as needed to provide such services;</li> </ul> <p>Or and if such equal value replacement land is not available:</p> <ul style="list-style-type: none"> <li>Cash compensation for loss of land equivalent to 4 years net income derived from the affected land (based on average income for the last 3 years).</li> </ul> <p><b><u>In addition, for both forms of land rights:</u></b></p> <ul style="list-style-type: none"> <li>EA will pay all transaction costs and registration fees for the replacement land, and updating land rights documents due to the impact.</li> <li>Unaffected part of the affected land plot will be acquired and compensated, with consent of the AH if it becomes unviable to use as per its purpose after the impact.</li> <li>Six months advance notice to AHs and paid compensation before displacement.</li> </ul>

<sup>29</sup> No such impact is expected at this stage. This provision will be applied if such impact will occur.

Specifications	Entitled persons	Entitlement
Residential land loss	All AHs with legal land use rights; and All AHs whose land use rights are legalizable .	<ul style="list-style-type: none"> <li>• Compensation at market value and replacement cost for loss of land to cover all expenses caused by LAR impact;</li> <li>• Unaffected part of the affected land plot will be acquired and compensated, with consent of the AH if it becomes unviable to use as per its purpose due to the impact;</li> <li>• EA will pay also all transaction, building permit, registration, and other relevant costs for the replacement land.</li> </ul>
Commercial land loss	All AHs with legal land use rights; and All AHs whose land use rights are legalizable .	<ul style="list-style-type: none"> <li>• Compensation at market value and replacement cost principle for loss of land and to cover all possible expenses caused by LAR impact, which shall be calculated by valuation entity;</li> <li>• Unaffected part of the affected land plot will be acquired and compensated, with consent of the AHs if it becomes unviable to use as per its purpose after the impact.</li> <li>• In addition, the EA will pay all transaction, building permits and registration costs for the replacement land.</li> <li>• Six months advance notice to AHs and paid compensation before displacement.</li> </ul>
<b>A2. Temporary or permanent impact on land</b>		
<b>Loss of crops</b> (income from land due to impact on agricultural land)	All AHs with and without legal/legalizable rights to lands, structures, and all affected assets (even those without legal land use rights are eligible to compensation). <sup>30</sup>	<ul style="list-style-type: none"> <li>• Cash compensation equal to loss of annual net income from the impacted land based on the average net annual income from the land in the last three years; if income records are not available, based on the average prices of crops in the project district for the last three years with prices inflation index identified by the valuation entity;</li> <li>• For standing crops, in addition to the above, compensation of production costs (inputs, labor and services) for loss of standing crops based on the actual production costs proven by documents (e.g., receipts, invoices for paid inputs and services); if documents on incurred costs are not available, based on the average costs for inputs and services in the project district;</li> <li>• Duration of construction works shall not exceed one cropping season; if the impact will be more than one cropping season, the AHs will be paid compensation for loss of net incomes due to loss crops for each impacted season in the same principle as above;</li> <li>• Restoration of lands to the pre-project conditions; AHs with legal rights will be allowed to continue their cultivation after the construction works.</li> </ul>

<sup>30</sup>As per ADB SPS (2009) involuntary resettlement safeguard principles, AHs without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of nonland assets.

Specifications	Entitled persons	Entitlement
<b>Loss trees</b> (income from land due to impact on agricultural land)	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use rights are eligible to compensation).	<ul style="list-style-type: none"> <li>• <u>Fruit trees</u>. Cash compensation based on the average annual net income for the last 3 years multiplied by four years to reflect the duration from planting tree to reach the productive stage; plus, replacement cost, saplings and planting trees as defined by an independent valuation entity. If no data is available about the net income, compensation at market cost will be determined by an independent valuator;</li> <li>• AHs can harvest fruits before commencement of construction works without deduction from their compensation amounts;</li> <li>• <u>Immature trees</u> will be valued and compensated at the replacement cost, including the costs for saplings, planting, and growing trees to the same age, to be defined by an independent valuation entity;</li> <li>• <u>Timber trees</u>. Cash compensations based on market value of dry wood volume defined by an official independent valuation entity;</li> <li>• <u>Decorative trees</u>: Compensation based on market value identified by an independent valuation entity.</li> <li>• Additionally, all AHs regardless of legal land use rights status will have all the felled trees without any deduction from their compensations.</li> </ul>
<b>B. Impact on structures</b>		
Full or partial loss of structures;	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use rights are eligible to compensation).	<ul style="list-style-type: none"> <li>• Cash compensation at full replacement cost for affected structure/fixed assets free of salvageable materials, depreciation, and transaction costs and state fees for building permits in new sites (as relevant) , identified by an independent valuation entity. AHs will be entitled to get salvage materials from demolished structures for free without deduction from the compensations.</li> <li>• AHs losing structures/buildings who need to relocate will each be provided with a relocation allowance sufficient to cover (a) a rent fee until the AHs rebuild the structure/buildings in new place (maximum up to 2 years while the new house or building is being erected); (b) relocation allowance for transportation of the family members, goods, and chattels to temporary and permanent relocation sites. Amount of relocation allowance amount and timeline of its payment shall be agreed with AHs and fixed in compensation agreement as required by the national regulation No. 911 dated 16.11.2019.</li> <li>• In case of partial impacts on structures (structure wall, fences etc.) cash compensation at replacement cost shall be paid to restore the remaining structure. Cost of replacing existing water, electricity, gas, phone connections etc. and costs of restoration of all secondary affected structures (fences, irrigation ditches, irrigation pipes etc.) will also be included in to the compensation.</li> <li>• Unaffected portions of structures/building will also be acquired and compensated at replacement cost if become unviable to use by its purpose after impact.</li> <li>• Six months advance notice to AHs and paid compensation before displacement.</li> </ul>
<b>C. Impact on business</b>		

Specifications	Entitled persons	Entitlement
Permanent impact on business	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use right but derive income from the land are eligible to compensation).	<ul style="list-style-type: none"> <li>• Compensation based on market value and replacement cost for (i) re-establishment business elsewhere; (ii) net income lost during the transition period for up to 12 months to be defined based on individual cases based on tax declared average income for the last three years; if tax declaration is not available, or AHs paid flat income tax, based on average income of similar business in the area; and (iii) the costs of transferring and reinstalling plant, machinery, or other equipment as applicable; and plus (iv) income opportunity loss; these all shall be identified by an official independent valuation entity.</li> </ul>
Temporary impact on business	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use right but are deriving income from the land are eligible to compensation).	<ul style="list-style-type: none"> <li>• Compensation of loss net income from the business for the duration of the disruption based on tax declaration of average monthly income for the past three years, plus an opportunity loss as relevant, and any expenses related to LAR. If tax declaration is not available, or AHs paid flat income tax, based on average income of similar businesses in the project district.</li> </ul>
Loss of job (workers):	All AHs regardless of having formal or informal employment	<p><u>Temporary:</u></p> <ul style="list-style-type: none"> <li>• Cash compensation in form of salary for duration of interruption for formal workers;</li> <li>• In case of informal workers who work without written agreement, compensation will be paid at least equivalent to minimum wage during interruption.</li> </ul> <p><u>Permanent:</u></p> <ul style="list-style-type: none"> <li>• Cash indemnity equal to 6 months' salary for formal workers;</li> <li>• Informal workers who work without written agreement shall be paid an allowance equivalent at least to 3 months of minimum wage.</li> </ul>
<b>D. Additional severe impact allowance</b>		

Specifications	Entitled persons	Entitlement
AHs who will lose permanently 10% or more of their total productive land and/or assets.	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use right).	<ul style="list-style-type: none"> <li>• Additional one-time cash allowance equal to minimum monthly wage for 3 months;</li> <li>• Priority for employing family members in the project construction and operations jobs as per skills;</li> </ul>
<b>E. Additional vulnerability allowance</b>		
Low-income households, female-headed households, the elderly headed household, households headed by physically disabled persons, landless or non-titleholder affected households. These households are at risk of being disproportionately affected by the project due to their vulnerable status ;	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use right).	<ul style="list-style-type: none"> <li>• Additional one-time cash allowance equal to minimum monthly wage for 3 months;</li> <li>• Priority for employing family members in the project construction and operations jobs as per skills;</li> <li>• Project Implementation Unit will assist the vulnerable AHs in making application for their enrolling to the state-support assistance programs.</li> </ul>
<b>F. Any unanticipated impact</b>		
AHs will receive full compensation based on replacement cost principle for any unanticipated impact identified during the project implementation. In such case, the EM will be updated accordingly.		
G. Community structures/assets: If any community assets and/or facilities/utilities will be affected, they will be restored at least to the -pre-project impact level.		

## VII. INCOME RESTORATION AND REHABILITATION

112. **LAR impact.** The project will not cause any physical displacement neither severe impact, therefore, draft LARP does not include relocation and/or income restoration programs for AHs. The AHs will receive compensations for losses due to temporarily land impacts and will be able to use the impacted lands after the construction works for orchards and crops cultivation as before and the project will not impose any new or additional land-use restrictions. MIFT with support from PRF consultant will consider if and how affected households (AHs) can benefit from the activities in Output 3 of the Gender Action Plan (GAP) to improve their affected livelihoods, and will include the result of the review in the updated LARP (e.g. conclusion if AHs can participate in the activities in GAP, required arrangement if AHs can participate in the program, participants selection criteria, budget arrangement, timeline of activities etc.).

## VIII. GRIEVANCE REDRESS MECHANISM

### A. Project-level Grievance Redress Mechanism

113. MIFT PIU will set up a project-level GRM following ADB SPS (2009) and the Law of Uzbekistan "About the order of submission of appeals of physical and legal entities" (№445 from 2017). The GRM shall resolve grievances and inquiries of any project affected persons related to the project's resettlement and environmental impacts and consultations and information disclosure. It will be maintained for the duration of the project. The borrower will inform affected persons about the GRM and contact information of responsible authorities (Table 13).

114. MIFT PIU has overall responsibility for well-functioning of the GRM and resolving the grievances and inquiries in efficient and fairly manner, and consultation with complainants to avoid escalation of the complaints. MIFT PIU will involve relevant agencies and independent experts as needed. The PIU's social safeguard specialist will serve as the GRM focal person.

115. The GRM should not impede access to the country's judicial or administrative remedies. The aggrieved persons reserve their rights to appeal to the Court of Uzbekistan at any stage of grievance resolution.

116. The following two-level project GRM process is proposed:

- (i) **Level 1** - PIU Field Coordinator together with the respective city Hokimiyat, Mahalla, regional and city SUE "Toza Hudud", LLC "Jizzak Suvta'minoti", PMSC, Contractor and the MIFT PIU's social safeguard specialist.
- (ii) **Level-2** – MIFT PIU in Tashkent;

117. **Level 1.** At this level, the complainants apply directly to the Field Coordinator, who after registering the received complaint/appeal (sample grievance log book table is proposed in Annex 9 can be used in Excel sheet), will notify the complainant and provide acknowledgement of receipt of the appeal/complaint, and inform the applicant about the procedure and terms of consideration of the appeal, study the nature and specifics of the appeal and, within its powers, take measures to solve it. At the same time the PIU Field Coordinator informs the relevant beneficiary of the project (city hokimiyats, regional state unitary enterprise "Toza Hudud", LLC "Djizzak Suvta'minoti") about the received appeal.

118. Also, affected persons may approach the Contractor. A grievance log book table must be maintained by the contractor and MIFT PIU for all such complaints. The contractor shall register the complaint and make efforts to resolve the grievance at that level in a consultative manner with the complainants and the PIU Field Coordinator.

119. If necessary, the PIU Field Coordinator will send an appeal to the relevant party to resolve the issue in the prescribed manner. In particular, depending on the nature of the appeal, it can be submitted for consideration to the state authorities and local administrations (contractors, gatherings of citizens of the mahalla, hokimiyat or to the city SUE "Toza Hudud", the city LLC "Djizzak Suvtaminoti" as well as specially authorized state bodies (SCEEP, National Construction Supervision Authority, Cadaster Department etc.).

120. At this level, the appeal must be considered and decision taken **within 15 days** from the date of receipt. Resolution of the appeal must comply with the requirements of laws of Uzbekistan and the requirements of ADB SPS (2009) for the GRM and Accountability Mechanism. The PIU Field Coordinator informs the applicant and the MIFT PIU about the decision and planned measures of the reviewed complaint/appeal. At this level, the PIU Field Coordinator is the focal point for working with appeals and ensures close interaction with the complainants, government authorities and/or subject experts for resolving the complaint in mutual consensus and timely manner.

121. **Level 2. MIFT PIU in Tashkent.** If the appeal cannot be considered at the first stage due to the specifics of the appeal or the applicant was not satisfied with the decision made, the appeal will be forwarded to and considered by the MIFT PIU in Tashkent.

122. After registering the received appeal (application, proposal, complaint), the MIFT PIU Social Safeguard Specialist in Tashkent shall notify the applicant of the receipt of the appeal including information about the registration number, date, and the person who accepted the appeal, and timeline of its review.

123. If the issue raised in the appeal is not directly related to the project, and/or outside of the project GRM scope, MIFT PIU Social Safeguard Specialist shall familiarize the applicant with the goals and objectives of the project, the activities provided in the framework of the project and provide an appropriate explanation of the reasons why this appeal cannot be considered by the project GRM, and recommend the applicant other instances for appeal.

124. Upon receipt of the request, the MIFT PIU will take the following actions:

- Create a group to consider the appeal, which will include the head of the PIU, PIU Field Coordinator, representatives of Djizzak Suvtaminot LLC, State Unitary Enterprise Toza Hudud, Contractor, government, and local authorities (hokimiyats) according to the case subject;
- Meeting the applicant and resolve the issues, collection of materials about the case, and monitor complain/appeal resolution in timely and mutual consensus manner;
- Consultations with the independent valuers (in case of complaints related to the valuation and compensation of loss assets) to obtain an appropriate valuation of the affected property/assets or business (valuation report);
- Complaints/appeals shall be reviewed and decision made **within 15 days** from the date of receipt, and in the case **additional study is required, within a period of up to one month.**



**Table 13**

No.	Contacts of the grievances redress responsible agencies		
1.	Djizzak city	PIU Field Coordinator	To be defined later
		Hokimiyat of Djizzak city	Djizzak city, Uzbekistan street, Hamid Olimjon mahalla, 13; E-mail: jizzak.sh@exat.uz Phone number: +998722224010; +99872222497
		"Djizzak Suvtaminot LLC" LLC	Djizzak city, str. Sharof Rashidov ko'chasi, 115 E-mail: jizzakh_suvtaminoti@mail.ru Contact phone number: +998722260325
2.	MIFT PIU	MIFT PIU in Tashkent city	Tashkent city, T. Shevchenko street, 34 E-mail: iudpuzbekistan@gmail.com contact phone number: 71 252 42 20

125. **Court.** If the project-level GRM will not be able to resolve the grievance or the complaining party is not satisfied with the decision, it shall be resolved as per law and court order of Uzbekistan, which will be outside of the project GRM scope.

126. Also, if not satisfied with the resolution of the issue by project-level GRM, the complaining party can send complaint to ADB's Accountability Mechanism discussed below, after making good faith efforts to resolve the grievance with ADB's operation department.

## **B. ADB's Accountability Mechanism**

127. Affected persons and people in the project areas shall also be informed about the ADB's Accountability Mechanism, and that they should at first put good faith efforts for resolving the complaints on the project level-GRM and the project implementing agencies in the country. Two or more APs (can be from the same family) can submit their complaint to the ADB's Accountability Mechanism (AM). The AM is a last resort mechanism. The project-affected persons shall first address the issue with the project-level GRM, and then they shall make good faith efforts to address the issue with the relevant ADB operations department. Complaints will not be eligible in certain cases such as:

- About actions not related to something ADB did or not do in formulating, processing, or implementing an ADB-assisted project;
- About an ADB-assisted project for which 2 or more years have passed since the loan or grant closing date;
- About matters those complainants have not made good faith efforts to address with the operations department concerned;
- About decisions made by ADB, the borrower or executing agency, or the private sector client on the procurement of goods and services, including consulting services; and allegations of fraud or corruption in ADB-assisted projects (these will be managed by other facilities).

128. The complaint may be submitted by mail, fax, email, or in-person:

### **Complaint Receiving Officer (CRO), Accountability Mechanism**

Asian Development Bank Headquarter, 6 ADB Avenue, Mandaluyong City 1550, Metro Manila, Philippines [\(+632\) 632-4444 loc. 70309](tel:+6326324444) [\(+632\) 636 2086](tel:+6326362086) [amcro@adb.org](mailto:amcro@adb.org)

129. Alternatively, complaints may be submitted through ADB office in Tashkent, which will forward the complaint to the CRO.

### **C. Awareness and Accessibility**

130. Accessibility and awareness of the affected persons and communities about the project-level GRM is important for its effective functioning. During the project implementation, the MIFT PIU shall inform the project affected persons and communities about the project GRM including through the project information leaflets and contact information of responsible persons<sup>31</sup> for the project GRM. This will ensure that people are aware about the project-level GRM and have contact information of responsible staff if they have inquiries or grievances.

131. Consultation and information dissemination about the GRM shall be in local language/s understandable for affected persons. MIFT PIU shall further inform the affected communities and persons about the GRM through public consultations, individual meetings,<sup>32</sup> information leaflets, local media with approaches to facilitate participation of women and vulnerable APs.

132. The MIFT PIU shall ensure that all grievances and their resolution status will be documented in the Grievance Logbook at the offices of the Contractor, District Hokimiyats, and Mahallas. The Mahallas and Hokimiyats of the project districts may use their own procedures for documenting the grievances. The MIFT PIU shall ensure that all grievances and their status will be monitored and reflected in the project's progress reports. The Contractor should update grievances resolution status in monthly progress reports submitted to the MIFT PIU, who will reflect this in the semiannual social safeguard monitoring reports that will be submitted to ADB.

## **IX. INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION**

### **A. Project preparation state**

133. ADB SPS (2009) requires the APs must be meaningfully consulted and given opportunities to participate in the resettlement planning and project implementation. They shall be consulted in an appropriate and timely manner about the resettlement and compensation options, assistance, and implementation of the LARP.

134. Public consultation and information disclosure were conducted in preparing this draft LARP. Considering the COVID-19, consultations with AHs were conducted individually during the AHs census and socio-economic surveys from July to August 2021. In these meetings, the summary of the project's technical scope, anticipated LAR impacts and safeguard measures, and the principles of compensations of losses applicable to the project as per the national laws and ADB SPS (2009) have been discussed with participants. AHs received also information brochures (Annex 10) in Uzbek language with summary of the proposed project's scope, anticipated LAR impacts, key involuntary resettlement principles and compensations and valuation, sample entitlement matrix for compensations, contact information of responsible persons from the MIFT PIU and Hokimiyats if any AHs or public members may have appeals or complaints.

135. AHs asked questions about the project works and implementation timelines, expected land impacts and compensations. Table 14 below provides a summary of questions and responses. LAR information brochures in Uzbek language have been distributed to AHs in 9 mahalla offices in Djizzak city including: 6 mahallas in alignment of 12.5 km pipeline to be reconstructed; and 3 mahallas where road, water, sewerage, open space components will be implemented, though LAR impact in these 3 mahallas are not expected.

---

<sup>31</sup> E.g., PIU staff and GFP, Project Management and Supervision Consultant (PMS), Contractor, Hokimiyats, Mahalla, and ADB Uzbekistan Resident Mission's Resettlement Specialist.

<sup>32</sup> Considering the pandemic situation and following with COVID-19 safety protocols.

136. Upon endorsement of this draft LARP, it will be disclosed in website of ADB in English. ADB requires the MIFT PIU to disclose this draft LARP in its website in local language(s) which are understandable to the AHs and general public. The summary of key principles of this LARP, including Entitlement Matrix, GRM and ADB's Accountability Mechanism, will be translated in Uzbek language (and languages that are understandable to the AHs and general public) and shared to AHs after ADB's approval of this draft LARP.

**Table 14: Main questions and responses during the AHs census and surveys**

	Summary of questions	Summary of response
1.	How compensation will be paid to affected persons? In cash or through bank transfer?	Cash compensations will be paid to AHs through bank transfer to their bank accounts. Then the AHs will be able to take cash from their banks.
2.	Will damaged crops of informal APs be compensated?	Yes, all damages of informal AHs will be compensated fully based on real market prices.
3.	If not registered auxiliary structures such as barn or shelter are affected by the project, will they be compensated?	Yes. If such structures are affected by the project, they will be compensated at replacement cost based on the valuation made by a licensed valuation firm.
4.	When construction works will start exactly?	Now we cannot tell exactly when construction works will start. We expect that such works could start earliest in the second half of the year 2022.
5.	What about existing old trunk main? How it will be utilized?	The project will not deal with the old pipeline. After completion of the project water company will decide what to do with the old pipeline.
6.	Diameter of pipeline?	The diameter of new pipeline will be from 600 mm to 700 mm
7.	Can you please explain alignment of pipeline on the map?	Alignment of trunk main was explained on map.
8.	What will be the duration of pipe laying construction works on our fields?	The duration of pipe-laying construction works will not exceed one crop season. All measures will be taken to do the works in no-crop season.
9.	How can we know about commencement date of construction works in our area?	Schedule of construction works will be informed in advance.
10.	Which construction company will do construction works?	The procedures regarding selection and engagement of construction companies under the project were explained.
11.	How deep will the trunk main be laid in to ground?	The pipeline could be laid at 1-2 meters underground, but this will be known upon DED.
12.	What about rehabilitation of soil after completion of pipe laying? Will soil be rehabilitated fully after completion of construction works?	Yes. The project will ensure that before returning their land to the land users the soil will be restored fully to its original condition.
13.	Who will be contractor for the project? Local or international company?	We do not know it yet. Contractor can be either international or local company. This will be known based on the bidding results. Bidding will be carried out according to the ADB standards.
14.	What the pipes will be made of?	Metal pipelines will be used for big diameter transmission main.
15.	In case of impacts on community structures, how such damages will be compensated?	Contractor of the project will rehabilitate damaged community structures to their original condition. Contractors will have budget in their contracts for this purpose.

## **B. Project implementation stage**

137. The MIFT PIU will ensure conducting public consultation and information disclosure, and meaningful consultation with AHs in updating and finalizing the LARP and throughout the project implementation. The MIFT PIU will widely announce the cut-off date in the project area through the local media as the last day of DMS that will be conducted for updating/finalizing the draft LARP based on the project's final DED before awarding contract with involuntary resettlement impacts. The public consultations and information disclosure will apply approaches to meet the needs of women and vulnerable groups to ensure their participation. Information disclosure measures for finalization and project implementation of LARP will include (i) posting the final LARP in English and Russian or Uzbek languages on the websites of ADB; (ii) available copies of the approved LARP in the offices of the MIFT PIU, Mahallas and Hokimiyats; (iii) regular consultations and updates of AHs and communities about the project scope and implementation timelines through the public consultations, dissemination of the updated project and LAR information brochures in local language(s) understandable to AHs and general public including information about the project-level GRM for resolving the complaints of people who may be adversely affected during the project implementation, and (v) other applicable information and approaches.

138. Variety of communication and consultation methods will be applied depending on the types of information to be disseminated, subjects and individual cases, including:

- Public consultations (individual meetings with AHs as needed) subject to COVID-19 situation and control measure);
- Media and digital information dissemination (considering COVID-19 safety protocols);
- Information boards and leaflets in local language(s) understandable to AHs and general public.

139. Information and documents disclosure will be through consultation and publishing safeguard documents such as LARPs, SDDR, and SMRs, in websites of ADB and MIFT PIU:

- Project scope updates, timeline of physical works, involuntary resettlement compensation principles and mitigation measures, summary of the final LARP and the Entitlement Matrix, the status of grievances resolution disclosure to AHs; and
- The project-level GRM and contact information of the responsible persons from the project implementing agencies.

140. Actions taken and outcomes, minutes of meetings, lists of participants and key issues discussed and the decision is taken will be documented and shared with stakeholders. Public consultations shall be meaningful and continuously during the project implementation including the preparation of the detail design, construction works, implementation and monitoring the LARP. Public consultations shall be carried out regularly (e.g., every quarter and based on needs to consult about specific issues).

## **X. INSTITUTIONAL ARRANGEMENT**

141. Resettlement planning and monitoring, updating and implementation of the final LARP will require resources and coordination of all project stakeholders. In Uzbekistan, several agencies shall provide information and assistance in this process depending on the nature of the project and resettlement scope. The summary of the tasks of the key agencies for the LARP finalization and implementation are given below.

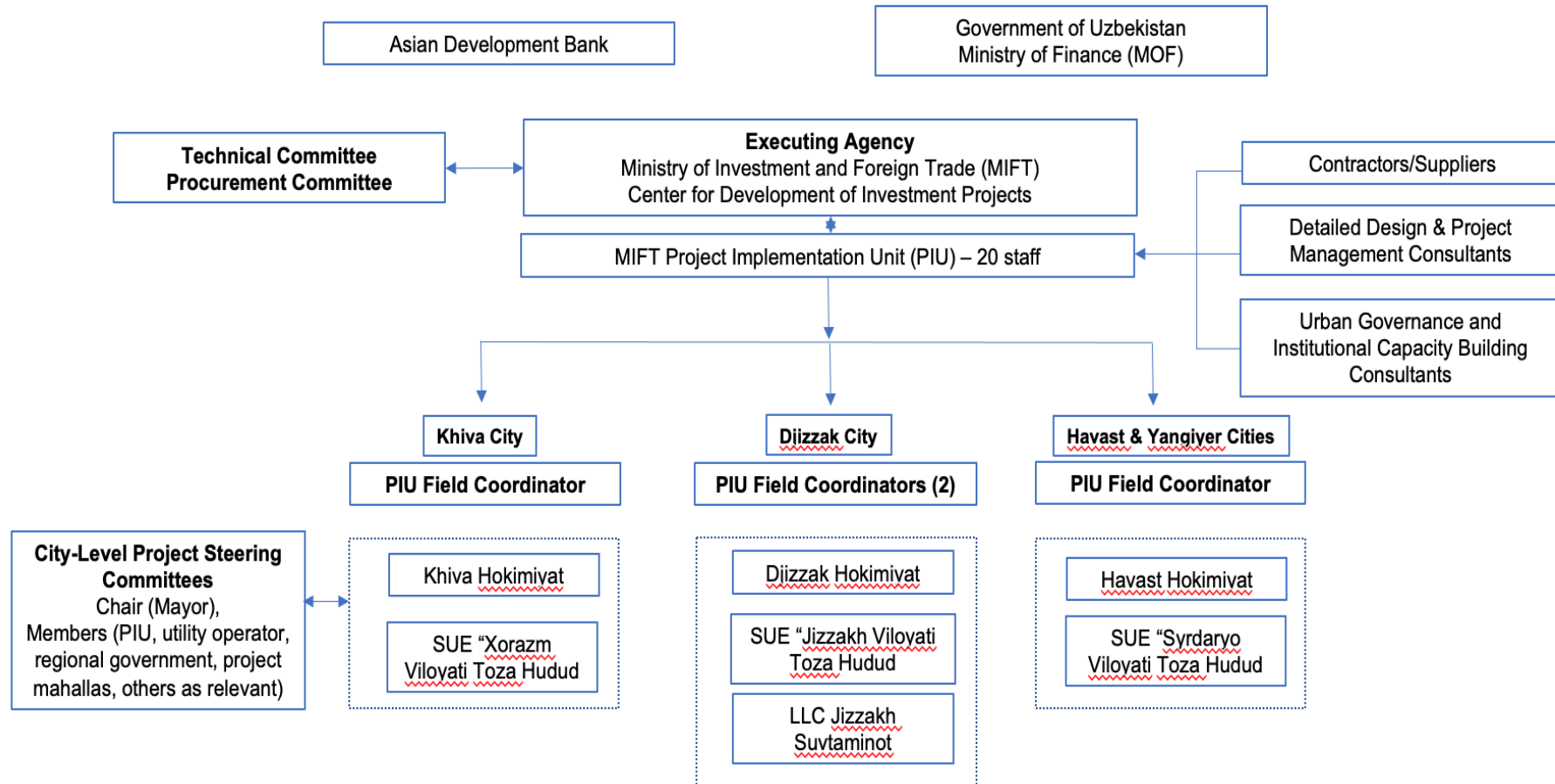
### **A. Implementing Agency**

142. The MIFT is the executing agency (EA). The project will be coordinated through its Center for the Development of Investment Projects, and implemented through its Project Implementation Unit (PIU). The MIFT as an executing agency has overall responsibility and decision making for timely implementation in accordance with the loan agreement; MIFT Center for the Development of Investment Projects will be responsible for: (i) facilitating inter-ministerial and local coordination; (ii) project monitoring, troubleshooting key issues, and focal point for ADB official meetings and missions; (iii) endorsing withdrawal applications; (iv) approving procurement plans, bidding documents, bid evaluation, and contract awards following ADB and Government of Uzbekistan requirements.

143. The MIFT PIU will be responsible for involuntary resettlement safeguards compliance, monitoring, and reporting, will update/finalize this draft LARP based on the final DED before contracts with LAR impacts are award. The MIFT PIU will implement the final LARP upon ADB's approval, conduct public consultations, and information disclosure, ensure grievances management, and monitoring and reporting to ADB and other government agencies. The MIFT PIU will have a Social Safeguard Specialist to ensure timely implementation of resettlement safeguard tasks. There will be four PIU Field Coordinators in Khiva (1), Djizzak (2), and Havast and Yangier (2) cities. The PIU Field Coordinators will facilitate project implementation, coordination at the city level, and monitoring and reporting the subprojects implementation progress, including resettlement tasks and safeguards compliance on the ground together with PMCs team. There will also be a City Level Project Steering Committee comprised of city level project stakeholders to oversee the project progress and ensure timely implementation (Figure 3 in main text). There will be project stakeholders including Hokimiyats, Uzsuvtaminot JSC, Suvtaminot Limited Liability Company (LLC), SCEEP, Toza Hudud to ensure their active involvement during project implementation.

144. There will be also a Project Management and Supervision Consultant (PMSC) and Contractors, who will be responsible to support the MIFT PIU and comply with resettlement safeguard requirements reflected in their contractual duties, and be part of the grievances redress resolution, and monitoring and reporting on social and resettlement issues, according to their roles and activities to be performed under the project. Details shall be specified in the LARP(s) for any project components with resettlement impact. The PMSC will have a national social and resettlement specialist (16PM) to support the MIFT on resettlement tasks for the period of 4 years of the project implementation.

Figure 7. IUDP organizational chart



145. The MIFT PIU will update the LAR impact and prepare a final-implementation ready LARP based on the final DED before any contracts with LAR impacts are awarded, for review and approval by ADB. The MIFT PIU will ensure that final LARP will be fully implemented before sites with LAR impacts are handed over to the contractors. The MIFT PIU shall ensure that all LAR related tasks are implemented according to Uzbekistan's laws and ADB's SPS (2009), and policy gaps' reconciliation measures envisaged in LARP including:

- (i) Update, finalize and endorse this draft LARP and submit it for ADB review and approval;
- (i) Ensure timely allocation of budget for LARP and payment of all compensations and assistance to AHs;
- (ii) Implement the final approved LARP prior to the start of civil works; Ensure that no physical or economic displacement will take place until the final approved LARP is implemented, all compensation and assistance are paid to AHs, and monitoring report on the LARP's implementation is prepared by MIFT PIU for review and approved by ADB, and until ADB will provide clearance for the commencement of the construction works on the impacted lands;
- (iii) Coordinate with relevant agencies the LARP updating and finalizing and implementation, and all procedures that these entails as per laws of Uzbekistan ADB SPS (2009);
- (ii) Provide information disclosure and meaningful consultations to AHs and communities about the project and involuntary resettlement documents, principles, and process, including GRM and ADB's Accountability Mechanism during the project implementation;
- (iii) Engage the licensed valuator and state agencies as relevant for valuation of affected assets, incomes and livelihoods and ensure that the valuations are conducted and compensations are paid following the replacement cost principle of ADB SPS (2009);
- (iv) Include in the Contractor's contracts provisions about LAR safeguards and mitigation measures the Contractor shall comply with (e.g., reports on grievances and keeping the GRM Logbook, following the ROW during the construction works, not block the irrigation supply to farmers AHs' adjacent non-impacted lands, inform AHs about the schedule of constructions that can affect their farming works); Monitor the Contractors social safeguards performance including implementation of mitigation measures related to temporary land acquisition, provide guidance, and recommend corrective actions for any identified safeguards non-compliances;
- (v) Formalize the project-level GRM and coordinate with the relevant agencies' formation of the GRCs to resolve grievances in a timely manner, and allocate staff and resources for the project-level GRM to ensure its well-functioning and timely resolving grievances;
- (vi) In the case of unanticipated resettlement impact, prepare and implement LARP for relevant impact in accordance with the national laws and ADB SPS (2009); and
- (vii) Conduct regular monitoring and prepare semi-annual monitoring reports on LARP implementation for review and approval by ADB.

146. There will be other government agencies to perform LAR tasks such as (i) city Hokimiyats and (ii) the Cadaster Agency under the Tax Committee at district level. There will also be *Mahalla* (local self-government body representatives) and an independent valuation entity involved in LARP finalization activities.

147. In case of unanticipated temporary and/or permanent involuntary resettlement impact, the MIFT PIU shall prepare and endorse a LARP and/or LARP Addendum (as relevant) for the new impact according to national laws and ADB SPS (2009), implement it and submit the LARP implementation report to ADB for review and approval before commencing any physical works on the affected site.

## **B. Project Management and Supervision Consultant**

148. The Project Management and Supervision Consultant (PMSC) will assist the MIFT PIU in avoiding and minimizing LAR impacts as possible, updating and finalizing the draft LARP and its implementation. The PMSC among other tasks, will assist the MIFT PIU in followings:

- (i) Update and finalize this draft LARP and ensure its compliance implementation after ADB's approval;
- (ii) If any unanticipated resettlement impact arises during the project implementation, assist the MIFT PIU to prepare and implement a LARP and/or LARP Addendum (as relevant) for that impact following the ADB SPS (2009) and national laws;
- (iii) Register and forward received grievances to the MIFT PIU; facilitate the resolution of grievances as possible based on own competence and coordinating with the MIFT PIU;
- (iv) Advise the MIFT PIU about any LAR safeguards non-compliance in the project implementation and propose immediate actions to address the issue;
- (v) Familiarize its staff with the LARP and mitigation measures applicable under the project;
- (vi) Monitor regularly own environmental and LAR safeguards performance throughout the project duration; and incorporate LAR safeguards issues, grievances, and their resolution status in the periodic project progress reports to the MIFT PIU.

149. Overall, the PMSC will assist the MIFT PIU in implementation of the LARP, resolving the grievances, internal monitoring and preparing LARP implementation completion and semi-annual internal monitoring reports for review and approval by ADB. The MIFT PIU will ensure that the Contractor will comply with the contractual obligations on LAR safeguards. The PMC will monitor the Contractor's performance on LAR safeguards and propose corrective actions when needed, review the information provided by the Contractor, conduct field visits to the project construction sites, meeting AHs and communities, identify, and update about potential impacts or non-compliances if any, and propose corrective actions for avoiding or mitigating the identified impacts and correcting the non-compliances if any. The Contractor will submit monthly progress reports to PMSC about any grievances and LAR issues.

## **C. City Hokimiyats and other state agencies**

150. **Hokimiyats of Djizzak, Khiva, Havas and Yangier** cities will be closely involved in updating and implementing the LARP. Hokimiyats are local government bodies and are responsible by law for initiating and completing the LAR process including:<sup>33</sup>

- (i) Decide on acquisition of land plots and send notification of the AHs with information about land plots to be acquired for the project's temporary or permanent needs, outline locations of the constructions and structures to be affected by the project;
- (ii) Establish special commissions such as Commission on Land Acquisition and Evaluation Commission which will be closely involved during implementation of LAR process and which include representatives of different relevant offices; (v) other roles and responsibilities deriving from nature and functions of Hokimiyats.
- (iii) Negotiate compensation options, sign purchase agreements, and acquire affected lands, provide the value rate for the agricultural losses/crops;
- (iv) Address the complaints and concerns of the citizens within own competence/ forwards the complaints of citizens and AHs to MIFT PIU and assist in resolving grievances;

---

<sup>33</sup>Land Code stipulates that the local state authorities (district Hokimiyats) shall issue a decree about the land acquisition for the state needs. For major projects, the Office of the Prime Minister shall approve the decree and endorse compensation packages.



- (v) Assist the MIFT PIU in conducting disclosure and public consultations with APs and project communities (representative of respective Hokimiyats are part of the GRM);
- (vi) Assist in conducting the DMS according to the detail design of the project;
- (vii) Select land for the construction sites;
- (viii) Allocated replacement land plots for affected AHs in case of permanent land loss; and
- (ix) Assist the AHs with no formal rights to land to legalize (register) their land use rights if that is legalizable, when needed.
- (x) Other roles and responsibilities deriving from nature and functions of Hokimiyats.

151. The district Hokimiyats will provide overall administrative support to MIFT PIU in the updating, finalization, and implementation of the final approved LARP. The district Hokimiyat will form a district land acquisition and resettlement committee (DLARC) to support the finalization and implementation of the LARP and the above-mentioned tasks.

152. **Land Use Planning Institute (*Uzdavyerloyiha*)**. By the Resolution of the Cabinet of Ministers #317, the Land Use Planning Institute shall assist to prepare documents for land acquisition. It will also assist to identify and verify property boundaries and ownership for allocated land during the preparation of the Land Acquisition and Allocation Acts. These documents should show the final list of AHs and maps of their affected lands. It will also assist to prepare the Government Decree on Eminent Domain (*Dalolatnoma*) for affected lands. The Decree contains the agreement letters from AHs, the conclusions of the utility companies about the affected lands' legal status. The Eminent Domain Decree should reflect also the impacted assets and lands, and the compensation amounts for the AHs. The Institute provides the list of AHs, inventory of losses and the scope of land impacts.

153. **State Cadaster Agency under Tax Committee**, the district branches, shall assist to:

- (i) Maintain land cadastre and provide data on land plots, land use rights and land users,
- (ii) Inventory of and crops losses incurred by land users, land restoration, including removal and temporary storage of productive soil layer;
- (iii) Determine the need for sanitary and water protection zones around constructions;
- (iv) Propose allocation of land plots of equal value for land swap compensation, and amend the cadastral documents on land use and ownership; and
- (v) Prepare proposals on allocating land plots of equal value as land for land compensation;
- (vi) Investigating alternatives to acquiring currently used land through developing unused land and thus avoiding/minimizing land impacts wherever possible;
- (vii) Amend government edicts on land use and ownership and other cadaster documents.

154. **Mahallas**: In implementation of the final approved LARP, mahallas will assist the MIFT PIU: (i) to disseminate information about LARP; and (ii) address grievances/appeals of APs and any unexpected LAR impacts.

155. **Valuation Entity**. An accredited private valuation entity with valid license for valuation activities shall be involved in estimating the market value and replacement cost of the affected assets.

#### **D. Asian Development Bank**

156. ADB will provide guidance and supervision in LAR process, finalization of the draft LARP based on the DED, will approve the final LARP and review its implementation. This will include a review of the monitoring reports, project review missions to the project sites to ascertain the status of the LARP implementation and involuntary resettlement safeguards performance of the MIFT PIU and Contractor. ADB will issue clearance for commencement of the construction works upon compliance completion of the LARP implementation. ADB will also assist the MIFT PIU in satisfactory implementation of the final approved LARP. If the involuntary resettlement safeguards related non-compliances cases will be identified, ADB will assist and guide the MIFT PIU in taking corrective actions according to the final LARP and safeguard covenants envisaged in the project financing agreement and documents and ADB SPS (2009). ADB will also provide technical support to MIFT PIU in finalizing and implementation of LARP.

## **XI. MONITORING AND REPORTING**

### **A. Overview**

157. ADB SPS (2009) requires the borrower/client to monitor and assess resettlement outcomes and impact on the standards of living of the APs. The objective of the monitoring is to assess the progress of implementation of LARP. Monitoring will also help to identify any unanticipated involuntary resettlement impact and take corrective actions on-time to avoid delays in project implementation. The MIFT PIU will be responsible to ensure regular monitoring during the project implementation and submitting the semi-annual monitoring reports to ADB for review and clearance. The monitoring requirements shall be based on the scope of the involuntary resettlement impact of the project. In this project, according to the scope of impact identified at the project preparation stage MIFT PIU will conduct internal monitoring. Upon implementation of the final LARP, the MIFT PIU will submit to ADB a LARP implementation compliance report. ADB's clearance of the LARP implementation compliance report will be required before commencement of construction works for the subproject.

### **B. Internal Monitoring and Reporting**

158. The MIFT PIU will conduct regular internal monitoring and provide Semi-Annual Monitoring Reports to ADB for review and approval for the entire duration of the project to monitor and report on any emerging LAR issues and complaints during the project implementation. The approved monitoring reports will be posted on ADB's website. To confirm completion of specific milestones in LARP implementation, the MIFT PIU will submit to ADB (i) one LARP implementation compliance report upon the disbursement of compensation payments as well as payment of allowances to eligible AHs, which will be one of the conditions for allowing construction works to commence in the areas/components with LAR impacts, (ii) one land restoration completion report at the end of construction to confirm if land is restored and AHs with land use rights are able to resume their livelihood/agricultural activities. At the end of the project, a LARP completion and evaluation report should be prepared summarizing the experience in the entire project.

159. The indicators to be used for monitoring include (i) payment of compensations and assistance according to the Entitlement Matrix, (ii) information disclosure and meaningful consultations and participation, (iii) grievance redress, (iv) budget and timeframe, and (v) other provisions of the final LARP. The monitoring reports shall reflect the progress in compensation payments and implementation of the LARP up-to-date, as well as any problems encountered and suggestions for corrective actions. ADB will review the monitoring reports and when approved, will issue a notice to proceed with the construction works.

160. Information for monitoring will be collected directly from the field through AHs' satisfaction surveys by the social safeguard staff of the MIFT PIU, PMSC and Contractor, about the progress of LARP implementation including complaints or inquiries of AHs and other land users in the project alignment. The PMC will assist the MIFT PIU in: (i) monitoring and reporting the LARP implementation progress; (ii) verify the compliance implementation of the involuntary safeguard and mitigation measures; (iii) disclose monitoring reports and identify necessary corrective actions; and (iv) as needed identify and follow-up on the corrective actions to ensure progress toward the compliant outcomes. The MIFT PIU will disclose relevant information from monitoring reports to AHs upon ADB's review and approval. The MIFT PIU shall inform promptly ADB about (i) any unanticipated impacts arise during the project implementation or operation (information shall include a detailed description of the event and proposed corrective action plan); and (ii) any incurred or potential breach related to final LARP compliance implementation by any of the parties engaged in the project implementation, with the proposal of measures and actions to address the breach.

## XII. RESETTLEMENT BUDGET

161. The total estimated budget of the draft LARP is **3,914,353,600 UZS (369,279 USD)**<sup>34</sup> including costs for (i) compensations of losses and assistance to AHs, (ii) administrative costs 10%, (iii) valuation cost, (iv) Uzdaverloyiha cost, and (v) contingency of 50% as a budget reserve in case if any minor impact such as on trees, crops and small-scale structures would be identified after the project approval and before construction works based on final DED. Estimation of all costs in this draft LARP is based on the studied current market rates and data from the second-sources including the LARPs approved in 2021 for ADB-assisted projects in Uzbekistan. At updating/finalizing this draft LARP by the MIFT PIU after the project approval and before construction works based on final DED, the compensation rates and cost shall be updated based on the official valuation of the actual market prices and the principle of replacement cost. Loan proceeds will be used for involuntary resettlement costs and the budget estimated is included in the LARP. Any additional involuntary resettlement costs beyond these budget and newly identified land acquisition costs will be borne by the government.

162. **Compensation cost for crop loss.** It is estimated at **107,910,000 UZS (10,180 USD)**. This include compensation for crops: (i) corn, tomato, pumpkin, carrots, it is totally 101,700,000 UZS (9,594 USD) based on loss of income from the crops on the impacted land (based on the crops' average yield and net income per impacted area for the last 3 years (Table 12); and for (ii) alfa-alfa, since it is perennial crop, 25% of average income per area is added for inputs costs (Table 13) and compensation cost is estimated 6,210,000 UZS (586 USD). Total for crops: 107,910,000 UZS (10,180 USD), Tables 15 and 16.

**Table 15: Compensation cost for crop loss**

Crop	Area, ha	Average yield per 1 ha, kg	Average price, kg	Income of affected land/ average 3 years	Replacement cost, 25% income	Total compensation, UZS	Total compensation, USD
Corn	0.81	10,000	3,600	29,160,000	7,290,000	36,450,000	3,439
Tomato	0.25	20,000	5,000	25,000,000	6,250,000	31,250,000	2,948
Pumpkin	0.1	40,000	6,000	24,000,000	6,000,000	30,000,000	2,830
Carrots	0,006	50,000	1,0000	3,200,000	800,000	4,000,000	377
<b>Total</b>	<b>1.17</b>					<b>101,700,000</b>	<b>9,594</b>

**Table 16: Compensation cost for alfa-alfa**

Area, ha	Bale of alfa-alfa, ha	Price	Average income (area X price)	Expenses for replacement cost (25% of average income)	Total compensation (expenses+average income), UZS	Total compensation amount, USD
0,13	250	30,000	956,250	239,063	1,195,313	113
0,16	250	30,000	1,181,250	295,313	1,476,563	139
0,08	250	30,000	585,000	146,250	731,250	69
0,04	250	30,000	300,000	75,000	375,000	35
0,06	250	30,000	432,000	108,000	540,000	51
0,05	250	30,000	372,000	93,000	465,000	44
0,04	250	30,000	318,750	79,688	398,438	38
0,02	250	30,000	168,750	42,188	210,938	20
0,03	250	30,000	225,000	56,250	281,250	27
0,06	250	30,000	42,9000	107,250	536,250	51
<b>0,66</b>	<b>250</b>	<b>30,000</b>	<b>4,968,000</b>	<b>1,242,000</b>	<b>6,210,000</b>	<b>586</b>

<sup>34</sup> 1 USD = average 10,600 UZS for September 2021 here and throughout the documents. <http://www.cbu.uz/uzc/>

163. **Compensation for loss of trees.** Compensation cost for loss of all trees is estimated 1,703,765,000 USZ (**160,733 USD**) based on the trees' average yield and annual net income for the last 3 years, multiplied by 4 years, as per Uzbekistan laws and replacement cost principle of ADB SPS (2009). Calculation summary is in Table 17 and details in Annex 11.

**Table 17. Compensation cost for all trees**

Tree	No.	Total compensation cost, UZS	Total compensation cost, USD
Fruit trees	1,651	1,313,085,000	123,876
Timber trees	2,820	389,180, 000	36,715
Decorative	5	1,500,000	142
<b>Total</b>	<b>4,476</b>	<b>1,703,765,000</b>	<b>160,733</b>

164. **Compensation cost for business loss.** One fish breeding business (fishpond) would be affected. The AH started the business in March 2021 and the total self-reported expenses are 39,800,000 UZS including 9,000,000 USZ - for excavation and preparing the site, 3,800,000 USZ - for oilcloth, 27,000,000 UZS for buying fishes and transportation to the site. The AH breeds fishes from March to November when fishes will be sold. The daily fish feeding is 50 kg wheat, and 30 local breads which make an estimated fish feeding daily cost 200,000 USZ during the business season/cycle (1 March to 30 November). As per the AH's self-estimation, he has about 8,300 fishes. The net income is not known yet but estimated 16,133,333 UZS is average monthly, given the average weight per fish would be 850 gram and price for 1 kg fish would be estimated 40,000 UZS.

165. Estimated cost of compensation for business loss (Table 18) is based on replacement cost of total expenses for inputs 39,800,000 UZS (including 9,000,000 USZ - for excavation and preparing the site, 3,800,000 USZ - for oilcloth, 27,000,000 UZS for buying fishes and transportation to the site) plus expected net income for six months. Since the AH have started the business in March of this year and expected sale season is November 2021, there is no records of the business income yet. Therefore, for the purpose of this draft LARP, the expected net income is used to estimate the compensation cost. However, when updating and finalizing this draft LARP, estimation for this business compensation shall be updated, verified, and calculated by an independent valuation entity to be engaged by the MIFT PIU.

**Table 18. Fish breeding compensation cost**

#	Expenses	UZS	USD
1	Excavation and preparing the site	9,000,000	849
2	Oilcloth	3,800,000	358
3	Cost of fishes and transportation to the site	27,000,000	2,547
4	Cost of fish feeding 50 kg wheat, 30 kg bread daily = 200,000 UZS per day for 8 months (1 March to 30 Nov); 244 days * 200,000	48,800,000	4,604
	<b>Total expenses</b>	<b>88,600,000</b>	<b>8,358</b>
5	Gross income from fish sales (8,300 fishes times * 0,850 kg*40,000)	282,200,000	26,623
6	Net income, season (gross income - expenses)	19,3600,000	18,264
7	Average net income per month (net income/12)	16,133,333	1,522
8	Compensation amount at replacement cost (total expenses+ net income*6 months	<b>185,400,000</b>	<b>17,491</b>

166. **Compensation cost for structures.** The only one affected structure (barnyard of mud bricks) is 332m<sup>2</sup> and 200m<sup>2</sup> of it will be impacted and its compensation is estimated at 10,600,000 USZ, that shall be updated by an independent valuation entity when this draft LARP will be updated/finalized. During the draft LARP update and finalization, it shall be assessed that if after the partial impact, the barnyard cannot technically and economically viable to use, the whole barnyard shall be acquired and compensated with consent of the AH.

167. **Vulnerability allowance.** One-time additional cash allowance equal to minimum monthly wage for 3 months shall be paid to 6 vulnerable AHs identified at preparation of the draft LARP. The cost for all vulnerability allowances is estimated 14,796,000 UZS (6 AHs \* 822,000 UZS minimal wage \* 3 months) equal to 1,396 USD.

168. **Valuation costs:** Valuation of properties and business losses of AHs, will be carried out by an independent valuation entity to be engaged by the MIFT PIU for updating and preparing the final-implementation ready LARP. The cost for valuation services is estimated as 212,000,000 (20,000 USD) and shall be covered by the project/MIFT PIU.

169. **Costs for land administration, planning, design, and cadastre (*Uzdaverloyiha*) services.** The cost for services of *Uzdaverloyiha* is estimated as 212,000,000 (20, 000 USD).

170. **Budget summary.** The total estimated budget for the draft LARP is **3,914,353,600 UZS (369,279 USD)**. This includes 10% administrative costs and 50% contingency to ensure on-time implementation of the LARP in case of unanticipated LAR impact (Table 19).

**Table 19: Estimated summary of LAR budget**

Description	Total, UZS	Total, USD
<b>A. LAR cost</b>		
Compensation cost for crops	107,910,000	10,180
Compensation cost for trees	1,703,765,000	160,733
Compensation cost for business	<b>185,400,000</b>	17,491
Compensation cost for structure	10,600,000	1,000
Allowance for vulnerability	14,796,000	1,396
<b>Subtotal A</b>	<b>2,022,471,000</b>	190,799
B. Valuation cost	212,000,000	20,000
C. <i>Uzdaverloyiha</i> cost	212,000,000	20,000
<b>Subtotal (A+B+C)</b>	<b>2,446,471,000</b>	<b>230,799</b>
<b>C. Administrative cost (10% of subtotal A+B+C)</b>	<b>244,647,100</b>	<b>23,080</b>
<b>D. Contingency 50% (of subtotal A+B+C)</b>	<b>1,223,235,500</b>	<b>115,400</b>
<b>Total (Subtotal A+B+C+D)</b>	<b>3,914,353,600</b>	<b>369,279</b>

1 USD = 10,600 UZS average for September 2021. <http://www.cbu.uz/uzc/>

### **XIII. IMPLEMENTATION SCHEDULE**

#### **A. General**

171. The MIFT PIU will update the LAR impact and prepare a final-implementation ready LARP after the project approval and before construction works based on the final DED, for review and approval by ADB. The LARP implementation will start after the MIFT PIU endorses and ADB approves the final LARP. The MIFT PIU will plan all LAR activities to ensure that all AHs will receive full compensations and allowances before acquiring their lands and commencement of the construction works. The MIFT PIU will ensure information disclosure, meaningful consultations with AHs (considering the COVID-19 situation and control measures), monitoring the LARP implementation, and grievance redress throughout the project implementation. Construction works will start after the AHs will receive full compensations and assistance. The MIFT PIU will prepare and submit the LARP compliance implementation report to ADB for review and approval before issuing no-objection for commencement of construction works in LAR affected areas.

#### **B. Updating the LARP based on the Detailed Design**

172. The MIFT PIU will be responsible to update and finalize the draft LARP before construction work based on the DED, including: (i) confirming the impact area/final impact assessment; (ii) conducting the DMS; (iii) updating the list of AHs, IOL, SES; (iv) updating compensation rates and assistance allowances, and LARP budget; (v) conducting project information/documents disclosure, meaningful consultations and information about the GRM to AHs and communities; (vi) conducting official valuation by valuation entity of all losses of AHs and updating the compensation amount to AHs by an independent valuation entity (valuation services cost paid by Project/MIFT), and (viii) conducting monitoring and preparing monitoring reports. The MIFT PIU will endorse the updated final LARP and submit it to ADB for review and approval. Upon the ADB's approval, ADB will disclose it on their websites. The MIFT PIU will disclose it also to the AHs and communities.

#### **C. Safeguard measures**

173. As per the principles of the ADB SPS (2009) and national laws, to avoid/minimize impacts, and mitigate unavoidable LAR impacts, the design solutions shall consider:

- (i) National construction norms and rules (KMK 2. 10.01-97 and KMK 2.05.06-97) that envisage that in cities and locations where buildings and other infrastructure may be close to pipelines, the width of the ROW can be reduced to 7 meters (3.5 meters each side);
- (ii) Seek alternatives for using machines /work technologies to avoid/minimize impact;
- (iii) Alternatives of bypassing the impact to the fishpond and the structure wherever possible.

174. Further, the following measures shall be applied:

- (i) ADB include in the project financing agreement covenants for application of social and resettlement safeguard measures as per ADB SPS (2009) and project LARP;
- (ii) The MIFT PIU shall include in the Contractor's contract provisions about involuntary resettlement safeguards and mitigation measures the Contractor should comply with (e.g., reports on grievances and keeping the GRM Logbook, following the ROW during the construction works, not block the AHs' adjacent and no-impacted lands, inform AHs about the schedule of construction works that can affect their activities);
- (iii) The MIFT PIU shall provide 6 months' notice to AHs about the start of construction works that will acquire impacted lands for 1 year and impact;
- (iv) During the final DED preparation, the MIFT PIU and the Consultant shall

- (v) Contractor will save the top-soil and restore lands to the previous condition with the saved top soil, and ensures the irrigation canals will be functional so the AHs' will have access to irrigation supply on their no-impacted parts of lands; and
- (vi) The MIFT PIU will ensure continuous meaningful consultations with AHs and communities, and inform communities about the schedule of the civil works.

#### D. LARP Implementation

175. The LARP implementation will start after the ADB's approval of the final LARP. During the project implementation, finalizing and implementing the approved final LARP, the MIFT PIU will inform the AHs about their rights and compensation options and clarify any issues and concerns the AHs may have. The MIFT PIU will ensure the project-level GRM will be in place throughout the project implementation.

176. **Procedures for payment of compensations.** The MIFT PIU will ensure that final LARP will be fully implemented and all compensation and assistance allowances are paid before acquiring lands and start construction works. If the MIFT PIU and the AHs cannot agree on the compensation, the GRM or Court will determine it. In such case, the AHs will receive the MIFT PIU's decided compensation amount through bank transfer and subject to the decision of the Court, the AH will receive any other claimed amount. The MIFT PIU is responsible for the LARP budget and will ensure its timely allocation. The MIFT PIU will transfer the compensation and assistance allowance amounts to the bank account of each AH according to the bank payment information provided by the AHs. The MIFT PIU will individually inform the AHs about the time of payment of compensation and assistance allowances into their account. The AHs at own discretions can keep the compensation and assistance allowance amounts in their bank accounts, or withdraw it fully or partially at any time right after the compensation payments' transfers or later. The MIFT PIU will prepare and submit the LARP compliance implementation report to ADB for review and approval before issuing no-objection for commencement of construction works in LAR affected areas.

177. **Implementation schedule.** Table 20 shows a tentative schedule for the LARP and project implementation, and the schedule shall be updated as necessary, and the schedule of construction works and LARP implementation shall be streamlined.

**Table 20: Implementation schedule**

LARP activities	Months									
	1	2	3	4	5	6	7	8	9	10
<b>A. Detailed Design</b>										
MIFT PIU hires the Social Safeguards Specialist	x									
Information disclosure and public consultations	x	x								
Issuing notification on cut-off-date as per detailed design	x	x								
Update and finalize the LARP after the project approval before construction works as per the final DED and census of AHs		x	x	x						
LARP endorsement by the MIFT PIU and approval by ADB				x						
Disclosure of the final LARP				x						
<b>B. Implementation</b>										
Contract signing with AHs					x					
Consultation and GRM	x	x	x	x	x	x	x	x	x	x
Payment of compensations and entitlements to AHs					x	x				
LARP compliance report approved by ADB						x				
Takeover possession of acquired property						x				
Handover land to contractors							x			
Schedule for civil works							x			
<b>C. Monitoring and Reporting</b>										
Internal Monitoring and Reporting by MIFT PIU to ADB				x	x	x	x	x	x	x



## Annex 1. Decision of Djizzak city Hokim

English translation follows



**O'ZBEKISTON RESPUBLIKASI JIZZAX VILOYATI  
JIZZAX SHAHAR HOKIMI  
QARORI**

184 -son

« 10 » 05 2021 -yil

Жиззах шаҳрининг магистрал ичимлик сув тармоқларини реконструкция қилиш ва янги қурилиши, Жиззах шаҳрининг “Иттифок”, “Дўстлик” ҳамда “Ёшлик” маҳалласи ҳудудида ичимлик суви ва оқава сув тармоқларини реконструкция қилиш ва янги қурилиш даври учун зарур бўлган вақтинчали ер майдонини (16-25м кенглигида) танлаш ва ажратишга рухсат бериш тўғрисида.

Ўзбекистон Республикаси Вазирлар Маҳкамасининг 2020 йил 7 июлдаги Осиё тарракқиёти банки иштирокида “Ўзбекистон Республикасида шаҳарларни ривожлантириш лойиҳаларини тайёрлашни молиялаштириш” лойиҳасини амалга ошириш чора-тадбирлари тўғрисида”ги 426-сонли қарори ижросини таъминлаш мақсадида ҳамда Ўрта шаҳарларни комплекс ривожлантириш лойиҳасини амалга ошириш гуруҳининг 2021 йил 30 апрелдаги 06/47-02-28-сонли хати ҳамда тақдим этилган ҳужжатларга асосан

### **ҚАРОР ҚИЛАМАН:**

1. Ўзбекистон Республикаси Вазирлар Маҳкамасининг 2020 йил 7 июлдаги 426-сонли қарори ижро учун Ўрта шаҳарларни комплекс ривожлантириш лойиҳасини амалга ошириш гуруҳининг 2021 йил 30 апрелдаги 06/47-02-28-сонли хати маълумот учун қабул қилинсин.

2. Жиззах шаҳрининг магистрал ичимлик сув тармоқларини реконструкция қилиш ва янги қурилиш даври учун зарур бўлган вақтинчали танланган ер майдонини (20-25м кенглигида) ажратишга рухсат берилсин.

3. Шаҳарнинг “Иттифок”, “Дўстлик” ҳамда “Ёшлик” маҳалласи ҳудудида ичимлик суви ва оқава сув тармоқларини реконструкция қилиш ва янги қурилиш даври учун зарур бўлган вақтинчали танланган ер майдонини (16м кенглигида) ажратишга рухсат берилсин.

4. Ўрта шаҳарларни комплекс ривожлантириш лойиҳасини амалга ошириш гуруҳига реконструкция қилиш ишларини бошлашдан олдин қуйидаги талаблар қўйилади:

- Вилоят қурилш бош бошқармасидан АРТ 1-2 қисимлари, лойиҳа-смета ҳужжатларини таёрлаш ва вилоят КСНҚ инспекциядан рухсат олиш;

- Қурилиш ишларини мобайнида архитектура, санитария, ёнгинга қарши метёр ва талабларига риоя қилиш: қурилиш ишларини белгиланган муддатда, тўлиқ ҳужжатларни расмийлаштириш ҳамда қурилиш ишларини бошлаши.

- Қурилиш ишлари тугаллангандан сўнг Давлат қабул хайъатининг далолатномасини олиш вазифаси топширилсин.

5. Ушбу қарор ижросини назорат қилиш шаҳар ҳокимининг Ўринбосари Х.Оналбаев зиммасига юклатилсин.

**Шаҳар ҳокими**

**К.Холмировдов**

## **Decision Of Hokim of Djizzak City, Djizzak Province**

**Ref. № 174. date 10.05.2021**

**About selection and approval of temporary allocation of lands (16 – 25 meters) necessary for the period of reconstruction and construction of water trunk main pipelines for water supply Djizzak city, reconstruction and new construction of water and sewerage networks in mahallas «Ittifok», «Dustlik» and «Yoshlik» of Djizzak city.**

For the purposes of implementation of the Resolution of the Cabinet of Ministers № 426 dated 7 July 2020 «On measures to ensure financing of the preparation of the urban development project of the Republic of Uzbekistan funded by Asian Development Bank» as well as based on the letter of the Project Implementation Unit submitted on 30 April 2021 with ref # 06/47-02-28.

### **I hereby decide**

1. To take a decision for execution the Resolution of the Cabinet of Ministers № 426 dated 7 July 2020 and the letter of the urban development Project Implementation Unit dated 30 April 2021 with ref.# 06/47-02-28.
2. To allow to allocate land strip (20-25 meters wide) for temporary use during construction of a new pipeline and reconstruction of existing main pipelines in Djizzak city.
3. To allow to allocate for temporary use a land strip (16 meters wide) in the mahallas "Ittifok", "Dustlik" and "Yoshlik" for reconstruction of water supply and sewerage networks.
4. To assign the following requirements to the Project Implementation Unit of the Urban Development Project of the Republic of Uzbekistan before commencement of the project:
  - to obtain from Provincial Construction Department 1 and 2 parts of Architecture Planning Specifications, to prepare design-estimate documentation and obtain permission of the Provincial Construction Works Supervision Inspection.
  - to ensure compliance with architecture, sanitation, fire protection requirements during implementation of construction work: to ensure commencement of construction works timely and registration of all documents.
  - to obtain certificate of the state acceptance commission after completion of the works.
5. To assign the execution of this decision to the deputy hokim of the city Mr. H. Onalbaev.

**Hokim of the city**

**K. Holmirodov**

**Annex 2. Site photos: Preliminary alignment for rehabilitating 9.4km from Amir Timur to Sangzar and 3.1km to Djizzak city water conduit**













**Annex 3. Site photos: Rehabilitating 22.2 km distribution pipelines in alignment of the existing pipeline**







**Annex 4. Site photos: constructing 5.21 km of distribution pipelines in alignment of the existing road**







### Annex 5. List of AHs

1	Abdurasulov Abdujamil	31	Tulaboev Adbuhamid
2	Abdurasulov Pulat	32	Tulaboev Ikrom
3	Abduholikov Abdurazzok	33	Tulaboev Obid
4	Ahrorkulov Bahtiyor	34	Ummatov Davron
5	Ahrorkulov Rustam	35	Ummatov Zokir
6	Ahrorkulov Shamsiddin	36	Umirboev Abdukodir
7	Ahrorov Feruz	37	Umirboev Urol
8	Akaboev Nemat	38	Umurzokov Mavlon
9	Begmatov Tirkash	39	Urolov Hayot
10	Gapporov Begzod	40	Usmonov Ziyodulla
11	Ismatov Mamarajab	41	Usmonov Ismatilla
12	Jovunov Vahobjon	42	Usmonov Tulkin
13	Karimov Turgunboy	43	Hamdamov Begali
14	Kalandarov Norboy	44	Hazratkulov Olim
15	Kalandarov Odil	45	Hazratkulov Sarimsok
16	Sharipov Askar	46	Husanov Azamat
17	Mirodilov Ozod	47	Holbutaev Muhammad
18	Mirzaev Urol	48	Holdorov Hudoyberdi
19	Orzikulov Abduraim	49	Holikov Hamidulla
20	Parmonov Iskandar	50	Holnazarov Yigitali
21	Rasulov Rakhmatilla	51	Holnazarov Farhod
22	Tursunov Komil	52	Shomurodov Nurmamat
23	Rahmonov Abdurashid	53	Elmurodov Zafar
24	Rahmonov Salim	54	Ergashev Narzulla
25	Sattorov Abdurakhim	55	Eshbekov Abror
26	Sheraliev Bahodir	56	Eshbekov Asror
27	Sulaymonov Abdumurod	57	Eshbekov Meliboy
28	Sulaymonova Sarvara	58	Yuldoshev Mardikul
29	Togaev Bekmurod	59	Zokirov Tokhir
30	Tojiboev Mamatkul	60	Makhmudov Rakhmatilla (was unavailable in AHs census)

**Annex 6. Site photos of the structure (barnyard)**





### **Annex 7. Site photos of business (fishpond)**

The fishbond is built in the alignment of the pipeline agiants the regulations. The area where pipe is laid is marked with red dots in the photos.





## Annex 8. Surveys and LAR information brochure distribution with AHs



## Annex 9. Sample GRM Logbook

### GRIEVANCE MECHANISM: THE LOG BOOK OF COMPLAINTS, SUGGESTIONS AND GRATITUDE

Project name: \_\_\_\_\_ Mahalla \_\_\_\_\_ Contractor working office \_\_\_\_\_ or district Hokimiyat \_\_\_\_\_

Note: The compliant book should sequentially have numbered and pages have been

#	Date	Summary content of complaint/ inquiry/suggestion	Applicant/ Complainant (Full name, address)	Man	Woman	LAR AHs		Contact details	Accepted by	Redress process/dates 1) Verbal response 2) Written response 3) Through authorities 4) Other (specify)	Status summary (1-satisfactory 2-partially satisfactory, 3-unsatisfactory)
						Yes	No				
1											
2											
3											
4											
5											
6											
7											
8											

## Annex 10. LAR information Brochure for AHs

### Project Disclosure Brochure Proposed Integrated Urban Development Project (Asian Development Bank)

#### I. Project background at feasibility study stage disclosed to AHs

1. The Government of Uzbekistan and Asian Development Bank (ADB) are considering to finance and implement the Proposed Integrated Urban Development Project (IUDP). **Subject to approval**, the project will provide inclusive, resilient, and sustainable urban services in Djizzak, Khiva, Havast, and Yangier cities. The project will assist to (i) enhance quality of life, create jobs targeting women; (ii) strengthen resilience and economic recovery, particularly in the tourism sector; and (iii) increase the coverage, quality, efficiency, and reliability of urban services. The project is aligned with the government's national development strategy 2017–20213 and Presidential Decree No. 5623 which aim to accelerate growth and reduce poverty through improved urbanization and balanced regional development. The project has the following outputs:

- (i) **Outputs 1. Inclusive municipal and tourist infrastructure and services provided.** The project will: (i) demonstrate holistic, area-based community development in three lagging *mahallas*, namely Ittifok, Dustlik, and Yoshlik in Djizzak city by upgrading local road corridors (surfaces, drainage, lighting, pedestrian, landscaping, bus terminal) and public open spaces; (ii) improve tourist infrastructure and services in Khiva city including: construction of Uzbekistan's first modern visitor center with digital museum; upgrading a drainage canal into a greenway with cycle and pedestrian paths; improving internal city roads linked to tourist attractions; and (iii) support community development in Havast town by creating a new green public park, and constructing a livelihood training center.
- (ii) **Output 2. Climate-resilient drinking water, sanitation, and solid waste services enhanced with smart systems.** The project will support universal coverage of basic services in three Djizzak *mahallas* (Ittifok, Dustlik, Yoshlik) including: (i) rehabilitation and construction of trunk and lateral pipelines; (ii) installation of supervisory control and data acquisition (SCADA) systems with bulk meters, household connections with smart water meters; (iii) nonrevenue water management through district metered areas to reduce water loss; (iv) improve sewerage collection through the construction and rehabilitation of lateral sewers with new household connections; (v) enhance operational efficiency with a city-wide hydraulic model and geographic information system (GIS) asset management system, conduct an energy audit of water facilities; and (vi) provide O&M equipment. The project will implement a WASH+H program including awareness and behavior change program targeting vulnerable populations, and the provision of handwashing facilities at project-area public facilities (parks, tourist sites). The project will enhance solid waste services in the four cities as follows: (i) expand waste collection through construction and upgrading of collection points, (ii) provide collection equipment and waste containers, (iii) convert open dumpsites into controlled disposal sites, (iv) construct a shared transfer station for Havast and Yangier cities, and (v) establish reduce-reuse-recycle (3R) programs.
- (iii) **Output 3. Urban governance, institutional capacity, and livelihood support strengthened.** The following areas will be supported: (i) evidence-based urban planning and management, municipal finance, and financial management, private sector cooperation, and e- government; (ii) O&M including asset management, customer outreach, and cost recovery; (iii) employment support targeting women; and (iv) tourism

management. These will be achieved through advisory services, trainings, and procurement of necessary hardware and software.

2. As per preliminary design, the project has the following subprojects for improving management, construction, and rehabilitations of numerous urban infrastructures such as roads, trunk mains, sewerage and water networks, solid waste facilities and public open spaces development.

#### **I. Djizzak city**

- Improving 7.3 km of road corridors (road surfaces, drainage pavements, and lightings) in Ittifok mahalla of Djizzak city
- Enhancing 4.5 hectares of open space and 0.92 km of footpaths in Ittifok mahalla
- Upgrading a bus terminal in Ittifok mahalla
- Improving 19.5 km of road corridors in Dustlik mahalla of Djizzak city
- Creating 1.1 hectares of open space and parkland with recreational facilities in Dustlik mahalla
- Improving 2.5 km of road corridors in Yoshlik mahalla of Djizzak city
- Creating 2.8 hectares of open space and parkland with recreational facilities and 1.2 km of footpaths in Yoshlik mahalla
- Rehabilitation of 35.45 km of water pipelines including 23.05 km in urban areas of Djizzak city and 12.4 km in sub-urban areas of the city such as mahalla Amir Timur and Bogishamol
- Construction of 5.21 km of new trunk pipelines in Djizzak city
- Rehabilitation of 5.64 km water networks in Ittifok mahalla of Djizzak city; Construction of 16.69 km of water supply distribution network (Ø32-160mm) and household connections to 3 multi-story buildings (60 households) and 669 single-family houses in Dustlik,
- Installation of a SCADA systems with bulk meters at intakes and main transmission pipelines, regulating valves, and domestic meters (Dustlik-704, Yoshlik – 1,052, Ittifok 2,620);
- Sewerage improvements including reconstruction and construction of 14.13 km sewer networks, and 600 house connections in Dustlik mahalla
- Operational efficiency support for the Djizzak Suvta'minot, including a hydraulic model, GOS, asset management, and energy audit, and providing O&M equipment
- Installation of 4 submersible pumps (incl 4 ultraviolet installations for water defining) with frequent regulations of single wells in Djizzak city
- Hygiene promotion program incorporating promotion campaigns and handwashing facilities installed in (i) public places in three project mahallas, (ii) Khiva tourism facilities proposed under the IUDP, and (iii) the Havast city park
- Solid waste collection, including upgrading and expansion of collection points in Djizzak city
- Reduce, recycle and reuse (3R) pilot program with related awareness campaign including (i) a public awareness campaign to improve waste minimization, reduction, and reuse practices; (ii) an informal recycler assistance program to increase recycling efficiencies, improve recycler health and safety practices, and integrate recyclers into formal system (iii) pilot-test community SWM innovations; and (iv) establish an integrated community SWM website and mobile application.



## **II. Khiva city**

- Creating a 3.3 km linear green park (cycle, pedestrian, green space) and recreational area along Polvon Canal in Khiva city
- New multi-functional tourist visitor center in Khiva city
- Khiva city dumpsite improvement
- 3R pilot program related to awareness program

## **III. Khavast and Yangier cities**

- Waste collection points construction
- 3R pilot program with related awareness campaign
- Shared transfer station for Yangier- Havast
- Development of a new 6 ha park in Havast city with New training/business center next to the park for employment support and SME development
- 3R pilot program with related awareness campaign
- Shared transfer station for Yangier- Havast

## **II. Social impact assessment and safeguard measures**

3. The project team has been conducting assessment of social and land acquisition and resettlement (LAR) impacts, either permanent or temporary due to the project, and wherever such impacts will be identified, the Affected Households and/or entities will be paid compensation for any economic losses they will have according to the requirements of Safeguard Policy Statement (SPS 2009) of ADB and laws and regulations of Uzbekistan.

### **Land Acquisition and Resettlement Plan**

4. For any identified LAR impacts, measures will be taken to mitigate negative impact to affected people and pay them compensations for their losses based on:

- (i) detailed measurement survey (DMS) of land and other losses, review of relevant documents on land and property rights,
- (ii) collection of socio-economic data and documents on affected households title status;
- (iii) valuation based on the DMS results, and
- (iv) consultations and meetings with affected persons

5. Based on the DMS and assessment, there will be prepared Land Acquisition and Resettlement Plan (LARP) for the project, disclosed and approved by the Government of Uzbekistan and Asian Development Bank. The LARP will include the process of land acquisition and resettlement, payment of compensation for losses, entitlements, and any other rehabilitation assistance subject to impact. The LARP will be disclosed to public in Uzbek language. Its English version will be disclosed in ADB's website. Hard copies will be available in offices of Hokimiyats, and Contractors who will be engaged in the project implementation. Information about Contractors' contact information will be given after their selection.

## 2.1. Types of Displaced Persons Eligible for Compensation

6. The following groups of affected persons are eligible to compensations and assistance:
- (i) persons with formal legal rights to land and/or structures lost entirely or in part,
  - (ii) persons who have no formal legal rights to land and/or structures lost wholly or in part but have claims to such lands that are recognized or recognizable under national law,
  - (iii) persons who lost the land they occupy in entirety or in part who have neither formal legal rights nor recognized or recognizable claims to such land. However, compensation varies according to the type of displaced persons (see sample entitlement matrix attached).

## 2.2. Cut-off date for compensations and entitlements:

7. For any LAR impact, affected people will be informed, and cut-off date will be announced. As a rule, people who settle in or build structures in the project area after the cut-off date, will not be compensated for losses due to the project. Affected persons who are not identified during the DMS but identified during LARP implementing and/or project rehabilitation works will be eligible for compensation of losses and assistance needed.

## 2.3. Valuation and compensation

8. Compensations will be based on valuation results for loss of lands, non-land assets such as buildings and structures, crops, trees permanent loss or temporary interruptions of business and incomes. **A sample** Entitlement Matrix is attached.

## III. Grievance Redress Mechanism

9. The GRM will be formed following national law<sup>35</sup>, ADB SPS 2009 to address and resolve any complaints/inquiries that people may have during the project implementation. The EA will formalize the proposed GRM after the project approval and inform people in the project area about it through public consultations and other information disseminations methods following the national COVID-19 safety. The project staff including from Contractors, EA and hokimiyats and Mahallas representatives responsible for receiving, recording, and resolving the complaints/inquires of people will be assigned. The GRM procedures and the contact information of responsible persons will be disseminated to you when the members of the Grievance Redress Committees will be selected during the project implementation.

## IV. Contact Information

10. For any additional information about the project, you may kindly contact the followings:

<b>Tashkent level:</b> <b>Name of IA: Project Implementation Unit</b> <b>Address:</b> Tashkent city, T.Shevchenko str, 1 <b>Tel.:</b> +998712524220 <b>Email:</b> iudpuzbekistan@gmail.com <b>Web site:</b> www.mift.uz	<b>Djizzak city level</b> <b>Djizzak city Hokimiyat:</b> <b>Address:</b> Djizzak city, Hamid Olimjon str, 13 <b>Email:</b> jizzaxcity@jizzax.uz <b>Tel:</b> +998 72 222-40-00 <b>Web site:</b> www.jizzaxcity.jizzax.uz
<b>«Djizzak Suvtaminot» water company</b> <b>Address:</b> Djizzak city, Sh.Rashidov str, 115 <b>Tel:</b> +998722260325, +998722260627 <b>Web site:</b> www.jizzaxsuvtaminoti.uz	<b>Djizzak province “Toza Hudud” solid waste company</b> <b>Address:</b> Djizzak city, Mahalla Bogishamol, Togishamol str, 72 <b>Tel:</b> +998 722 22 29 24 <b>E-mail:</b> <a href="mailto:jizzaxtozahudud@uznature.uz">jizzaxtozahudud@uznature.uz</a>

<sup>35</sup> Law “On appeals of individual persons and legal entities” (#ZRU-378, 03 December 2014 and as amended).

**Sample** Entitlement Matrix (may be developed/revised for this project)

**Table 1: Sample Entitlements Matrix**

Specifications	Entitled persons	Entitlement
<b>A1. Permanent impact/loss of lands<sup>36</sup></b>		
Agricultural/orchard land losses	<p>All AHs with legal land use rights; and</p> <p>All AHs whose land use rights are legalizable, willing to pay unpaid land taxes and register /legalize land rights.</p>	<p><u>Life-long inheritable land use rights:</u></p> <ul style="list-style-type: none"> <li>Land for land compensation with plots of equal value/productivity class, comparable location and agricultural support and irrigation services which includes land development cost to provide such services;</li> </ul> <p>Or and if such equal value replacement land is not available,</p> <ul style="list-style-type: none"> <li>Cash compensation at market value and replacement cost for loss of land calculated by an official valuation entity.</li> </ul> <p><u>Leaseholders/Land user having legal land use rights</u></p> <ul style="list-style-type: none"> <li>MIFT PIU coordinates with local government and provides AHs with replacement lease land of equivalent value and productivity class, and agricultural support services/irrigation system which includes land development cost as needed to provide such services;</li> </ul> <p>Or and if such equal value replacement land is not available:</p> <ul style="list-style-type: none"> <li>Cash compensation for loss of land equivalent to 4 years net income derived from the affected land (based on average income for the last 3 years).</li> </ul> <p><b><u>In addition, for both forms of land rights:</u></b></p> <ul style="list-style-type: none"> <li>EA will pay all transaction costs and registration fees for the replacement land, and updating land rights documents due to the impact.</li> <li>Unaffected part of the affected land plot will be acquired and compensated, with consent of the AH if it becomes unviable to use as per its purpose after the impact.</li> <li>Six months advance notice to AHs and paid compensation before displacement.</li> </ul>

<sup>36</sup> No such impact is expected at this stage. This provision will be applied if such impact will occur.

Specifications	Entitled persons	Entitlement
Residential land loss	All AHs with legal land use rights; and All AHs whose land use rights are legalizable, willing to pay unpaid land taxes and register /legalize land rights.	<ul style="list-style-type: none"> <li>• Compensation at market value and replacement cost for loss of land to cover all expenses caused by LAR impact;</li> <li>• Unaffected part of the affected land plot will be acquired and compensated, with consent of the AH if it becomes unviable to use as per its purpose due to the impact;</li> <li>• EA will pay also all transaction, building permit, registration, and other relevant costs for the replacement land.</li> </ul>
Commercial land loss	All AHs with legal land use rights; and All AHs whose land use rights are legalizable, willing to pay unpaid land taxes and register /legalize land rights.	<ul style="list-style-type: none"> <li>• Compensation at market value and replacement cost principle for loss of land and to cover all possible expenses caused by LAR impact, which shall be calculated by valuation entity;</li> <li>• Unaffected part of the affected land plot will be acquired and compensated, with consent of the AHs if it becomes unviable to use as per its purpose after the impact.</li> <li>• In addition, the EA will pay all transaction, building permits and registration costs for the replacement land.</li> <li>• Six months advance notice to AHs and paid compensation before displacement.</li> </ul>
<b>A2. Temporary or permanent impact on land</b>		
<b>Loss of crops</b> (income from land due to impact on agricultural land)	All AHs with and without legal/legalizable rights to lands, structures, and all affected assets (even those without legal land use rights are eligible to compensation). <sup>37</sup>	<ul style="list-style-type: none"> <li>• Cash compensation equal to loss of annual net income from the impacted land based on the average net annual income from the land in the last three years; if income records are not available, based on the average prices of crops in the project district for the last three years with prices inflation index identified by the valuation entity;</li> <li>• For standing crops, in addition to the above, compensation of production costs (inputs, labor and services) for loss of standing crops based on the actual production costs proven by documents (e.g., receipts, invoices for paid inputs and services); if documents on incurred costs are not available, based on the average costs for inputs and services in the project district;</li> <li>• Duration of construction works shall not exceed one cropping season; if the impact will be more than one cropping season, the AHs will be paid compensation for loss of net incomes due to loss crops for each impacted season in the same principle as above;</li> <li>• Restoration of lands to the pre-project conditions; AHs with legal rights will be allowed to continue their cultivation after the construction works.</li> </ul>

<sup>37</sup>As per ADB SPS (2009) involuntary resettlement safeguard principles, AHs without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of nonland assets.

Specifications	Entitled persons	Entitlement
<b>Loss trees</b> (income from land due to impact on agricultural land)	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use rights are eligible to compensation).	<ul style="list-style-type: none"> <li>• <u>Fruit trees</u>. Cash compensation based on the average annual net income for the last 3 years multiplied by four years to reflect the duration from planting tree to reach the productive stage; plus, replacement cost, saplings and planting trees as defined by an independent valuation entity. If no data is available about the net income, compensation at market cost will be determined by an independent valuator;</li> <li>• AHs can harvest fruits before commencement of construction works without deduction from their compensation amounts;</li> <li>• <u>Immature trees</u> will be valued and compensated at the replacement cost, including the costs for saplings, planting and growing trees to the same age, to be defined by an independent valuation entity;</li> <li>• <u>Timber trees</u>. Cash compensations based on market value of dry wood volume defined by an official independent valuation entity;</li> <li>• <u>Decorative trees</u>: Compensation based on market value identified by an independent valuation entity.</li> <li>• Additionally, all AHs regardless of legal land use rights status will have all the felled trees without any deduction from their compensations.</li> </ul>
<b>B. Impact on structures</b>		
Full or partial loss of structures;	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use rights are eligible to compensation).	<ul style="list-style-type: none"> <li>• Cash compensation at full replacement cost for affected structure/fixed assets free of salvageable materials, depreciation, and transaction costs and state fees for budling permits in new sites (as relevant) , identified by an independent valuation entity. AHs will be entitled to get salvage materials from demolished structures for free without deduction from the compensations.</li> <li>• AHs losing structures/buildings who need to relocate will each be provided with a relocation allowance sufficient to cover (a) a rent fee until the AHs rebuild the structure/buildings in new place (maximum up to 2 years while the new house or building is being erected); (b) relocation allowance for transportation of the family members, goods, and chattels to temporary and permanent relocation sites. Amount of relocation allowance amount and timeline of its payment shall be agreed with AHs and fixed in compensation agreement as required by the national regulation No. 911 dated 16.11.2019.</li> <li>• In case of partial impacts on structures (structure wall, fences etc.) cash compensation at replacement cost shall be paid to restore the remaining structure. Cost of replacing existing water, electricity, gas, phone connections etc. and costs of restoration of all secondary affected structures (fences, irrigation ditches, irrigation pipes etc.) will also be included in to the compensation.</li> <li>• Unaffected portions of structures/building will also be acquired and compensated at replacement cost if become unviable to use by its purpose after impact.</li> <li>• Six months advance notice to AHs and paid compensation before displacement.</li> </ul>
<b>C. Impact on business</b>		

Specifications	Entitled persons	Entitlement
Permanent impact on business	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use right but derive income from the land are eligible to compensation).	<ul style="list-style-type: none"> <li>• Compensation based on market value and replacement cost for (i) re-establishment business elsewhere; (ii) net income lost during the transition period for up to 12 months to be defined based on individual cases based on tax declared average income for the last three years; if tax declaration is not available, or AHs paid flat income tax, based on average income of similar business in the area; and (iii) the costs of transferring and reinstalling plant, machinery, or other equipment as applicable; and plus (iv) income opportunity loss; these all shall be identified by an official independent valuation entity.</li> </ul>
Temporary impact on business	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use right but are deriving income from the land are eligible to compensation).	<ul style="list-style-type: none"> <li>• Compensation of loss net income from the business for the duration of the disruption based on tax declaration of average monthly income for the past three years, plus an opportunity loss as relevant, and any expenses related to LAR. If tax declaration is not available, or AHs paid flat income tax, based on average income of similar businesses in the project district.</li> </ul>
Loss of job (workers):	All AHs regardless of having formal or informal employment	<p><u>Temporary:</u></p> <ul style="list-style-type: none"> <li>• Cash compensation in form of salary for duration of interruption for formal workers;</li> <li>• In case of informal workers who work without written agreement, compensation will be paid at least equivalent to minimum wage during interruption.</li> </ul> <p><u>Permanent:</u></p> <ul style="list-style-type: none"> <li>• Cash indemnity equal to 6 months' salary for formal workers;</li> <li>• Informal workers who work without written agreement shall be paid an allowance equivalent at least to 3 months of minimum wage.</li> </ul>
<b>D. Additional severe impact allowance</b>		

Specifications	Entitled persons	Entitlement
AHs who will lose permanently 10% or more of their total productive land and/or assets.	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use right).	<ul style="list-style-type: none"> <li>• Additional one-time cash allowance equal to minimum monthly wage for 3 months;</li> <li>• Priority for employing family members in the project construction and operations jobs as per skills;</li> </ul>
<b>E. Additional vulnerability allowance</b>		
Low-income households, female-headed households, the elderly headed household, households headed by physically disabled persons, landless or non-titleholder affected households. These households are at risk of being disproportionately affected by the project due to their vulnerable status.	All AHs regardless if have or not legal/legalizable land use rights (even those without legal land use right).	<ul style="list-style-type: none"> <li>• Additional one-time cash allowance equal to minimum monthly wage for 3 months;</li> <li>• Priority for employing family members in the project construction and operations jobs as per skills;</li> <li>• Project Implementation Unit will assist the vulnerable AHs in making applications to the state-support assistance program.</li> </ul>
<b>F. Any unanticipated impact</b>		
AHs will receive full compensation based on replacement cost principle for any unanticipated impact identified during the project implementation. In such case, the EM will be updated accordingly.		
<b>G. Community structures/assets:</b> If any community assets and/or facilities/utilities will be affected, they will be restored at least to the -pre-project impact level.		

## Annex 11. Details of calculations of compensation for trees

Table 1. Timber trees

Timber trees	No.	Age	Average price of dried wood of such age in local market, UZS	Total compensation in UZS	Total compensation in USD
Poplar	2	15	400,000	800,000	75
Poplar	1	10	200,000	200,000	19
Poplar	1,061	8	180,000	190,980,000	18,017
Poplar	566	7	150,000	84,900,000	8009
Poplar	156	6	150,000	23,400,000	2,208
Poplar	78	5	130,000	10,140,000	957
Poplar	190	4	100,000	19,000,000	1,792
Poplar	7	3	80,000	560,000	53
Poplar	209	2	50,000	10,450,000	986
Poplar	25	1	50,000	1,250,000	118
<b>Subtotal</b>	<b>2,295</b>			<b>341,680,000</b>	<b>32,234</b>
Black willow	27	10	180,000	4,860,000	458
Black willow	10	9	160,000	1,600,000	151
Black willow	44	6	130,000	5,720,000	540
Black willow	342	4	80,000	27,360,000	2,581
Black willow	30	3	50,000	1,500,000	141
Black willow	15	2	50,000	750,000	71
<b>Subtotal</b>	<b>468</b>			<b>41,790,000</b>	<b>3,942</b>
Mulberry Tree (wild)	28	10	150,000	4,200,000	396
Mulberry Tree	2	6	100,000	200,000	19
Mulberry Tree	1	5	100,000	100,000	9
Mulberry Tree	2	4	80,000	160,000	15
Mulberry Tree	19	3	50,000	950,000	90
Mulberry Tree	5	2	20,000	100,000	9
<b>Subtotal</b>	<b>57</b>			<b>5,710,000</b>	<b>539</b>
<b>Total timber trees</b>	<b>2,820</b>			<b>389,180,000</b>	<b>36,715</b>

Decorative tree	No.	Age	Average price of tree of such age in local market, UZS	Total compensation in UZS	Total compensation in USD
Fir tree	5	5	30,0000	1,500,000	141
<b>Total</b>	<b>5</b>	<b>5</b>	<b>30,0000</b>	<b>1,500,000</b>	<b>141</b>



Table 2. Frut trees

Fruit tree	No.	Age	Average yield last 3 years, per tree, kg	Price per kg, UZS	Multiply productivity by 4 years	Average price of young plant in the local market	Average income from fruit trees (formula: No. Of treeXkg (average)*price*	Replacement cost: (25% for other costs, e.g. transportation, labor for planting trees etc.	Total compensation amount, UZS	Total compensation in USD
Almonds Tree	1	10	15	110000	4	15000	6600000	18750	6618750	624,41
Almonds Tree	1	9	15	110000	4	15000	6600000	18750	6618750	624,41
Almonds Tree	1	5	6	110000	4	15000	2640000	18750	2658750	250,83
Almonds Tree	1	4	5	110000	4	15000	2200000	18750	2218750	209,32
Almonds Tree	40	2	0	110000	4	15000	0	750000	750000	70,75
<b>Subtotal</b>	<b>44</b>								<b>18865000</b>	<b>1779,72</b>
Apple	4	10	60	12000	4	15000	11520000	75000	11595000	1093,87
Apple	23	8	50	12000	4	15000	55200000	431250	55631250	5248,23
Apple	11	7	30	12000	4	15000	15840000	206250	16046250	1513,80
Apple	24	5	16	12000	4	15000	18432000	450000	18882000	1781,32
Apple	91	4	10	12000	4	15000	43680000	1706250	45386250	4281,72
Apple	121	3	4	12000	4	15000	23232000	2268750	25500750	2405,73
Apple	22	2	0	12000	4	15000	0	412500	412500	38,92
Apple	7	1	0	12000	4	15000	0	131250	131250	12,38
<b>Subtotal</b>	<b>303</b>		170						<b>173585250</b>	<b>16375,97</b>
Apricot	7	15	140	15000	4	15000	58800000	131250	58931250	5559,55
Apricot	1	12	100	15000	4	15000	6000000	18750	6018750	567,81
Apricot	4	11	80	15000	4	15000	19200000	75000	19275000	1818,40
Apricot	18	8	40	15000	4	15000	43200000	337500	43537500	4107,31
Apricot	28	7	30	15000	4	15000	50400000	525000	50925000	4804,25
Apricot	8	6	20	15000	4	15000	9600000	150000	9750000	919,81
Apricot	59	5	15	15000	4	15000	53100000	1106250	54206250	5113,80
Apricot	23	3	2	15000	4	15000	2760000	431250	3191250	301,06
Apricot	8	2	0	15000	4	15000	0	150000	150000	14,15
Apricot	47	1	0	15000	4	15000	0	881250	881250	83,14

<b>Subtotal</b>	<b>203</b>								<b>246866250</b>	23289,27
Cherry	1	7	40	15000	4	15000	2400000	18750	2418750	228,18
Cherry	12	5	15	15000	4	15000	10800000	225000	11025000	1040,09
Cherry	9	4	5	15000	4	15000	2700000	168750	2868750	270,64
Cherry	8	3	2	15000	4	15000	960000	150000	1110000	104,72
Cherry	43	2	0	15000	4	15000	0	806250	806250	76,06
<b>Subtotal</b>	<b>73</b>					15000		1368750	1368750	129,13
Fig Tree	2	4	15	25000	4	15000	3000000	37500	3037500	286,56
<b>Subtotal</b>	<b>2</b>								<b>22635000</b>	2135,38
Grapes	10	4	20	20000	4	15000	16000000	187500	16187500	1527,12
Grapes	10	3	10	20000	4	15000	8000000	187500	8187500	772,41
Grapes	1	2	5	20000	4	15000	400000	18750	418750	39,50
<b>Subtotal</b>	<b>21</b>								<b>24793750</b>	2339,03
Peach	6	10	110	18000	4	15000	47520000	112500	47632500	4493,63
Peach	27	8	70	18000	4	15000	136080000	506250	136586250	12885,50
Peach	3	6	50	18000	4	15000	10800000	56250	10856250	1024,17
Peach	3	5	40	18000	4	15000	8640000	56250	8696250	820,40
Peach	11	4	30	18000	4	15000	23760000	206250	23966250	2260,97
Peach	13	2	0	18000	4	15000	0	243750	243750	23,00
<b>Subtotal</b>	<b>63</b>								<b>227981250</b>	21507,67
Pear	1	8	20	25000	4	15000	2000000	18750	2018750	190,45
Pear	6	4	5	25000	4	15000	3000000	112500	3112500	293,63
Pear	10	2	0	25000	4	15000	0	187500	187500	17,69
<b>Subtotal</b>	<b>17</b>							0	<b>5318750</b>	501,77
Plum	1	10	25	12000	4	15000	1200000	18750	1218750	114,98
Plum	2	6	10	12000	4	15000	960000	37500	997500	94,10
Plum	3	5	8	12000	4	15000	1152000	56250	1208250	113,99
Plum	6	3	1	12000	4	15000	288000	112500	400500	37,78
Plum	5	2	0	12000	4	15000	0	93750	93750	8,84

<b>Subtotal</b>	<b>17</b>								<b>3918750</b>	369,69
Pomegranate	7	5	15	20000	4	15000	8400000	131250	8531250	804,83
<b>Subtotal</b>	<b>7</b>								<b>8531250</b>	804,83
Quince	2	6	30	15000	4	15000	3600000	37500	3637500	343,16
Quince	1	5	5	15000	4	15000	300000	18750	318750	30,07
Quince	11	4	3	15000	4	15000	1980000	206250	2186250	206,25
Quince	1	2	0	15000	4	15000	0	18750	18750	1,77
<b>Subtotal</b>	<b>15</b>								<b>6161250</b>	581,25
Sour Cherry	106	10	20	8000	4	15000	67840000	1987500	69827500	6587,50
Sour Cherry	40	8	15	8000	4	15000	19200000	750000	19950000	1882,08
Sour Cherry	65	5	8	8000	4	15000	16640000	1218750	17858750	1684,79
Sour Cherry	103	4	5	8000	4	15000	16480000	1931250	18411250	1736,91
Sour Cherry	169	3	2	8000	4	15000	10816000	3168750	13984750	1319,32
Sour Cherry	145	2	0	8000	4	15000	0	2718750	2718750	256,49
<b>Subtotal</b>	<b>628</b>								<b>142751000</b>	13467,08
Walnut Tree	3	15	70	30000	4	15000	25200000	56250	25256250	2382,67
Walnut Tree	16	10	50	30000	4	15000	96000000	300000	96300000	9084,91
Walnut Tree	8	9	45	30000	4	15000	43200000	150000	43350000	4089,62
Walnut Tree	24	8	40	30000	4	15000	115200000	450000	115650000	10910,38
Walnut Tree	8	7	35	30000	4	15000	33600000	150000	33750000	3183,96
Walnut Tree	24	6	30	30000	4	15000	86400000	450000	86850000	8193,40
Walnut Tree	42	5	3	30000	4	15000	15120000	787500	15907500	1500,71
Walnut Tree	30	4	2	30000	4	15000	7200000	562500	7762500	732,31
Walnut Tree	41	3	1	30000	4	15000	4920000	768750	5688750	536,67
Walnut Tree	62	2	0	30000	4	15000	0	1162500	1162500	109,67
<b>Subtotal</b>	<b>258</b>								<b>431677500</b>	40724,29
<b>Total Fruit trees</b>	<b>1651</b>						<b>1,280,760,000</b>		<b>1,313,085,000</b>	<b>123,876</b>