

Final Compliance Report on Land Acquisition and Resettlement Plan

Loan 2879/2880(SF)-GEO
October 2012

GEO: Sustainable Urban Transport Investment Program, Tranche 2 (The Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge [Azerbaijani Border] Road)

Section-1: (km 0 to 4) Tbilisi - Phonichala

Section-3: (km 10.5 to 17.1) Phonichala - Rustavi

Prepared by Levan Bitsadze, Independent Monitoring Consultant for the Asian Development Bank.

Final Compliance Report

**On
Land Acquisition and Resettlement Plan
The Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge
(Azerbaijani Border) Road**

Section-1: (km 0 to 4) Tbilisi –Phonichala

Section-3: (km 10.5 to 17.1) Phonichala - Rustavi

Prepared by
The Independent Monitoring Consultant – Levan Bitsadze

**(ADB LOAN NO. 2879/2880(SF) GEO)
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Abbreviations

ADB	Asian Development Bank
AP	Project Affected Person
AH	Project Affected Household
CSC	Construction Supervision Consultant
DMS	Detailed measurement survey
EMC	External Monitoring Consultant
GEL	Georgian Lari
GOG	Government of Georgia
GRC	Grievance Redress Committee
IA	Implementing Agency
LARMC	Land Acquisition and Resettlement Monitoring Consultant
Km	Kilometer
LAR	Land acquisition and resettlement
LARC	Land acquisition and resettlement commission
LARF	Land acquisition and resettlement framework
LARP	Land acquisition and resettlement plan
LARP 1	Land Acquisition and Resettlement Plan 1 (Section-1 Tbilisi – Phonichala ((km 0 to 4))
LARP 2	Land Acquisition and Resettlement Plan 2 (Section-3 Phonichala – Rustavi (km 10.5 to 17.1))
LFCR	LARP Final Compliance Report
M&E	Monitoring and Evaluation
MFF	Multi-tranche Financing Facility
MOF	Ministry of Finance of Georgia
MRDI	Ministry of Regional Development and Infrastructure
NAPR	National Agency of Public Registry
PA	Project affected
PPTA	Project Preparation Technical Assistance
RD	Roads Department of Georgia
RDMRDI	Roads Department of the Ministry of Regional Development and Infrastructure of Georgia
R&R	Resettlement and Rehabilitation
RD	Roads Department
RDRD	Road Development and Resettlement Division
ROW	Right of Way
RU	Resettlement Unit
SES	Socio-economic survey
SPS	Safeguard policy statement

EXECUTIVE SUMMARY

1. LARP 1 and LARP 2 are prepared by Municipal Development Fund of Georgia, based on detailed design and the requirements of the ADB Safeguard Policy Statement (2009), to plan and implement LAR in the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road section 1 (km 0 to 4) and section 3 (km 10.5 to 17.1).
 - According to the LARP 1 (considering addendum prepared in September, 2012) the entire impact for section 1 (0 – 4 km) entail the acquisition of 142,568 sq.m. of land from 59 plots (including state and municipal land parcels). Building impacts affect 15 major structures. Eight businesses affected. The Affected Households (AH) are 63. Given this impact magnitude the project is classified as “A” for resettlement.
 - According to the LARP 2 (considering addendum prepared in September, 2012) the impacts for section 3 (10.5 – 17.1 km) entail the acquisition of 302,092 sq.m. of land from 178 plots (including state and municipal land parcels). Building impacts affect 9 major and 11 ancillary buildings. Seven businesses affected. The Affected Households (AH) is 133. Given this impact magnitude the project is classified as “A” for resettlement.
2. As a result of undertaken monitoring it has been revealed that the LARP 1 and LARP 2 for 2 sections of The Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road are implemented. The comparative information about implementation assessment is presented in tables A and B.

Table A. Summary implementation assessment for LARP 1 (Section 1 km 0 – 4)

Impacts type	LARP Tallies				Compensation Implementation Tallies				Difference				Explanation of differences and needed actions
	Quantity	Dim.	Comp. Amount GEL	AHs No (without double counting)	Quantity	Dimensions	Comp. Amount GEL	AHs No (without double counting)	Quantity	Dim.	Comp. Amount GEL	AHs No (without double counting)	
A. Land Impacts by tenure status	Plots No.	sqm	GEL	no.	Plots No.	sqm	GEL	no	Plots No.	sqm	GEL	no	
Private titled	35	24,270	2,221,640	29	32	23,136	2,073,032	26	3	1,134	148,608	3	An agreement with 3 AH could not be reached. All the compensations are deposited to escrow account. Regarding all 3 land plots an expropriation procedures are initiated.
Legalizable	0	0	0	0	0	0	0	0	0	0	0	0	
Public Not Used	22	117,954	0	0	22	117,954	0	0	0	0	0		
Public used according to leasing agreement (unlegalizable)	2	344	0	1	2	344	0	1	0	0	0	0	
Total A	59	142,568	2,221,640	30	56	141,434	2,073,032	27	3	1,134	148,608	3	
B. Land Impacts (by use Category)	Plots No.	Sqm			Plots No.	Sqm			Plots No.	Sqm			
Agricultural (not used)	6	2,927	183,114	5	5	2,689	170,262	5	1	238	12,852	1	
Commercial	29	21,343	2,038,526	24	27	20,447	1,902,770	22	2	896	135,756	2	
Public Not Used	22	117,954	0	0	22	117,954	0	0	0	0	0	0	
Public used according to leasing agreement (unlegalizable)	2	344	0	1	2	344	0	0	0	0	0	0	
Total B	59	142,568	2,221,640	30	56	141,434	2,073,032	27	3	1,134	148,608	3	
C. Affected trees	Units			no.	Units			no.	Units			no.	
Saplings-plantets (to be replanted)	1,870	NA	3,411	1	1,870	NA	3,411	1	0	NA	0	0	
Productive/fruit trees	48	NA	9,590	6	45	NA	9,289	5	3	NA	301	1	
Total C	1918	NA	13001	4	1915	NA	12700	4	3	NA	301	4	

D. Affected Structures		Units		sq.m.	GEL	No			Units		sq.m.	GEL	No			Units		sq.m.	GEL	No		
Major Buildings		15		3,132.91	2,801,494	15			13		2,959.1	2,669,424	13			2		173.8	132,070	2	An agreement with 2 AH could not be reached. All the compensations are deposited to escrow account. Regarding both buildings an expropriation procedures are initiated.	
Ancillary Buildings		9		1,648.72	100,486	9			9		1,648.72	100,486	9			0		0	0	0		
Other structures		9		3,877.71	1,865,892	9			9		3,877.71	1,865,892	9			0		0	0	0		
Total D		33		8,659.34	4767872	33			31		8,485.53	4,635,802	31			2		173.80	132070	2		
F. Business impacts		No.	8		1476409	11			No.	8		1,476,409	11			No.	0		0	0	The owners of existing business affected by the project receive compensation based on tax declaration, in the amount one year income. 8 affected businesses have been compensated in the amount of one year income, proved by tax declaration.	
G. Jobs losses		No.							No.							No.						
i. permanent		No.	13		12207	13			No.	13		12207	13			No.	0		0	0		
ii. temporary		No.	20		18780	20			No.	20		18780	20			No.	0		0	0		
Total		No.	33	0	30987	33			No.	33	0	30987	33			No.	0	0	0	0		
G. AH No						No.							No.							No.		
Total AH No.						63							60							3		
Severely affected AH					51645	55						48828	52						2817	3	Compensation for severely affect to 3 AH could not be paid as the Aps left the country and cannot be found. The compensation will be paid as soon as the AP can be contacted.	
Vulnerable AH					5634	6						5634	6						0	0		
Relocated AH					7512	3						7512	3						0	0		
Compensation for Registration Fee					1272	8						1272	8						0	0		
Total amount of APs (including families of employees)						201							191							10		
Total G					58347	201						55734	191						2613	10		
TOTAL for the project					8,568,256	201						8,284,664	191						283,592	10		

Table B. Summery implementation assessment for LARP 2 (Section 3 km 10.5 – 17.1)

Impacts type	LARP Tallies				Compensation Implementation Tallies				Difference				Explanation of differences and needed actions
	Quantity	Dim.	Comp. Amount GEL	AHs No (without double counting)	Quantity	Dimensions	Comp. Amount GEL	AHs No (without double counting)	Quantity	Dim.	Comp. Amount GEL	AHs No (without double counting)	
A. Land Impacts by tenure status	Plots No.	sqm	GEL	(no.)	Plots No.	sqm	GEL	(no.)	Plots No.	sqm	GEL	(no.)	An agreement with 9 AH could not be reached. All the compensations are deposited to escrow account. Regarding all 11 affected land plots, owned by named AHs, an expropriation procedure are initiated.
Private titled	103	86,410	2,573,823	98	92	66,371	1,946,836	89	11	20,039	626,987	9	
Legalizable	0	0	0	0	0	0	0	0	0	0	0	0	
Public Not Used	73	213,826	0	0	73	213,826	0	0	0	0	0		
Public used according to leasing agreement (unlegalizable)	2	1856	1200	2	2	1856	1200	2	0	0	0	0	
Total A	178	302,092	2,575,023	100	167	282,053	1,948,036	91	11	20,039	626,987	9	
B. Land Impacts (by use Category)	Plots No.	Sqm		(no.)	Plots No.	Sqm		(no.)	Plots No.	Sqm		(no.)	
Agricultural (non used)	70	43,025	1,133,811	66	67	40,325	1,055,511	63	3	2,700	78,300	3	
Commercial	33	43,385	1,440,012	32	25	26,046	891,325	26	8	17,339	548,687	6	
Public Not Used	73	213,826	0	0	73	213,826	0	0	0	0	0	0	
Public used according to leasing agreement (unlegalizable)	2	1856	1200	2	2	1856	1200	2	0	0	0	0	
Total B	178	302,092	2,575,023	100	167	282,053	1,948,036	91	11	20,039	626,987	9	
C. Affected trees	Units			no.	Units			no.	Units			no.	An agreement with 1 AH could not be reached. All the compensations are deposited to escrow account. Regarding both buildings an expropriation procedures are initiated.
Productive/fruit trees	56	NA	621	4	56	NA	621	4	0	NA	0	0	
Total C	56	NA	621	4	56	NA	621	4	0	NA	0	0	
D. Affected Structures	Units	Sq.m.	GEL	No	Units	Sq.m.	GEL	No	Units	Sq.m.	GEL	No	
Major Buildings	9	2,620.1	2,147,853	8	7	1,979.1	1,717,369	7	2	641	430,484	1	

Ancillary Buildings	11	184.78	35,352	4	11	184.78	35,352	4	0	184.78	0	0	
Other structures	37	NA	1,582,154	6	33	NA	933,018	4	4	NA	649,136	2	An agreement with 2 AH could not be reached (4 constructions). Compensations are deposited to escrow account. Regarding all 4 constructions an expropriation procedures are initiated.
Total D	57	2,804.88	3765359	18	52	2,163.88	2685739	15	5	825.78	1079620	3	
F. Business impacts	No.	7	717559	7	No.	6	712340	6	No.	1	5219	2	An agreement with 1 AH could not be reached. Also one AH must receive compensation for business loss that has been recently discovered, MDF is committed to execute compensation is nearest future. The compensations are deposited to escrow account.
G. Jobs losses	No.				No.				No.				
i. permanent	No.	15	14085	15	No.	13	12207	13	No.	2	1878	2	Compensation for employment loss for 2 AH could not be paid as the APs cannot be found at the moment. The compensation will be paid as soon as the AP can be contacted. Amount of compensations is deposited to escrow account.
ii. temporary	No.	18	16902	18	No.	18	16902	18	No.	0	0	0	
Total	No.	33	0	30987	No.	31	0	29109	No.	2	0	1878	2
G. AH No				No.				No.				No.	
Total AH No.				133				122				11	
Severely affected AH			17841	19			16902	18			939	1	Allowances for severe affect and vulnerable AH could not be paid to 2 (one each) AH, as the APs cannot be found. The compensation will be paid as soon as the AP can be contacted. Amount of compensations is deposited to escrow account.
Vulnerable AH			6573	7			5634	6			939	1	
Relocated AH				0				0				0	
Compensation for Registration Fee			3315	31			3315	31			0	0	
Total amount of APs (including families of employees)				445				397				48	
Total G			27525	445			25851	397			1674	48	
TOTAL for the project			7,117,074	445			5,401,831	397			1,715,243	48	

Note: The owners of existing business affected by the project receive compensation based on tax declaration, in the amount one year income. 8 affected businesses under LARP 1 and 6 affected businesses under LARP 2 have been compensated in the amount of one year income, proved by tax declaration. See detailed calculations in annexes A and B.

3. In the process of LARP 1 and LARP 2 implementation 124 land plots are purchased out of overall 138 private land plots. Property sales and compensation agreements are fully processed and compensation finalized regarding. Agreements could not be reached with owners of 14 affected land plots owned by 12 AH (3 land plots owned by 3 AHs under LARP 1 section-1 and 11 land plots owned by 9 AH under LARP 2 section-3 of the road rehabilitation project).

All the amounts of compensations for each mentioned AH has been deposited to escrow account established by The Treasury Service of The Ministry of Finance of Georgia. Regarding all the land plots expropriation procedures are initiated by MDF. The escrow account has been established according the agreement between MDF and The Treasury Service of The Ministry of Finance of Georgia, securing all amounts of compensation for the 12 AHs. The account will be maintained until all the cases regarding affected households will not be finalized and compensations paid.

Detailed information regarding cases under expropriation procedures is given in a table C.

4. Considering the tight project schedule and length of property expropriation procedures, where LARP 1 and LARP 2, regarding sections 1 (km 0 to 4) and 3 (km 10.5 to 17.1) of the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road, can be considered as accomplished.

The expropriation procedures should be completed and compensation finalized as soon as possible.

Table C - Detailed information regarding cases under expropriation procedures.

LARP	Section	No of AH	AH name	Num of the land plot	Ownership status	Land plot use	Total area of land to be compensated (Including Residual Unviable Plots)	1 sq.m. land price (GEL)	Total Compensation for Land (GEL)	Compensation for affected structures (GEL)	Compensation for affected trees (GEL)	Compensation for business Losses (GEL)	Total compensation for AH (GEL)	Status and planned actions
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
I	0-4	11	Shoshiashvili Lela	13	Private	Commercial	658	179	117,782	27,998			145,780	The agreement with the owners of this land plots could not be signed. All the amounts of compensations for each AH are deposited to escrow account established by The Treasury Service of The Ministry of Finance of Georgia. Regarding all the land plots an expropriation procedures are initiated by MDF.
I	0-4	21	Ltd bi-eich-vi-eni	36	Private	Agricultural	238	54	12,852				12,852	
I	0-4	33	Ltd Maqsoili	60	Private	Commercial	238	64	17,974	104,072	301		122,347	
TOTAL							1,134		148,608	132,070	301	0	280,979	
2	10.5-17.1	20	Sukhishvili Nodar	30	Private	Commercial	500	20	11800	184941			196,741	
				31	Private	Commercial	1117	20	26361	222894			249,255	
				31a	Private	Commercial	883	20	20839	241301			262,140	
				SUM			2500		59000	649136			708136	
2	10.5-17.1	28	Tuli Tomas	62	Private	Commercial	907	33	29931				29931	
2	10.5-17.1	35	LTD Saba	74	Private	Commercial	816	33	26928	116863			143791	
2	10.5-17.1	41	LTD Building company modern house	81	Private	Commercial	1708	33	56364				56364	
2	10.5-17.1	46	LTD Mikado georgia	89	Private	Commercial	1775	33	58575	313621		5084	377280	
2	10.5-17.1	68	Gvaramadze Aliosha Gvaramadze Nugzari	112	Private	Agricultural	900	29	26100				26100	
2	10.5-17.1	75	Gurgenidze Vardo	119	Private	Agricultural	900	29	26100				26100	
2	10.5-17.1	81	Dzidziguri Lamara (Kogani)	125	Private	Agricultural	900	29	26100				26100	
2	10.5-17.1	181	Ltd Greko	181	Private	Commercial	9633	33	317889				317889	
TOTAL							20039		626987	1079620	0	5084	1711691	
GRAND TOTAL							21,173		775,595	1,211,690	301	5,084	1,992,670	

I. INTRODUCTION

1.1. General Information

5. The Final Compliance Report refers to the Land Acquisition and Resettlement Plan 1 and 2 (LARP 1 and LARP 2) of The Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road section 1 (km 0 to 4) Tbilisi – Phonichala and section3 (km 10.5 to 17.1) Phonichala– Rustavi.
6. The Project is included in the Sustainable Urban Transport Investment Program (Tranche 2), ADB loan number 2879/2880(SF) GEO. With MDF as the Implementing Agency (IA) and Independent Monitoring Specialist – Levan Bitsadze as External Monitoring Consultant (EMC).
7. As a result of monitoring process the EMC revealed that land acquisition and resettlement procedures are accomplished according the LARP 1 and LARP 2 of The Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road section 1 (km 0 to 4) Tbilisi – Phonichala and section 3 (km 10.5 to 17.1) Phonichala – Rustavi.

Several land plots have not been compensated as despite of all measures taken by the MDF an agreement could not be achieved with the AHs. For the mentioned cases the amount of compensation determined by the LARP are deposited to an escrow account and a procedure of expropriation is initiated.

In several cases the affected area of land plots under road corridor has been corrected based on final detailed measurement data. The figures have been changed after affected land plots have been registered in public registry according to final measurement data. All the changes are presented in details in addendums to this compliance report.

Detailed information regarding cases under expropriation procedures is given in a table below.

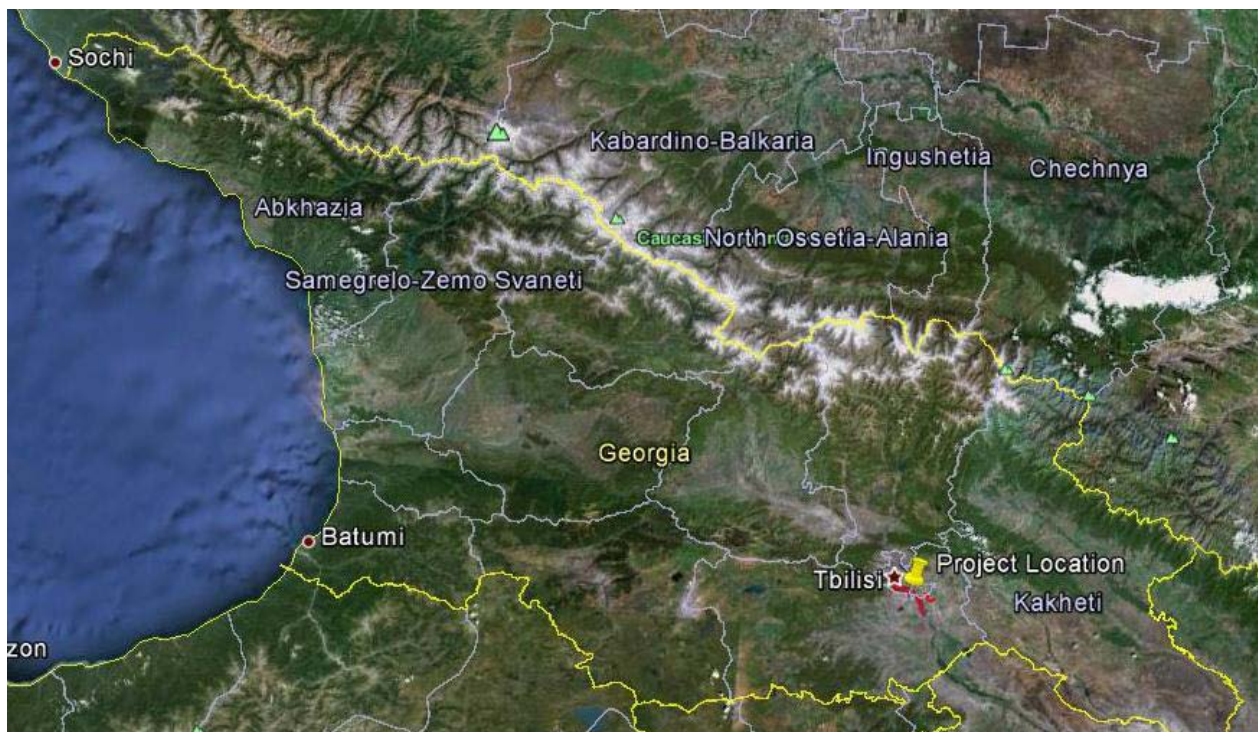
Table 1.1 - Detailed information regarding cases under expropriation procedures.

LARP	Section	No of AH	AH name	Num of the land plot	Ownership status	Land plot use	Total area of land to be compensated (Including Residual Unviable Plots)	1 sq.m. land price (GEL)	Total Compensation for Land (GEL)	Compensation for affected structures (GEL)	Compensation for affected trees (GEL)	Compensation for business Losses (GEL)	Total compensation for AH (GEL)	Status and planned actions
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
I	0-4	11	Shoshiashvili Lela	13	Private	Commercial	658	179	117,782	27,998			145,780	The agreement with the owners of this land plots could not be signed. All the amounts of compensations for each AH are deposited to escrow account established by The Treasury Service of The Ministry of Finance of Georgia. Regarding all the land plots an expropriation procedures are initiated by MDF.
I	0-4	21	Ltd bi-eich-vi-eni	36	Private	Agricultural	238	54	12,852				12,852	
I	0-4	33	Ltd Maqsoili	60	Private	Commercial	238	64	17,974	104,072	301		122,347	
TOTAL							1,134		148,608	132,070	301	0	280,979	
2	10.5-17.1	20	Sukhishvili Nodar	30	Private	Commercial	500	20	11800	184941			196,741	
				31	Private	Commercial	1117	20	26361	222894			249,255	
				31a	Private	Commercial	883	20	20839	241301			262,140	
				SUM			2500		59000	649136			708136	
2	10.5-17.1	28	Tuli Tomas	62	Private	Commercial	907	33	29931				29931	
2	10.5-17.1	35	LTD Saba	74	Private	Commercial	816	33	26928	116863			143791	
2	10.5-17.1	41	LTD Building company modern house	81	Private	Commercial	1708	33	56364				56364	
2	10.5-17.1	46	LTD Mikado georgia	89	Private	Commercial	1775	33	58575	313621		5084	377280	
2	10.5-17.1	68	Gvaramadze Aliosha Gvaramadze Nugzari	112	Private	Agricultural	900	29	26100				26100	
2	10.5-17.1	75	Gurgenidze Vardo	119	Private	Agricultural	900	29	26100				26100	
2	10.5-17.1	81	Dzidziguri Lamara (Kogani)	125	Private	Agricultural	900	29	26100				26100	
2	10.5-17.1	181	Ltd Greko	181	Private	Commercial	9633	33	317889				317889	
TOTAL							20039		626987	1079620	0	5084	1711691	
GRAND TOTAL							21,173		775,595	1,211,690	301	5,084	1,992,670	

1.2. Description of the project

1.2.1. Project Location

8. The Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road Project considers upgrading the existing 2 lane road to 6 and 4 lane road with the dividing central barrier. Project is located in the eastern Georgia, Kvemo Kartli region, between Tbilisi and Rustavi cities.



9. This Final Compliance Report refers to the Land Acquisition and Resettlement Plan for 2 sections of The Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road:
- section 1 (km 0 to 4) Tbilisi – Phonichala;
 - section3 (km 10.5 to 17.1) Phonichala– Rustavi.



10. Section-1 includes 4km road area under the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road. It considers upgrading of the existing section of the road between Tbilisi Center (Gulua Bridge, Ortachala district) and Phonichala Settlement (Kvemo Phonichala).



11. Section-3 includes only 6.6 km road area under the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road. It considers upgrading of the existing section of the road between Phonichala Settlement and Rustavi City.



1.2.2. Project Technical Features

12. Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road Section-1:

- Length – 4km.
- Upgrading of the existing road.
- The existing 2 lane road is to be upgraded to 6 lanes.
- Width of lane - 3.50m.
- Central barrier width – 6m.
- Width of the sidewalk, both sides - 2.5~3.0m.
- The new road infrastructure includes three bridges and one interchange.

13. Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road Section-3:

- Length - 6.6km.
- Upgrading of the existing road.
- The existing 2 lane road will be upgraded to 4 lanes.
- Width of road is 28.5m.
- Width of lane 3.75m.
- Central barrier – 4m.
- The new road infrastructure includes two bridges and three interchanges.

1.2.3. Types of affected land parcels

14. According Georgia's legislation and ADB requirements compensation for loss of land and property was considered and determined. Privately owned/used project affected land parcels has been divided into three types according to status of ownership registration:

Type 1: Private/public land that was considered as compensable because was titled or legalizable according to the law.

Type 2: Public land that was compensable as being used continuously, but were not legalizable.

Type 3: Land that was not compensable because not regularly used or used extemporaneously by individuals.

1.2.4. About the External Monitoring

15. The executed external monitoring activities for the abovementioned Road Sections and prepared report is based on (i) the procedures and guidelines of ADB as set out in Handbook on Resettlement (Manila, 1998); (ii) relevant laws, policies, and regulations in Georgia; (iii) ADB's Safeguards Policy Statement, 2009, on Involuntary Resettlement and pertinent local laws; and (iv) the general principle that Affected Persons' (AP).

16. This Final Compliance Report provides detailed description of monitoring process and evaluation of Land Acquisition and Resettlement Plan implementation, as well as comparison analyses of the results of land acquisition and delivery of compensations along the Road Sections and the entitlements stipulated under the Land Acquisition and Resettlement Plan (LARP-2) and Land Acquisition and Resettlement Policy Framework (LARF) approved by the GOG and ADB.
17. The EMS has executed assessments as follows:
- Assessment of the way compensation was carried out in relation of the stipulations of the LARP and the LARF;
 - Evaluate and assess the adequacy and effectiveness of the consultative process;
 - Identification of strengths and weaknesses of the resettlement implementation objectives and approaches;
 - Evaluation of the effectiveness and thoroughness of the legalization process;
 - Review of complaint and their solution;
 - Evaluate and assess the adequacy of compensation and the livelihood opportunities given to the APs;
 - Estimation of the rehabilitation program for severely affected and vulnerable APs;
 - Assessment of the satisfaction of the APs;
 - Preparation of recommendations and lessons to be learned to be applied for the next projects;
 - General assessment of LARP implementation and recommendations to ADB regarding the provision of no objection letter to start the civil works.
18. The Final Compliance Report on land acquisition and resettlement along the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road section 1 (km 0 to 4) and section 3 (km 10.5 to 17.1) is presented to the Municipal Development Fund of Georgia and should be submitted to ADB for review.

1.3. Monitoring and Compliance Report

1.3.1. Request for Compliance Report

19. Requester – The Municipal Development Fund of Georgia was tasked to engage an independent consultant, acceptable to ADB and the Government of Georgia, to conduct monitoring and evaluation of the resettlement process and impacts.
20. Request – For the LARP 1 and LARP 2 that involves land acquisition/resettlement for sections 1 (km 0 to 4) and 3 (km 10.5 to 17.1) of the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road, the Land Acquisition and Resettlement Monitoring Consultant (LARMC) was recruited and requested to monitor and evaluate the implementation of the LARPs and engage in the following tasks:
- Monitor the progress of the land acquisition and resettlement activities;
 - Review of action taken by the MDF to compensate the APs with particular attention to the way this action fits the stipulation of the LARP;
 - Review compensation tallies;
 - Verify whether the compensation is provided thoroughly to all APs;
 - Assess the satisfaction of the APs with the information campaign and with the compensation/rehabilitation package offered to them;
 - Review complaints & grievances case;
 - Carry out an AP satisfaction survey with a 20% sample of the APs;
 - Submit the Final Compliance Report.

1.3.2. Conduct of Monitoring and Preparation of the Compliance Report

21. The LARMC was expected to undertake monitoring and evaluation of the resettlement process and impacts of the LARP 1 and LARP 2 and present the Final Compliance Report. The LARMC during the monitoring process revealed that land acquisition and resettlement process is implemented, sales and compensation agreements are fully processed and cash compensation finalized in regard with 118 affected land owner/user households.
22. Following actions has been taken by Land Acquisition and Resettlement Monitoring Consultant (LARMC), according to the given methodology of assessment:
- The LARMC studied the LARP 1 and LARP 2, carefully reviewed the activities implemented by Municipal Development Fund of Georgia during land acquisition and resettlement process and the level of compliance with the stipulations under the ADB Handbook on Resettlement (Manila 1998) and ADB SPS (2009).
 - The LARMC reviewed the status of ownership title of privately owned project affected land parcels and the validity of sales transaction registration at the National Agency of Public Registry.
 - Aiming to determine the satisfaction level of AHs the LARMC met with the local population and affected persons and families located only within the sections 1 (km 0 to 4) and 3 (km 10.5 to 17.1) of the Modernization of Tbilisi-Rustavi

Section of the Tbilisi-Red Bridge Road and interviewed more than 20% of the AHs.

- The LARMC examined the accuracy of lost assets inventory and the level of fairness of calculation of compensation package; reviewed the activities conducted by the resettlement Municipal Development Fund of Georgia in the process of issuance of compensations to the APs with reference to adherence to the terms and conditions determined under the LARP 1 and LARP 2.
- All notifications from APs were immediately addressed and resolved in favor of the APs. Only issue raised by an Affected Person (Delta Ltd) that is still under consideration was reviewed in details and the LARMC recommendation for resolving the issue is presented in this Compliance Report further in section of recommendations. No written complaints have been submitted by any APs so far.

II. FINDINGS ON COMPENSATION DATA

23. LARMC reviewed and assessed the process of compensation and land acquisition. On the base of executed monitoring and assessment detailed information has been prepared regarding LARP implementation. The quantitative compensation compliance is presented separately for each LARP is presented in following paragraphs and tables.

24. In Several cases AHs have been paid additional compensation, as AHs had to spend their money to pay land parcel registration fees. This was necessary when the affected land plot was to be divided into two or more parts and the divided parts registered in public registry (separately part that is under road corridor and part that is left in private owner's property). The mentioned registration was necessary to sign contracts with the AHs regarding land purchase (no registration was needed if the parcel is purchased completely). According to the Georgian legislation for registration of every divided land plot AHs had to pay 51 GEL. The mentioned amounts have been also compensated to AHs. 8 AHs received 1272 GEL under LARP 1 and 31 AHs received 3315 GEL under LARP 2 (for both LARPs 39 AHs received total 4587 GEL as additional compensation for registration fee). The detailed information regarding additional compensation for registration fee is presented in the addendums to this compliance report.

25. According to preliminary decision of Revenue Service of Georgia, fiscal obligations of AHs confirmed. To ensure that all AHs receive the determined compensations completely for their own good, MDF issued additional payments to all AHs who got obligation to pay any kind of Tax.

According to the preliminary decision AHs got be obliged to pay following taxes:

- VAT for land sale agreement, in case if land plot is purchased with a commercial building standing on it. All such cases has been reviewed and additional compensation for all obliged AHs has been paid (10 AHs received additional compensation in total 193,883 GEL under LARP 1 and 9 AHs received additional compensation in total 68,688 GEL under LARP 2);
- An obligation to pay VAT for received compensation for affected trees was confirmed with the mentioned decision. For all AHs, who received compensation for affected trees, recalculations has been made and additional compensation has been paid (5 AHs received additional compensation in total 1,742 GEL under LARP 1 and only one AHs received additional compensation in amount of 31 under LARP 2).

The detailed information regarding additional compensation to cover all Tax obligations of AHs is presented in the addendums to this compliance report.

26. Implementation of LARP 1 for the section 1 of road project is practically finalized. Property sales and compensation agreements are fully processed and compensation finalized regarding 32 private land plots out of total 35 land plots. Agreements could not be reached with owners of 3 affected land plots (detailed information if the table 2.1.). Regarding mentioned land plots procedure of expropriation is initiated and complete amounts of compensation determined by the LARP 1 are deposited to an escrow account. Total amount of compensation to be deposited to an escrow account until all compensations paid is 280,979 GEL.

Table 2.1. Summery implementation assessment for LARP 1 (road rehabilitation project Section 1 - km 0–4)

Impacts type	LARP Tallies				Compensation Implementation Tallies				Difference				Explanation of differences and needed actions
	Quantity	Dim.	Comp. Amount GEL	AHs No (without double counting)	Quantity	Dimensions	Comp. Amount GEL	AHs No (without double counting)	Quantity	Dim.	Comp. Amount GEL	AHs No (without double counting)	
A. Land Impacts by tenure status	Plots No.	sqm	GEL	no.	Plots No.	sqm	GEL	no	Plots No.	sqm	GEL	no	
Private titled	35	24,270	2,221,640	29	32	23,136	2,073,032	26	3	1,134	148,608	3	An agreement with 3 AH could not be reached. All the compensations are deposited to escrow account. Regarding all 3 land plots an expropriation procedures are initiated.
Legalizable	0	0	0	0	0	0	0	0	0	0	0	0	
Public Not Used	22	117,954	0	0	22	117,954	0	0	0	0	0		
Public used according to leasing agreement (unlegalizable)	2	344	0	1	2	344	0	1	0	0	0	0	
Total A	59	142,568	2,221,640	30	56	141,434	2,073,032	27	3	1,134	148,608	3	
B. Land Impacts (by use Category)	Plots No.	Sqm			Plots No.	Sqm			Plots No.	Sqm			
Agricultural (non used)	6	2,927	183,114	5	5	2,689	170,262	5	1	238	12,852	1	
Commercial	29	21,343	2,038,526	24	27	20,447	1,902,770	22	2	896	135,756	2	
Public Not Used	22	117,954	0	0	22	117,954	0	0	0	0	0	0	
Public used according to leasing agreement (unlegalizable)	2	344	0	1	2	344	0	0	0	0	0	0	
Total B	59	142,568	2,221,640	30	56	141,434	2,073,032	27	3	1,134	148,608	3	

C. Affected trees	Units				no.	Units				no.	Units				no.			
Saplings-plantets (to be replanted)	1,870		NA		3,411	1	1,870	NA		3,411	1	0	NA		0	0		
Productive/fruit trees	48		NA		9,590	6	45	NA		9,289	5	3	NA		301	1		
Total C	1918		NA		13001	4	1915	NA		12700	4	3	NA		301	4		
D. Affected Structures	Units		sq.m.	GEL	No	Units	sq.m.	GEL	No	Units	sq.m.	GEL	No	An agreement with 2 AH could not be reached. All the compensations are deposited to escrow account. Regarding both buildings an expropriation procedures are initiated.				
Major Buildings	15		3,132.91	2,801,494	15	13	2,959.1	2,669,424	13	2	173.8	132,070	2					
Ancillary Buildings	9		1,648.72	100,486	9	9	1,648.72	100,486	9	0	0	0	0					
Other structures	9		3,877.71	1,865,892	9	9	3,877.71	1,865,892	9	0	0	0	0					
Total D		33	8,659.34	4767872	33		31	8,485.53	4,635,802	31		2	173.80		132070	2		
F. Business impacts	No.	8		1476409	11	No.	8		1,476,409	11	No.	0			0	0		
G. Jobs losses	No.					No.					No.							
i. permanent	No.	13		12207	13	No.	13		12207	13	No.	0			0	0		
ii. temporary	No.	20		18780	20	No.	20		18780	20	No.	0			0	0		
Total	No.	33	0	30987	33	No.	33	0	30987	33	No.	0	0		0	0		
G. AH No					No.					No.					No.			
Total AH No.					63					60					3			
Severely affected AH				51645	55				48828	52				2817	3	Compensation for severely affect to 3 AH could not be paid as the Aps left the country and cannot be found. The compensation will be paid as soon as the AP can be contacted.		
Vulnerable AH				5634	6				5634	6				0	0			
Relocated AH					0					0					0			
Compensation for Registration Fee				1272	8				1272	8				0	0			
Total amount of APs (including families of employees)					201					191					10			
Total G				58347	201				55734	191				2613	10			
TOTAL for the project				8,568,256	201				8,284,664	191				283,592	10			

An agreement with 2 AH could not be reached. All the compensations are deposited to escrow account. Regarding both buildings an expropriation procedures are initiated.

Compensation for severely affect to 3 AH could not be paid as the Aps left the country and cannot be found. The compensation will be paid as soon as the AP can be contacted.

27. Implementation of LARP 2 for the section 3 of road project is mostly finalized. Property sales and compensation agreements are fully processed and compensation finalized regarding 92 private land plots out of total 103 land plots. Agreements could not be reached with owners of 11 affected land plots (owned by 9 AHs).
All the amounts of compensations for each mentioned AH has been deposited to escrow account established by The Treasury Service of The Ministry of Finance of Georgia. Regarding all the land plots expropriation procedures are initiated by MDF.
The escrow account has been established according the agreement between MDF and The Treasury Service of The Ministry of Finance of Georgia, securing all amounts of compensation for the 9 AHs. The account will be maintained until all the cases regarding affected households will not be finalized and compensations paid.
Total amount of compensation to be deposited to an escrow account for LARP 2 implementation until all compensations paid is 1,711,826 GEL.
28. As a result of monitoring and survey executed by LARMC and conducted consultations one affected business has been detected. It appeared that I/M Kakha Betchvaia had a small shop in a leased area in Gulf building.
The mentioned business loss was not determined in LARP 2 as the business has not been confirmed during the survey works. At the period of survey execution the Gulf building was under reconstruction and was temporarily shut down and so was the mentioned shop. Because the lease contract at the moment was practically out of date Gulf authorities did not find important to mention the Kakha Betchvaia business.
After investigating the issue by LARMC (according the Kakha Betchvaia demand) it appeared that the lease contract was signed under renewable term and the continuance of the business at this location is impossible due to affection of Tbilisi-Rustavi section 3 projects.
Based on above mentioned additional compensation has been determined for I/M Kakha Betchvaia in total 1335 GEL (1200 GEL a three month lease cost for the loss of business location and 135 GEL as annual income based on revenue service information regarding declared income).
29. Considering the long duration of expropriation procedures, what clashes with road rehabilitation project tight schedule, LARP 2 can be considered as accomplished, on the condition that the expropriation procedures will be completed and compensation finalized as soon as possible.
Detailed LARP 2 implementation assessment is presented in the table 2.2.

Table 2.2. Summery implementation assessment for LARP 2 (road rehabilitation project Section 3 km 10.5 – 17.1)

Impacts type	LARP Tallies				Compensation Implementation Tallies				Difference				Explanation of differences and needed actions
	Quantity	Dim.	Comp. Amount GEL	AHs No (without double counting)	Quantity	Dimensions	Comp. Amount GEL	AHs No (without double counting)	Quantity	Dim.	Comp. Amount GEL	AHs No (without double counting)	
A. Land Impacts by tenure status	Plots No.	sqm	GEL	(no.)	Plots No.	sqm	GEL	(no.)	Plots No.	sqm	GEL	(no.)	
Private titled	103	86,410	2,573,823	98	92	66,371	1,946,836	89	11	20,039	626,987	9	An agreement with 9 AH could not be reached. All the compensations are deposited to escrow account. Regarding all 11 affected land plots, owned by named AHs, an expropriation procedure are initiated.
Legalizable	0	0	0	0	0	0	0	0	0	0	0	0	
Public Not Used	73	213,826	0	0	73	213,826	0	0	0	0	0		
Public used according to leasing agreement (unlegalizable)	2	1856	1200	2	2	1856	1200	2	0	0	0	0	
Total A	178	302,092	2,575,023	100	167	282,053	1,948,036	91	11	20,039	626,987	9	
B. Land Impacts (by use Category)	Plots No.	Sqm		(no.)	Plots No.	Sqm		(no.)	Plots No.	Sqm		(no.)	
Agricultural (non used)	70	43,025	1,133,811	66	67	40,325	1,055,511	63	3	2,700	78,300	3	
Commercial	33	43,385	1,440,012	32	25	26,046	891,325	26	8	17,339	548,687	6	
Public Not Used	73	213,826	0	0	73	213,826	0	0	0	0	0	0	
Public used according to leasing agreement (unlegalizable)	2	1856	1200	2	2	1856	1200	2	0	0	0	0	
Total B	178	302,092	2,575,023	100	167	282,053	1,948,036	91	11	20,039	626,987	9	
C. Affected trees	Units			no.	Units			no.	Units			no.	
Productive/fruit trees	56	NA	621	4	56	NA	621	4	0	NA	0	0	
Total C	56	NA	621	4	56	NA	621	4	0	NA	0	0	

D. Affected Structures	Units		Sq.m.	GEL	No	Units		Sq.m.	GEL	No	Units		Sq.m.	GEL	No	
Major Buildings	9		2,620.1	2,147,853	8	7		1,979.1	1,717,369	7	2		641	430,484	1	An agreement with 1 AH could not be reached. All the compensations are deposited to escrow account. Regarding both buildings an expropriation procedures are initiated.
Ancillary Buildings	11		184.78	35,352	4	11		184.78	35,352	4	0		184.78	0	0	
Other structures	37		NA	1,582,154	6	33		NA	933,018	4	4		NA	649,136	2	An agreement with 2 AH could not be reached (4 constructions). Compensations are deposited to escrow account. Regarding all 4 constructions an expropriation procedures are initiated.
Total D	57		2,804.88	3,765,359	18	52		2,163.88	2,685,739	15	5		825.78	1,079,620	3	
F. Business impacts	No.	7		717,559	7	No.	6		712,340	6	No.	1		5,219	1	An agreement with 2 AH could not be reached. The compensation is deposited to escrow account.
G. Jobs losses	No.					No.					No.					
i. permanent	No.	15		14085	15	No.	13		12207	13	No.	2		1878	2	Compensation for employment loss for 2 AH could not be paid as the APs left the country and cannot be found. The compensation will be paid as soon as the AP can be contacted. Amount of compensations is deposited to escrow account.
ii. temporary	No.	18		16902	18	No.	18		16902	18	No.	0		0	0	
Total	No.	33	0	30,987	33	No.	31	0	29,109	31	No.	2	0	1,878	2	
G. AH No					No.					No.					No.	
Total AH No.					133					122					11	
Severely affected AH				15,963	17				15,024	16				939	1	Allowances for severe affect and vulnerable AH could not be paid to 2 (one each) AH, as the APs cannot be found. The compensation will be paid as soon as the AP can be contacted. Amount of compensations is deposited to escrow account.
Vulnerable AH				6,573	7				5,634	6				939	1	
Relocated AH					0					0				0	0	
Compensation for Registration Fee				3,315	31				3,315	31				0	0	
Total amount of APs (including families of employees)					445					397					48	
Total G				25647	445				23973	397				1674	48	
TOTAL for the project				7,115,196	445				5,399,818	397				1,715,378	48	

Table 2.3. Summary implementation assessment for LARP 1 and LARP 2

LARP/Section	LARP Tallies		Compensation Implementation Tallies		Difference		Explanation of differences and needed actions
	GEL	AHs	GEL	AHs	GEL	AHs	
LARP I - Section 1 (Without AH double counting)	8,568,256	63	8,284,664	60	283,592	3	<p>Agreements could not be reached with 3 AH. The compensation amounts for 3 land plots and 2 buildings on these plots are deposited to an escrow accounts and expropriation procedures has been initiated.</p> <p>Compensation for severely affect to 3 AH could not be paid as the Aps left the country and cannot be found. The compensation will be paid as soon as the AP can be contacted. Until then the amounts are deposited and secured on escrow account.</p> <p>Additional compensation has been paid for registration fee to 2 AHs.</p>
LARP 2 - Section 3 (Without AH double counting)	7,115,196	133	5,399,953	122	1,715,243	11	<p>Agreements could not be reached with 9 AH. The compensation amounts for 11 land plots, 5 buildings on these plots and one business are deposited to an escrow accounts and expropriation procedures has been initiated.</p> <p>Compensation for job loss for 2 AHs, severely affect to 1 AH and 1 vulnerable AH could not be paid as the APs cannot be found. The compensation will be paid as soon as the AP can be contacted. Until then the amounts are deposited and secured on escrow account..</p>

III. LAND ACQUISITION AND RESETTLEMENT MONITORING CONSULTANT (LARMC) FINDINGS AND ASSESSMENTS

3.1. Assessment of the LARP 1 and LARP 2 implementation

30. Land acquisition has been carried out based on Eminent domain principles and enfold in two phases: a) signing of agreements with AHs and (if agreement fails) b) expropriation. Expropriation has been avoided as much as possible and is adopted only after all attempts to reach an agreement with the AHs failed and stalemate condition emerged. LARP has been implemented in compliance with compensation policy and LAR Framework (LARF) agreed between ADB and Government.

Table 3.1. Compensation Matrix

Type of Loss	Application	Definition of APs	Compensation Entitlements
Land			
Permanent loss of agricultural land	AH losing agricultural land regardless of impact severity	Owner with full registration	The option used for the Program is cash compensation. In case if residual plots became unusable the project acquired it in full if AP desired so.
		Legalizable Owner	All legalizable AH have been legalized and provided with cash compensation at full replacement cost.
		Informal Settlers/ AHs with no registration/valid documentation	No such case has been adopted by project
Non-Agricultural Land	AH losing their commercial/ residential land	Owner with full registration	Cash compensation at full replacement cost where paid.
		Legalizable Owner	All legalizable AH have been legalized and provided with cash compensation at full replacement cost.
		Renter/Leaseholder	Rental allowances in cash for 3 months has been provided
		Informal Settlers/ APs with no registration/valid documentation	Has been fully compensated.
Buildings and Structures			
Residential and non residential structures/assets		All AHs regardless of legal ownership/ registration status	All impacts considered as full impact. Impacts have been compensated in cash at full replacement costs free of state taxes.
Loss Of Community Infrastructure/Common Property Resources			
Loss of common property resources	Community/Public Assets	Community/Government	No such case has been adopted.
Loss of Income and Livelihood			
Crops	Standing crops affected	All AFs regardless of legal status (including legalizable and Informal Settlers)	No crops are affected by the project.
Trees	Trees affected	All AFs regardless of legal status	Cash compensation at market rate on the basis of type, age and productive value of the trees has been paid to the AHs.
Business/Employment	Business/employment loss	All AHs regardless of legal	Owners received full compensation.

		status	based on tax declaration, in the amount one year income. Permanent employees received compensation for lost wages equal to 3 months of minimum subsistence income.
Allowances			
Severe Impacts	>10% income loss	All severely affected AHs including informal settlers	Severe impact AHs received 1 additional compensation for 3 months of minimum subsistence income.
Relocation/Shifting	Transport/transition costs	All AHs to be relocated	Provided to all AHs.
Vulnerable People Allowances		AHs below poverty line, headed by Women, disabled or elderly	Allowance has been paid to AHs - equivalent to 3 months of minimum subsistence income
Temporary Loss			
Temporary impact during construction		All AHs	Not adopted
Unforeseen resettlement impacts, if any			MDF and the construction contractor will address and mitigate/compensate unforeseen resettlement impact during project

31. Based on survey and interview of APs, the overall response reflected rather positive attitude of APs towards the Road Project.

- All stated that they were content with the amount of compensation and considered that the approach was reasonable and fair;
- All AHs stated that they were informed in details about the Project, the survey, evaluation principles and compensation procedures;
- 7 AHs in addition mentioned Public Meeting as the source of information about the road project.

All interviewed AHs stated that they were informed about their rights and compensation entitlements and voluntarily signed Sales and/or Compensation Agreements.

32. The LARMC revealed that there were no complaints submitted to the Municipal Development Fund of Georgia or LAR Team. This fact to some extent has proved the positive satisfactory level of AHs in respect with the amounts of cash compensation, professional skills and work ethics of IU and LAR Team involved in LARP 1 and LARP 2 implementation procedures.

33. During LARM monitoring and LARP implementation, meeting with the director and owners of affected “Delta” Ltd was arranged. On the meeting payment obligation issues were discussed. “Delta” representatives stated that company didn’t receive LARP established sums completely. The reason was they can’t register officially part of affected erections as company’s property. According to LARF and LARP requirement, all land acquisitions should be paid reimbursement, despite their rights are registered, legalized or not. For erection areas of “Delta” Ltd, that are not registered and corresponding documents aren’t presented reimbursement should be paid to the real owners of the areas. Due to the above-mentioned, LARMC recommendation was to pay full compensation to AH.

MDF analyzed documentation confirming the possession of erections by “Delta” and reimbursement for areas has been paid to the owners of erections affected by the project.

34. The Implementing Agency and LAR Team provided the AHs with new survey cadastral maps carrying all necessary data for free. The AHs applied to the Public Register and undertook necessary steps required for valid registration of all unregistered land parcels. Besides, in case of partial land take, some land parcels required to be sub-divided and registered as separate units at the NAPR. The Law determines fixed rate (51 GEL) per one act of registration. All AHs who divided land parcels were fully reimbursed for paid registration fees.

14 land plots have not been compensated. Despite all measures taken by the MDF an agreement could not be achieved with the AHs. For the mentioned cases the amount of compensation determined by the LARP are deposited to an escrow account and a procedure of expropriation is initiated.

Detailed information regarding cases under expropriation procedures is given in a table below.

Table 3.2 - Information regarding cases under expropriation procedures.

LARP	Section	No of AH	AH name	Num of the land plot	Ownership status	Land plot use	Total area of land to be compensated (Including Residual Unviable Plots)	1 sq.m. land price (GEL)	Total Compensation for Land (GEL)	Compensation for affected structures (GEL)	Compensation for affected trees (GEL)	Compensation for bussines Losses (GEL)	Total compensation for AH (GEL)
1	2	3	4	5	6	7	8	9	10	11	12	13	14
I	0-4	11	Shoshiashvili Lela	13	Private	Comercial	658	179	117,782	27,998			145,780
I	0-4	21	Ltd bi-eich-vi-eni	36	Private	Agricultural	238	54	12,852				12,852
I	0-4	33	Ltd Maqsoili	60	Private	Comercial	238	64	17,974	104,072	301		122,347
TOTAL							1,134		148,608	132,070	301	0	280,979
2	10.5-17.1	20	Sukhishvili Nodar	30	Private	Comercial	500	20	11800	184941			196,741
				31	Private	Comercial	1117	20	26361	222894			249,255
				31a	Private	Comercial	883	20	20839	241301			262,140
				SUM			2500		59000	649136			708136
2	10.5-17.1	28	Tuli Tomas	62	Private	Comercial	907	33	29931				29931
2	10.5-17.1	35	LTD Saba	74	Private	Comercial	816	33	26928	116863			143791
2	10.5-17.1	41	LTD Building company modern house	81	Private	Comercial	1708	33	56364				56364
2	10.5-17.1	46	LTD Mikado georgia	89	Private	Comercial	1775	33	58575	313621		5084	377280
2	10.5-17.1	68	Gvaramadze Aliosha Gvaramadze Nugzari	112	Private	Agricultural	900	29	26100				26100
2	10.5-17.1	75	Gurgenidze Vardo	119	Private	Agricultural	900	29	26100				26100
2	10.5-17.1	81	Dzidziguri Lamara (Kogani)	125	Private	Agricultural	900	29	26100				26100
2	10.5-17.1	181	Ltd Greko	181	Private	Comercial	9633	33	317889				317889
TOTAL							20039		626987	1079620	0	5084	1711691
GRAND TOTAL							21,173		775,595	1,211,690	301	5,084	1,992,670

35. Based on all abovementioned, it can be stated that all policy and LARF requirements have been complied during implementation procedures and the LARPs and the policy were properly implemented.

IV. ASSESSMENT OF PUBLIC SATISFACTION

4.1. Public Meetings and Raising Public Awareness

36. While reviewing the documents related to LARP 1 and LARP 2 implementation procedures, the Land Acquisition and Resettlement Monitoring Consultant (LARMC) took into close consideration the cut-off-date. No encroachers were revealed during the monitoring process.

The fact that not a single case of encroaching was revealed during the monitoring process demonstrates that local population was well-informed about the APs rights and responsibilities, as well as the cut-off-date limitations.

37. As a result of in-field interviews, the LARMC revealed that the representatives of local community, government bodies, local population and specifically APs were provided with consultations, public meetings, formal and informal discussions as considered appropriate under the LARPs.

During monitoring the LARMC revealed that people were consulted through individual contact during the census, survey under the feasibility study for identification of AP persons and inventory of project affected assets. During the LARP 1 and LARP 2 preparation on detail design stage, all likely affected persons were consulted through community level meetings, individual contacts at the time of census, socioeconomic survey and detail measurement survey.

The APs were informed and encouraged to attend Public Disclosure meeting. Besides, all important and necessary information was provided to APs on the goals and objectives of the of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road Modernization Project and about the eligibility to fair compensation for losses incurred as a result of Project impacts.

4.2. The results of social survey

38. The LARMC conducted a Social survey in the field in the period from 1st August till 1st of September, 2012. The APs were randomly selected. Based on the previous experience the LARMC had ready specifically designed questionnaires.

14 AHs affected by section 1 of the road project under LARP I were interviewed according the questionnaire. The interviewed part of AHs equals 23% of the entire LARP I AHs number.

29 AHs affected by section 3 of the road project under LARP 2 were interviewed according the questionnaire. The interviewed part of AHs equals 22% of the entire LARP 2 AHs number.

39. Based on answers received to the questions provided in the questionnaire, the overall response reflected rather positive attitude of APs towards the Road Project results.

In particular, among the all interviewed AHs:

- ✓ All stated that they were content with the amount of compensation and considered that the approach was reasonable and fair;
- ✓ All AHs stated that they were informed in details about the Project, the survey, evaluation principles and compensation procedures;
- ✓ 7 AHs in addition mentioned Public Meeting as the source of information about the road project.

All interviewed AHs stated that they were informed about their rights and compensation entitlements and voluntarily signed Sales and/or Compensation Agreements.

40. During the IDP polling process, the issue of arrangement of accesses and driveways in and out of the modernized road was raised several times, since it will enable the land owners to adequately use the land plots remaining in their ownership. The abovementioned problem was mostly brought up by the owners of affected business wishing to continue their business activities. It is notable that according to the polled IPD-ies they have raised this issue at public, as well as individual meetings and the representatives of the MDF promised them to solve the abovementioned problem to their benefit.

The AHs are satisfied with the provided cash compensation and consider the measures undertaken by Municipal Development Fund of Georgia fair and reasonable. In general population carries rather positive approach to the Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road Modernization project and foresees future perspectives of the development of the region.

4.3. Gender and Resettlement Impacts

41. The gender analysis was conducted during the LARP 1 and LARP 2 development process and was revealed that among 196 AHs there are only 41 AHs are female (also there are 33 legal entities among AHs). The LARMC during monitoring process interviewed 8 female AHs and 12 legal entities.

The LARP 1 and LARP 2 consider positive impact on gender and the civil works contracts to include provisions to encourage employment of women during implementation.

4.4. Complaints & Grievance Redress Mechanism

42. The LARMC revealed that there were no complaints submitted to the Municipal Development Fund of Georgia or LAR Team. This fact to some extent has proved the positive satisfactory level of AHs in respect with the amounts of cash compensation, professional skills and work ethics of IU and LAR Team involved in LARP 1 and LARP 2 implementation procedures.

4.5. Photos - Assessment of Public satisfaction, meetings and consultations



Meeting and consultation with representatives and owners of Delta Ltd



Survey at Speroza Ltd



At Lukoil gas station



Consultation with representatives of Krtsanisi Planting Ltd



Meeting and consultation with representatives and owners of M & B Ltd

V. RECOMMENDATIONS AND LESSONS LEARNED

43. Under the Tbilisi-Rustavi road Tbilisi-Red Bridge Section section 1 (0 – 4 km) and section 2-(10.5 – 17.1 km) modernization project, during conducting evaluation and monitoring of the progress of LARP 1 and LARP 2 by the LARMC, a number of minor problems and shortcomings were revealed. This gave the Implementation Agency and the LARMC some clear lessons which should be taken into consideration in the process of preparation, implementation and monitoring of future LARPs.
44. Considering the fact that the Legislation of Georgia does not provide for the respective procedures of involuntary acquisition of property, certain discrepancies were due AHs obligation of payment of certain taxes from the received compensations. The liability of payment of taxes appears as a result of the land and real estate acquisition. In respect of LARP 1 and LARP 2 implementation the preliminary decision of Revenue Service of Ministry of Finance of Georgia has been obtained. The preliminary decision clearly stated all issues regarding tax obligation and identified the certain types of compensation that inquire tax payment. On the base of the preliminary decision recalculations has been executed to determine additional amounts that are paid to the AHs, to ensure that every AH gets the net compensation fully for own good. For the future LARP preparation it would be helpful to obtain mentioned preliminary decision in advance to consider all tax obligations regarding compensation procedures.
45. During LARM monitoring and LARP implementation, meeting with the director and owners of affected “Delta” Ltd was arranged. During the meeting payment obligation issues were discussed. “Delta” representatives stated that company didn’t receive LARP established sums completely. The reason was they can’t register officially part of affected erections as company’s property. According to LARF and LARP requirement, all land acquisitions should be paid reimbursement, despite their rights are registered, legalized or not. In respect of LARP 1 and LARP 2, after LARMC review the issue and gave the recommendation, additional compensation has been paid to AH for erection areas that are not registered. For the future LARP implementation it would be better not to postponed similar cases, or put them under discussion. Would be better to obtain all necessary documents and start compensation procedures on early stages.

46. To refer for the future LARP monitoring procedures, it would be much effective and better organized, if monitoring of LARP implementation starts on early stages of implementation (almost from the beginning).

The abovementioned will be helpful for both Implementation Agency and Monitoring Specialist; they will be able to exchange information, identify weaknesses and determine problems earlier and find more effective solutions easier.

VI. CONCLUSIONS

47. The successful accomplishments of the implementation of LARP 1 and LARP 2 by Municipal Development Fund of Georgia for sections 1 (km 0 to 4) and section 3 (km 10.5 to 17.1) of the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road is obvious. Through the analyses of the results revealed several minor discrepancies during implementation process. The problem issues have been discussed with Municipal Development Fund of Georgia and confirmation received that MDF will correct and finalize the implementation accordingly.
48. Land acquisition and resettlement within the scope of LARP 1 and LARP 2 implementation process was undertaken in compliance with the ADB Safeguard Policy Statement (2009) and guidelines on involuntary resettlement (Manila 1998) and pursuant to the active legislation of Georgia.
49. The hereby Final Compliance Report (LFCR) provides detailed descriptions of the monitoring results of land acquisition and resettlement implemented along the sections 1 (km 0 to 4) and section 3 (km 10.5 to 17.1) of the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road and assessment of the level of compliance of the LARP 1 and LARP 2 implementation procedures with the stipulations determined in the Land Acquisition and Resettlement Policy Framework (LARF) and LARPs.
- Land acquisition and resettlement progress is presented in the following summary table 6.1.

Table 6.1. – Summary implementation progress assessment for both LARP 1 and LARP II

LARP/Section	LARP Tallies		Compensation Implementation Tallies		Difference	
	GEL	AHs	GEL	AHs	GEL	AHs
LARP I - Section 1 (Without AH double counting)	8,568,256	63	8,284,664	60	283,592	3
LARP 2 - Section 3 (Without AH double counting)	7,115,196	133	5,399,953	122	1,715,243	11

50. Based on the findings of the desk and field studies undertaken by Land Acquisition and Resettlement Monitoring Consultant (LARMC) during LARP 1 and LARP 2 implementation process has been verified that the LARPs has been implemented along the sections 1 (km 0 to 4) and section 3 (km 10.5 to 17.1) of the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road was undertaken in accordance with the stipulations of the LARF and LARPs and in adherence of the SPS and ADB guidelines stipulated in the Handbook on Resettlement (Manila 1998).
51. Regarding the implementation of sections 1 (km 0 to 4) and section 3 (km 10.5 to 17.1) of the Modernization of Tbilisi-Rustavi Section of the Tbilisi-Red Bridge Road, considering the following circumstances:
- The Status of up to-date accomplishments along the road;
 - The great social and economic importance of the planned project for Georgia's socio-economic development;
 - Technical and bureaucratic nature of activities to be taken;
 - Clear and confident intention to accomplish all the initiated expropriation procedures and finalize compensation in accordance with LARPs;
 - The accomplishment of expropriation procedures (considering court and administrative procedures) may take several months, and in case of postponing the start of civil works until the implementation of abovementioned condition (taking in to account the forthcoming complicated winter conditions) may delay the start of construction works for a year.

The Land Acquisition and Resettlement Monitoring Consultant (LARMC) gives recommendation for adoption of LARP 1 and LARP 2 implementation, thus commencement of civil works along the given Road Sections may be exercised.

ANNEX - A
LARP 1 Final Measurement Figures

Table A.1. List of AH/AP and relative losses

No of AH	AH name	Num of the land plot	Ownership status	Land plot use	Explanation of change	Difference of compensation amounts, considering changes	Total area of land to be compensated (Including Residual Unviable Plots)	1 sq.m. land plot price (GEL)	Total Compensation for Land (GEL)	Compensation for affected structures (GEL)	Compensation for affected trees (GEL)	Compensation for bussines Losses (GEL)	Allowances for Relocation	Compensation for regitration fee	Total compensation for AH (GEL)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	Ltd Delta	1	Private Registered	Commercial	Added tax for land sale and compensation for one employee. Subtracted tax for part of building that is to be compensated not purchased. Compensation increased	1,783	367	179	77,516	197,880		7,514	1,252		285,101
	2	Public Illegally Occupied	Commercial	0											
	3	Public Illegally Occupied	Commercial	0											
	4	Private Registered	Commercial	179											
SUM							367	358	77,516	197,880	0	7,514	1,252	0	285,101

2	Ltd Delta 1	5	Private Registered	Commercial	Tax for land acquisition is added	13,565	421	179	88,924	250,850					339,774
3	Kavlashvili Giorgi	7	Private Registered	Commercial	New compensation calculation executed. Compensation decreased	2,606	317	179	66,956	102,785	0	11,863	1,252		
4	Kavlashvili Madona												1,252		
5	Kavlashvili Natalia												1,252		
6	Tsitskishvili Liana												1,252		
SUM						317	179	66,956	102,785		11,863	5,008	102	191,409	
7		8	Private Registered	Commercial	New compensation calculation executed, part of the building compensated (not purchased). Tax for land sale added. Compensation decreased	-139,014	586	179	123,775	323,458		1,523,596			1,970,829
	“Ortachala, gulia str. 1”														
8		9	Private Registered	Commercial	New compensation calculation executed. Taxes recalculated. Compensation decreased	-17	257	179	45,986	840					46,826
	Dadiani Ekaterine													102	
9		10	Private Registered	Commercial	Tax for land and trees added. Compensation increased	34,221		179							0
													0		
							404		72,334				72,334		
	11	Private Registered	Commercial	1,057			179	223,260	19,253	956	2,809	1,252		249,408	
SUM						1,461	358	295,594	19,253	956	2,809	1,252	0	321,742	

10	Ltd “Speroza”	12	Private Registered	Commercial	Tax for land and compensation for employees added. Compensation sum increased	43,944	781	179	164,963	87,369		187,248			458,360
11	Shoshiashvili Lela	13	Private Registered	Commercial			658	179	117,782	27,998	0	0		0	145,780
12	Ltd “Gio”	16	Private Registered	Commercial	Less area affected (88 sq.m. not under road buffer). Compensation decreased	-9,412	328	107	35,100	105,505					140,605
14	Agoshashvili Giorgi	20	Private Registered	Commercial			26	107	2,782	904					3,686
15	Ivanishvili Surena	21	Private Registered	Commercial	Compensation for building was calculated by mistake (no building on the land) . 102 GEL paid in addition for registration costs. Compensation decreased	-4,814	117	107	12,519		1,588				14,209
17	Tabatadze Kakha	27	Private Registered	Commercial			2,000	64	128,002						128,002
19	JRC “Wissol petroleum Georgia”	29	Private Registered	Commercial	Added tax for land sale and tree (14 GEL). Also added compensation for employees. Compensation increased	20,186	1,588	64	119,926	711,227	89	781,188			1,614,308

20	Ltd “Lukoil Sakartvelo”	30	PrivateRegistered	Commercial	Added tax for land sale, also added compensation for employees. Compensation increased	27,499	1,735	64	131,027	555,548		265,520		102	959,607
		31	Private Registered	Commercial			128	64	8,192					8,192	
		32	Private Registered	Commercial			60	64	3,840					3,840	
		SUM					1,923	192	143,059	555,548	0	265,520	0	0	971,639
21	Ltd “B-H-V-M”	36	Private Registered	Agricultural			238	54	12,852						12,852
22	Bulia Besiki	37	Private Registered	Agricultural	Added fee for registration	306	62	54	3,348						3,450
		38	Private Registered	Agricultural			104	54	5,616					5,718	
		39	Private Registered	Agricultural			144	54	7,776					7,878	
		SUM					310	162	16,740	0	0	0	0	306	17,046
23	Rukhadze Otari	41	Private Registered	Agricultural	Added fee for registration	102	214	54	11,556						11,658
24	Gagua Natia	43	Private Registered	Commercial	Added fee for registration	102	836	64	53,504					102	53,606

25	Ltd “El-ei-ji-kei international Georgia”	44	Private Registered	Agricultural	Added fee for registration	303	766	54	41,364					102	41,465
		45	Private Registered	Commercial			1,482	64	94,848					102	94,949
		46	Private Registered	Agricultural			863	54	46,602					306	46,703
	SUM						3,111	172	182,814	0	0	0	0	303	183,117
26	Kobakhidze Tea	50	Private Registered	Agricultural	The land parcel has been purchased completely (additional land area 441 sq.m.). Compensation increased	23,814	1,000	54	54,000					102	54,000
27	Ltd “Divabeka”	52	Private Registered	Commercial	Purchased area decreased by 1 sq.m.	-64	210	64	13,440					101	13,440
28	Ltd “Black sea industry”	53	Private Registered	Commercial	Added tax for land sale and tree (9 GEL). Also added compensation building loss, that was calculated in Sokar jorjia Ltd's favor by mistake. Compensation increased	301,315	1,344	64	101,494	729,458	59	94,514		101	925,525
29	Ltd “Sokar Georgia”	53a	Lease	Commercial	Part of the compensation for building loss, was calculated in Sokar jorjia Ltd's favor by mistake. Compensation decreased	-275,499	0	0				125,753		101	136,082

30	Ltd “Fi-em grup”	55	Private Registered	Commercial	Added fee for registration	255	1,162	64	74,368						303	74,368
		56	Private Registered	Commercial			1,582	64	101,248							101,503
	SUM						2,744	128	175,616	0	0	0	0	255	175,871	
31	JRC “Bi-Ti-ei bank”	57	Private Registered	Commercial	Tax for land sale and trees (1527) added. Land area decreased by 1 sq. m. Compensation increased	35,401	21	64	1,344							1,344
32	JRC “Gamtsvaneba” krtsanisi	58	Private Registered	Commercial			94	64	7,099							7,099
							2,852			215,383	27,130	10,008				252,521
SUM							2,946	64	222,482	27,130	10,008	0	0	0	259,620	
33	JRC “Maksoili”	60	Private Registered	Commercial	Tax for land sale and trees (46 GEL) added. Compensation increased	2,788	238	64	17,974	104,072	301				255	122,347

TOTAL SUM										2,221,640	4,767,873	13,001	1,476,409	7,512	1,272	8,487,707
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Table A.2. Compensation Matrix for Directly Affected AHs

Num	Name	Employer	Compensation for loss on income	Allowances for Severely Affected Ahs	Allowances for Vulnerable Households	SUM
1	Ninua Konstantine	Delta Ltd	939	939		1,878
2	Akhobadze Aleco	Kuta Ltd	939	939	939	1,878
3	Tolordava Marina	Kuta Ltd	939			939
4	Chakhtauri Irakli	Speroza Ltd	939			939
5	Khabuliani Marina	Speroza Ltd	939			939
6	Goisashvili Lamara	Speroza Ltd	939			939
7	Devdariani Levani	Speroza Ltd	939			939
8	AbulaZe Levani	Speroza Ltd	939			939
9	Gardapkhadze Miriani	Speroza Ltd	939			939
10	Khabuliani Elguja	Speroza Ltd	939			939
11	Oniani Devlat	Speroza Ltd	939			939
12	Oniani Gamza	Speroza Ltd	939			939
13	Liparteliani Zviadi	Speroza Ltd	939			939
14	Oniani Irakli	Speroza Ltd	939			939
15	Oniani Dimitri	Speroza Ltd	939			939
16	Oniani Fridoni	Speroza Ltd	939			939
17	Kurasbediani Levani	Speroza Ltd	939			939
18	Mukbaniani Amirani	Speroza Ltd	939			939
19	Mukbaniani Giorgi	Speroza Ltd	939			939
20	Osachev Iuri	Speroza Ltd	939			939
21	BaiaSvili Giorgi	Speroza Ltd	939			939
22	GogolaZe Nugzari	Speroza Ltd	939			939
23	SofraSvili Lela	Speroza Ltd	939			939
24	Kutelia Niko	Wissol Petroleum a	939	939		1,878
25	Aptsiauri Teimuraz	Wissol Petroleum a		939		1,878

26	Chuntishvili Zurab	Wissol Petroleum a		939		1,878
27	Goginashvili Alibeg	Wissol Petroleum		939		1,878
28	Ashadze Temur	Wissol Petroleum		939		1,878
29	Jabakhidze Giorgi	Wissol Petroleum a		939		1,878
30	Lobjanidze Zviad	Wissol Petroleum a		939		1,878
31	Chichinadze Nikiloz	Wissol Petroleum		939		1,878
32	Kashakashvili Revaz	Wissol Petroleum		939		1,878
33	Metreveli Genadi	Wissol Petroleum		939		1,878
34	Burnadze Darejan	Wissol Petroleum a		939	939	2,817
35	Gvaladze Avtandil	Wissol Petroleum a		939		1,878
36	Bachiashvili Kakhaber	Wissol Petroleum a		939		1,878
37	Khechikov Ucha	Wissol Petroleum a		939		1,878
38	Godziashvili Vladimir	Wissol Petroleum a		939		1,878
39	Gobadze Roin	Wissol Petroleum		939		1,878
40	Gogokhia Tamaz	Wissol Petroleum		939		1,878
41	Maisuradze Shmagi	Wissol Petroleum a		939		1,878
42	Gogishvili Giorgi	Wissol Petroleum a		939		1,878
43	Dudauri Sandro	Wissol Petroleum		939		1,878
44	Dzuliashvili Partezi	Wissol Petroleum		939		1,878
45	Lazarishvili David	Wissol Petroleum		939		1,878
46	Tskhovrebov Eduard	Wissol Petroleum a		939		1,878
47	Mkhitarov Mikhail	Wissol Petroleum a		939		1,878
48	Lagidze Aleksander	Wissol Petroleum a		939		1,878
49	Djikuri Davis	Wissol Petroleum a		939		1,878
50	Badalishvili David	Wissol Petroleum a	939	939		1,878
51	Tsiklauri Khvicha	Wissol Petroleum		939		1,878
52	Muknishvili Giorgi	Wissol Petroleum		939		1,878
53	Burdiladze Shota	Wissol Petroleum a		939		1,878
54	Gogsadze Mamia	Lukoil Georgia Ltd	939	939		1,878
55	Gogsadze Vasili	Lukoil Georgia Ltd	939	939		1,878
56	Gorgiashvili Revazi	Lukoil Georgia Ltd	939	939		1,878
57	LaliaSvili Giorgi	Lukoil Georgia Ltd	939	939		1,878
58	enuqiZe zaza	Lukoil Georgia Ltd	939	939		1,878
59	Uzoevi Vitali	Lukoil Georgia Ltd	939	939		1,878
60	Dzidziguri Giorgi	Lukoil Georgia Ltd	939	939		1,878
61	Guledani Cira	Lukoil Georgia Ltd	939	939	939	2,817
62	Antidze Malkhaz	Socar Georgia Petroleum Ltd		939		1,878
63	Alekperovi Nadir	Socar Georgia Petroleum Ltd		939		1,878
64	Gakhramanovi Eivaz	Socar Georgia Petroleum Ltd		939		1,878
65	Mazanashvili Shakro	Socar Georgia Petroleum Ltd		939		1,878

66	Ibadovi AgSin	Socar Georgia Petroleum Ltd		939		1,878
67	Velievi Visal	Socar Georgia Petroleum Ltd		939		1,878
68	Kochiashvili Zurabi	Socar Georgia Petroleum Ltd		939		1,878
69	Karimovi Azat	Socar Georgia Petroleum Ltd		939		1,878
70	Alakhverdiev Gabili	Socar Georgia Petroleum Ltd		939		1,878
71	Kalandadze Marina	Socar Georgia Petroleum Ltd		939	939	2,817
72	Otanadze Rusudan	Socar Georgia Petroleum Ltd		939	939	2,817
73	Kavlashvili Giorgi	Land owner		939		939
74	Kavlashvili Madona	Land owner		939		939
75	Kavlashvili Natalia	Land owner		939		939
76	Tsitskishvili Liana	Land owner		939	939	1,878

TOTAL			30,987	51,645	5,634	123,948
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Table A.3. Compared Impacts Summary considering all changes

Impacts type	LARP figures			Final figures considering all changes			Details and Reason of Changes
	Quantity	Dimensions	AHs No (without double counting)	Quantity	Dimensions	AHs No (without double counting)	
A. Land Impacts by tenure status	Plots No.	Sqm	(no.)	Plots No.	Sqm	(no.)	
Private titled	36	24,648	30	35	24,270	29	After registration #16 plot configuration was changed and exposed area was lessened with 88m2. Because of the request of #7 plot's owner, he maintained the area outside the road's buffer, purchase of which was planned. According to the initial version of LARP the area was lessened with 286m2. #26 Land plot has not been included in the road's buffer after registration. The area was lessened with 443m2. The part, which remained outside the passage of #50 plot was purchased as non-used land according to the request of the owner. 441m2 was added to the purchased land plot. After registration #52 and #58 land plot areas were more precise defined (lessened with 1m2). Area under exposure was lessened with 2m2.
Legalizable	2	464	2	0	0		Two land plots (#17 and #28), which were determined in an initial version of LARP as legalized, has been registered as state properties, because despite all attempts a private person having any rights could not be managed.
Public Not Used	20	117,262		22	117,954		
Public illegally used (unlegalizable)	2	344	1	2	344	1	
Total A	60	142,718	32	59	142,568	30	
B. Land Impacts (by use Category)	Plots No.	Sqm	(no.)	Plots No.	Sqm	(no.)	
Agricultural (non used)	8	2,950	5	6	2,927	5	Considering above described changes (#17 and #28 became state properties, purchased 441m2 with the addition of #50plot). Agricultural land area of private property was lessened with 464m2 and increased with 441m2.
Commercial	30	22162	28	29	21,343	24	Configuration of #16 plot was changed after registration and the area under exposure was lessened with 88m2; Because of the request of #7 plot's owner, he maintained the area outside the road's buffer, purchase of which was planned. According to the initial version of LARP the area was lessened with 286m2. #26 Land plot has not been included in the road's buffer after registration. The area was lessened with 443m2. The part, which remained outside the passage of #50 plot was purchased as non-used land according to the request of the owner. 441m2 was added to the purchased land plot. After registration #52 and #58 land plot areas were more precise defined (lessened with 1m2). Area under exposure was lessened with 2m2.
Public (not used)	20	117,262		22	117,954		Land area under exposure was increased because two land plots (#17 and #28) were registered as state properties.
Public illegally used (unlegalizable)	2	344	1	2	344	1	
Total B	60	142,718	32	59	142,568	30	

Table A.4. Comparing the Compensation for Structures considering all changes

#	Construction Type	Number	compensation for structure according LARP			compensation for structure considering changes			
			Dimensions		Cost (GEL)	Dimensions		Cost (GEL)	Details and Reason of Changes
			Unit	Dimension		Unit	Dimension		
	BUILDINGS								
1	Shop	1	sqm	199.35	154,578	sqm	199.35	143,599	Tax for part of the building deducted because it was not purchased but is compensated, as the building is standing on state land. Compensation decreased by 10979. The AH will not have to pay taxes for this item;
		1	sqm	121.59	40,235	sqm	121.59	40,235	
2	Car Maintenance workshops	1	sqm	431	142,521	sqm	241	94176	A part of the building (190m2) was maintained in private ownership because of the request of the owner. By the initial version of LARP it was considered to purchase this area as non-usable building. The compensation was lessened with 48345 Gel.
		1	sqm	171.17	56,641	sqm	171.17	56,641	
3	Car washing box	1	sqm	49.73	10,667	sqm	49.73	10,667	
4	Petrol Filling station	1		146.88	250,850		146.88	250,850	
		1	sqm	85.17	18,509	sqm	0	0	A land plot and the building on it is a state property and is not subject to the payment of compensation.
		1		383.28	654,586		383.28	654,586	
		1		325.29	555,548		325.29	555,548	
		1		426.81	728,929		426.81	728,929	
		1		88.63	104,072		88.63	104,072	
5	Liquefied Gas Plant	1	sqm	35	11,579	sqm	35	11,579	
6	Gas Filling station (pump station roofing)	1	sqm	144.53	45,107	sqm	144.53	45,107	

7	Petrol Filling Station (pump station roofing)	1	sqm	268.67	229,532	sqm	0	0	Named land plot and the building located on it is not included in the road's buffer, which was confirmed with the information received from NARP and by means of the measurements carried out on place.
8	Café	1	sqm	255.81	105,505	sqm	255.81	105,505	
	ANCILLARY Structure								
9	Store house	1	sqm	49.27	14,046	sqm	49.27	14,046	
		1		4.65	840		4.65	840	
10	Security cabin	1	sqm	8	1,482	sqm	8	1,482	
11	Banners	1	sqm	3	1,094	sqm	3	1,094	
		1		5	1,824		5	1,824	
12	Asphalt Pavement	1	sqm	781	30,500	sqm	781	30,500	
		1		658	25,696		658	25,696	
13	Toilet	1	sqm	2.8	529	sqm	2.8	529	
14	Water tank	1	sqm	137	24,475	sqm	137	24,475	
	Other								
15	Fence	1	sqm	66	8609	sqm	66	8609	
		1		65	6,192		65	6,192	
		1		33.25	478		33.25	478	
		1		51.6	4,916		0	0	After carrying out the examination it was confirmed that a technical error took place, because there is not a building on the land plot.
		1		295	2,655		295	2,655	
16	Apartment Building basement with ancillary structures	1	sqm	2848.96	2,004,949	sqm	2848.96	1,847,054	The compensation was decreased with 157895 Gel, because in the calculation it was considered as VAT, because the building was not purchased, but the compensation was paid. According to Georgian legislation in such case AH is not charged with VAT.
				87.9			87.9		
17	Retaining Walls	1	cubm	430	904	cubm	430	904	
Total					5,238,048			4,767,872	

Table A.5. Compensation for Businesses Loss

Business Reference	Business Type	Compensation rates
		Compensation for business at net profit (GEL/year)
1	Auto service, shop	7,514
2	Auto service	11,863
3	Gas Cylinder filling Plant	2,809
4	Petrol station	781,188
5	Petrol station	265,520
6	Petrol station (owner)	94,514
7	Petrol station (leaser)	125,753
8	Gas station	187,248
Total		1,476,409

Table A.5. Summary Estimate of Costs

No.	Item	Cost (GEL)	Cost in USD		Cost (GEL)	Cost in USD
		LARP figures			Final figures considering all changes	
A	Compensation					
1	Compensation for Land	2,194,179			2,221,640	
2	Compensation for Structures/Buildings	5,238,048			4,767,872	
3	Compensation for business loss	1,476,409			1,476,409	
4	Compensation for employees	67,608			30,987	
5	Compensation for non-productive trees	3,411			3,411	
6	Compensation for productive trees	7,848			9,590	
	Sub Total A	8,987,503			8,509,909	
B	Allowances					
1	Severely Affected AH	52,584			51,645	
2	Vulnerable Households	5,634			5,634	
3	Relocation	7,512			7,512	
4	Registration fee compensation	0			1,068	
	Sub Total B	65,730			64,791	
C	LARP Administration Costs					
1	Cost for EMA	10,000			10,000	
2	Miscellaneous Administrative Cost	16,000			16,000	
	Sub Total C	26,000			26,000	
	Total R&R Cost (A+B+C)	9,079,233	5,541,675		8,600,700	5,253,940
	Contingency 10 % of the total LAR Cost	907,923	554,167		860,070	525,394

Grand Total	9,987,156	6,100,890		9,460,770	5,779,334
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ANNEX - B
LARP 2 Final Measurement Figures

Table B.1. List of AH/AP and relative losses

No of AH	AH name	Num of the land plot	Ownership status	Land plot use	Explanation of change	Difference of compensation amounts, considering changes, GEL	Total area of land to be compensated (Including Residual Unviable Plots)	1 sq.m. land price (GEL)	Total Compensation for Land (GEL)	Compensation for affected structures (GEL)	Compensation for affected trees (GEL)	Compensation for business Losses (GEL)	Allowances for Relocation	Compensation for registration fee	Total compensation for AH (GEL)
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	LTD 'qsani'	2	Private	Commercial			300	20	6000						6000
2	xardziani irakli	8	Private	Commercial			10	40	200	118				102	420
		9	Private	Commercial			83	20	1660		116			102	1878
		SUM					Registration fee added	204	93	16	1860	118	116	0	0
3	LTD "el rio"	10	Private	Commercial	Tax for land sale and tree added. Compensation increased	398	102	16	2407	6988	205				9600
4	rafava daviT rafava vaJa rafava Tamari jiqia qeTevani	13	Private	Agricultural	Registration fee added	102	138	20	2208					102	2310
5	jalagonia klara	14	Private	Agricultural			76		1216					102	1216
6	xaradze nugzar	15	Private	Agricultural	Registration fee added	102	65	20	1040					102	1142
7	xunwaria mamuka	18	Private	Agricultural			140	40	2240						2240
		16	Private	Agricultural			143	33	2288						2288
		SUM						283	33	4528	0	0	0	0	0
8	nackebia malkhazi	17	Private	Agricultural	Registration fee added	102	146	0	2336					102	2438

9	gogoxia oTar	19	Private	Agricultural	Building was not found on the land no compensation calculated for building. Registration fee 102 GEL added	102	159	33	2544	3328	80		102	6054
10	kikaCeiSvili lia	20	Private	Agricultural	Registration fee added	102	997	33	15952				102	16054
11	kobiaSvili ramaz	21	Private	Agricultural	Registration fee added	102	383	33	6128				102	6230
12	TxeliZe vaxtang	22	Private	Agricultural	Registration fee added	0	424	33	6784					6784
13	gordelaZe giorgi	23	Private	Agricultural	Registration fee added	102	465	33	7440				102	7542
14	sarTania svetlana	24	Private	Agricultural	Registration fee added	102	530	33	8480				102	8582
15	Shonia	25	Private	Agricultural	Area increased by 27.5 sq.m. as a result of registration. Compensation increased	440	592.5	33	9480				102	9480
16	yolbaia dodo	26	Private	Agricultural	Area decreased by 9 sq.m. as a result of registration. Compensation decreased	-144	1000	66	16000					16000
17	Selia elizbari	27	Private	Agricultural	Area decreased by 9 sq.m. as a result of registration. Compensation decreased	-144	1000	33	16000					16000
18	WeliZe nikoloz	28	Private	Agricultural			1003	33	16048	3418	220			19686
19	Carauli soso	29	Private	Agricultural			1500		24000					24000
20	suxiSvili nodar	30	Private	Commercial	Recalculation executed. Area added due to registration process, additional areas got needed for the road project. According to owners demand unused (left land) has been purchased. Compensation increased	510,872	500		11800	184941				196741
		31		Commercial			1117		26361	222894				249255
		31a	Private	Commercial			883		20839	241301				262140
SUM							2500		59000	649136	0	0	0	0
25	oniani grigol	49	Private	Commercial	Registration fee added	153	2342		46840				153	46993
27	geTiaSvili Tengiz Beruashvili Tsitsino	58	Private	Commercial			1500		49500	29190				79629
28	Tuli Tomas	62	Private	Commercial			907		29931					29931
29	machavariani simon	64	Private	Agricultural	Registration fee added	102	346		10034				102	10136

30	LTD Iberia autohouse	65	Private	Commercial	Tax for land sale added. Compensation increased.	9171	1544		60123	35104					95227
31	LTD caucasus auto center	66	Private	Commercial			519		17127						17127
33	LTD Socar georgia petroleum	70	Leaseholder	Commercial			956			2492					2492
34	LTD grandi	72	Private	Commercial	Tax for land sale added. Compensation increased.	7128	1200		46728	31053					77781
35	LTD saba	74	Private	Commercial			816		26928	116863					143791
36	doliZe giorgi	76	Private	Commercial			864		28512						28512
37	kobrava Jiguli	77	Private	Agricultural	Registration fee added	102	136		3944					102	4046
38	sisauri giorgi	78	Private	Agricultural	Registration fee added	102	294		8526					102	8628
39	SemazaSvili ekaterine	79	Private	Commercial	Registration fee added	102	19		627					102	729
41	LTD building company modern house	81	Private	Commercial			1708		56364						56364
43	LTD autohouse-rustavi 2011	85	Private	Commercial	A recalculation executed. Compensation for structure and business increased, due to existing circumstances (business development progress after 1st survey) on the site. Tas for land sale also added	26973	1197		46611	219547		154831			299337
44	LTD lukoil georgia	86	Private	Commercial	Tax for land sale has been added. Compensation increased.	9623	1620		63083	650736		125220			839039
45	gvitiZe zurab	88	Private	Commercial			600		19800						19800
46	LTD mikado georgia	89	Private	Commercial			1775		58575	313621		5084			377280
47	aChelaSvili nugzar	91	Private	Agricultural	Registration fee added	102	57		1653					102	1755
48	ZmanaSvili giorgi	92	Private	Agricultural	The land parcel has been purchased comity, under owners demand.	3480	900		26100						26100
49	sexniaSvili daviT	93	Private	Commercial			900		29700						29700

50	macharaShvili giorgi	94	Private	Agricultural	Registration fee added	102	40		1160					102	1262
51	xaCiZe nugzari	95	Private	Agricultural			900		26100						26100
52	i/m vaxtang filfani	96	Private	Agricultural			900		26100						26100
53	WumbaSvili vaxtangi	97	Private	Commercial			900		29700						29700
54	darjania nino	98	Private	Agricultural	Registration fee added	102	65		1885					102	1987
55	artemiZe mariam	99	Private	Agricultural			900		26100						27039
56	talaxaZe maia	100	Private	Agricultural			900		26100						26100
57	mTivliSvili- goginaSvili JuJuna	101	Private	Agricultural			900		26100						26100
58	mosiZe nana	102	Private	Agricultural			900		26100						26100
59	darbuaSvili Tina	103	Private	Agricultural			57		1653						1653
60	odiSeliZe qeTo	104	Private	Agricultural			900		26100						26100
61	mananaZe nana	105	Private	Agricultural			900		26100						26100
62	patariZe marine	106	Private	Agricultural			900		26100						26100
63	dekanозиSvili (mafariSvili) eTeri	107	Private	Agricultural			900		26100						26100
64	Tvauri tristani	108	Private	Agricultural			900		26100						26100
65	qoTuaSvili qnari	109	Private	Agricultural	Registration fee added	102	73		2117					102	2219
66	xuciSvili qeTino	110	Private	Agricultural			900		26100						26100
67	darjania avTandili	111	Private	Agricultural			900		26100						26100
68	gvaramaZe alioSa gardacvlilia memkvidre gvaramaZe nugzari	112	Private	Agricultural			900		26100						26100

69	esakia naTia	113	Private	Agricultural			900		26100					26100
70	xuciSvili daviTi	114	Private	Agricultural			900		26100					26100
71	RambaSiZe simon	115	Private	Commercial			900		29700					29700
72	daraSvili neli	116	Private	Agricultural	Registration fee added	102	345		10005				102	10107
73	wiqariSvili marine	117	Private	Agricultural	Registration fee added	102	900		26100				102	26202
74	kalandaZe leonid	118	Private	Agricultural			900		26100					26100
75	gurgeniZe vardo	119	Private	Agricultural			900		26100					26100
76	buiSvili eTeri	120	Private	Agricultural			900		26100					26100
77	samxaraZe zaza	121	Private	Agricultural			900		26100					26100
78	mWedliSvili angelina	122	Private	Agricultural			900		26100					26100
79	wiqariSvili marine	123	Private	Agricultural			46		1334					1334
80	yulajaniSvili lena	124	Private	Agricultural			900		26100					26100
81	ZiZiguri lamara (kogani)	125	Private	Agricultural			900		26100					27039
82	soloRaSvili nino	126	Private	Agricultural			900		26100					26100
83	tabataZe manana	127	Private	Agricultural			900		26100					27039
84	ivaniZe amirani	128	Private	Agricultural			900		26100					26100
85	tabataZe naTela	129	Private	Agricultural			450		13050					13050
86	kapanaZe koba	130	Private	Agricultural			450		13050					13050
87	barbaqaZe lamara	131	Private	Agricultural	Registration fee added	102	42		1218				102	1320
88	gvenetaZe zauri	132	Private	Agricultural	Due to owners demand the unused land (area not under road project affect) has not been purchased and the land is left in private ownership. Compensation decreased	-14079	411		11919				102	12021
89	metreveli neli	133	Private	Agricultural			900		26100					26100

90	abesaZe genrieta	134	Private	Agricultural			900		26100						26100
91	razmaZe giorgi	135	Private	Agricultural			900		26100						26100
92	jangvelaZe laSa	139	Private	Agricultural		102	387		11223						11223
		136	Private	Agricultural			900		26100					102	26202
SUM				Registration fee added				1287		37323	0	0	0	0	102
93	gocaZe levan	137	Private	Agricultural	Registration fee added	102	7		203					102	305
94	kveSelava stalone	138	Private	Agricultural	Registration fee added	102	165		4785					102	4887
95	Zigua konstantine	140	Private	Commercial	Registration fee added	102	712		23496					102	23598
96	abulaZe tato	141	Private	Commercial			803		26499	219035					245534
97	LTD sanroili	141a	Leaseholder	Commercial			900					34280			34280
98	ss Hiundatu auto georgia	142	Private	Commercial	Tax for land sale has been added. Compensation increased.	5637	949		36954						36954
99	LTD m da b	143	Private	Commercial		22308	345								0
		145	Private	Commercial			548		34773	236089		101217		102	372181
SUM				Tax for land sale and registration fee added. Compensation increased				893		34773	236089	0	101217	0	102
100	ozbeTelaSvili giorgi firosmanaSvili Tarimani	146	Private	Commercial			2640		87120						87120
101	LTD san petroleum jorjia	148	Private	Commercial	Tax for land sale has been added. Compensation increased.	8910	1500		58410	889769		296792			1244971
101a	I/M Bechvaia Kakha	-	Leaseholder	Commercial	An AH was holding a lease at the moment of signing an agreement with LTD San petroleum Jorjia. Compensation for the loss of opportunity to prolong lease agreement for the business three months lease cost was calculated	1335			1200			135			1200
102	jamriSvili gulnazi	149	Private	Agricultural	Registration fee added	102	191		5539					102	5641
103	metrevli darejani	151	Private	Agricultural			900		26100						26100
104	kapanaZe gulnazi	152	Private	Agricultural	Registration fee added	102	101		2929					102	3031

105	mesxi avTandil	157	Private	Commercial			900		29700						29700
		153	Private	Commercial			450		14850					14850	
		SUM					1350		44550	0	0	0	0	0	44550
106	oqruaSvili genadi	155	Private	Agricultural			900		26100						26100
108	LTD k caucasus autohouse	158	Private	Commercial	Tax for land sale has been added. Compensation increased.	15438	2599		101205	355530					456735
181	Sps greko	181	Private	Commercial			9633		317889						317889
TOTA									2575023	3765345	621	717559	0	3315	7061863

Table B.2. Compensation Matrix for Directly Affected AHs

Num	Employee	Employer	Compensation for loss on income	Allowances for Severely Affected Ahs	Allowances for Vulnerable Households	SUM
1	Khvedelidze Givi	Lukoil	939	939		1878
2	Turkadze Badri	Lukoil	939	939		1878
3	Lomidze Kakha	Lukoil	939	939		1878
4	Khucishvili Tamaz	Lukoil	939	939		1878
5	Mariamidze Davit	Lukoil	939	939		1878
6	Mishvelidze Vladimer	Lukoil	939	939		1878
7	Gedenidze Tamaz	Lukoil	939	939		1878
8	Mishvelidze Ciuri	Lukoil	939	939	939	2817
9	Sebiskveradze Koba	M & B	939			939
10	Jokhadze Tengiz	M & B	939			939
11	Chkhikvadze Zviad	M & B	939			939
12	Qavtaradze Zura	M & B	939			939
13	Gaprindashvili Merab	M & B	939			939
14	Artalakva Irakli	M & B	939			939
15	Khucurauli Alexi	M & B	939			939
16	Shalamberidze Levan	M & B	939			939
17	Ioseliani Giorgi	M & B	939			939
18	Gogoladze Davit	M & B	939			939
19	Marshania Badri	M & B	939			939
20	Mirotadze Shaqro	M & B	939			939
21	Jugeli Demur	M & B	939			939
22	Parunashvili Zamar	M & B	939			939
23	Shalamberidze Mikheil	M & B	939			939
24	Nozadze Giorgi	M & B	939			939
25	Mirotadze Davit	M & B	939			939
26	Giorgobiani Naira	M & B	939		939	1878
27	Topuria Malkhaz	Gulf		939		939
28	Tsikarishvili Zaza	Gulf	939	939		1878
29	Bibiashvili Besik	Gulf	939	939		1878
30	Vardiashvili Simon	Gulf		939		939
31	Beridze Zaza	Gulf	939	939		1878
32	Iaganashvili Beqa	Gulf	939	939		1878
33	Papidze Kakhabe	Gulf		939		939
34	Chumburidze Giorgi	Gulf	939	939		1878
35	Kikava Shalva	Gulf	939	939		
36	Barbakadze Tsitsino	Gulf	939	939		
37	Gugeshashvili Ana	Gulf		939	939	1878
38	Artemidze Mariam	Land owner			939	939
39	Dzidziguri Lamara	Land owner			939	939
40	Tabatadze Manana	Land owner			939	939
41	Getiashvili Tengiz	Land owner			939	939
TOTAL			30987	17841	6573	53523

Table B.3. Compared Impacts Summary considering all changes

Impacts type	LARP figures				Final measurement figures considering all changes			Details and Reason of Changes
	Quantity	Dimensions	AHs No		Quantity	Dimensions	AHs No	
			(without double counting)				(without double counting)	
A. Land Impacts by tenure status	Plots No.	sqm	(no.)		Plots No.	sqm	(no.)	
Private titled	81	58,509	76		103	86,410	98	Land plots #43,57 and 178 are out of road buffer (due to correction of land plots and buffer alignment). Land plots #34, 35, 44, 67, 80, 83 and 156 were registered as state property, because no affected person could be found, who would claim owners rights. land plot #181 (owner El-Greco Ltd) was added to the affected private lands, as the mentioned company revealed its rights only during LARP implementation. total area of affected private owned land has been reduced by 11,781 sq.m. and increased by 9633 sq.m. Correction during registration: #25 - increased 28 sq.m.; #26 and 27 - decrease 9 sq.m. each. #30, 31 and 31a increased by 2010 sq.m. in total. #92 - 120 sq.m. added due to owners demand to purchase unused land. #132 - affected area decreased by 489 sq.m., as owner asked to leave the unused land in private ownership
Legalizable	32	28,398	31		0	0	0	All of legalizable plots have been legalized and registered (under the process of registration)
Public Not Used	66	202,257			73	213,826		7 land plots that has been registered as state property are added
Public used according to leasing agreement (unlegalizable)	1	956	1		2	1856	2	land #141a added during LARP implementation
Total A	180	290,120	108		178	302,092	100	
B. Land Impacts (by use Category)	Plots No.	Sqm	(no.)		Plots No.	Sqm	(no.)	
Agricultural (non used)	75	53,932	73		70	43,025	66	
Commercial	38	32,975	34		36	43,385	32	
Public Not Used	66	202,257			73	213,826		
Public used according to leasing agreement (unlegalizable)	1	956	1		2	1856	2	
Total B	180	290,120	108		181	302,092	100	

Table B.4. Comparing the Compensation for Structures considering all changes

No Type of construction	LARP figures					Final figures considering all changes				Details and Reason of Changes
	Num ber	Dimensions		Total Cost (GEL)		Num ber	Dimensions		Total Cost (GEL)	
		Unit	Dimension				Unit	Dimension		
A. Major Buildings										Recalculation for plot #85 executed, the cost of building increased due to circumstances proved by survey during LARP implementation.
Petrol Stations	1	sq.m	93	31,053	1	sq.m	93	31,053		
	1	sq.m	561	650,284	1	sq.m	561	650,284		
	1	sq.m	475	771,074	1	sq.m	475	771,074		
pumping station shed (roofing on columns)	1	sq.m	234.35	94,666	1	sq.m	234.35	94,666		
	1	sq.m	395	166,353	1	sq.m	395	166,353		
	1	sq.m	388	199,613	1	sq.m	388	219,547		
Building in construction	1	sq.m	253.73	145,972	1	sq.m	253.73	145,972		
Office Building	1	sq.m	31.99	23,430	1	sq.m	31.99	23,430		
Carwash Boxes	1	sq.m	188	45,474	1	sq.m	188	45,474		
Subtotal A.	9		2620	2,127,919	9		2620.07	2147853		
B. Ancillary Buildings										
Cattle Shed	1	sq.m	12.69	1,442	1	sq.m	12.69	1,442		
Auxiliary Building	1	sq.m	67	268	1	sq.m	67	268		
Pavillion type structure	1	sq.m	87.49	29,190	1	sq.m	87.49	29,190		
gatehouse (to be relocated)	5	sq.m	10	3,000	5	sq.m	10	3,000		
	2		5	1,000	2		5	1,000		
Toilet	1	sq.m	2.6	452	1	sq.m	2.6	452		
Subtotal B.	11		184.78	35,352	11		184.78	35,352		
C. Other Structures										
Fence	1	sq.m	7.3	118	1	sq.m	7.3	118		
	1	sq.m	87.6	6,988	1	sq.m	87.6	6,988		
	1	sq.m	37	786	1	sq.m	37	786		
	1	sq.m	29	598	1	sq.m	29	598		
	1	sq.m	114.7	1,353	1	sq.m	114.7	1,353		

	1	sq.m	81	1,452		1	sq.m	81	1,452	
	1			10,000		1			10,000	
	1	sq.m	78	1,657		1	sq.m	78	1,657	
	1	sq.m	40	1,569		1	sq.m	40	1,569	
roadway lift-gate	5	No		12,000		5	No		12,000	
Gate	1	sq.m	110	1,100		1	sq.m	110	1,100	
Basement	1	sq.m	20	1,200		1	sq.m	20	1,200	
Wall	1	sq.m	96	8,041		1	sq.m	96	8,041	
Banner	1	unit	1	1,187		1	unit	1	1,187	
	1	unit	2	2,492		1	unit	2	2,492	
	1	unit	1	1,187		1	unit	1	1,187	
	1	unit	1	1,246		1	unit	1	1,246	
	1	unit	1	1,127		1	unit	1	1,127	
	1	unit	1	1,127		1	unit	1	1,127	
	1	unit	1	1,246		1	unit	1	1,246	
Gravel Filling	1	kub.m	1600	32,000		1	kub.m	1600	32,000	
Concrete Pavement	1	sq.m	250	33,918		1	sq.m	250	33,918	
	1	sq.m	1197	162,398		1	sq.m	1594	216,235	Due to recalculation of building compensation for plot #31a compensation increased by 53837
	1	sq.m	1775	240,816		1	sq.m	1775	240,816	
	1	sq.m	400	51,555		1	sq.m	400	51,555	
	1	sq.m	900	115,998		1	sq.m	900	115,998	
	0	0	0	0		1	sq.m	1643	222,880	Due to land parcel registration and road buffer correction an additional building got under affection (parcels #30 and 31). Owned demanded that whole land plot and construction should be purchased.
	0	0	0	0		1	sq.m	1363	184,941	
	1	sq.m	2487	354,284		1	sq.m	2487	354,284	
Asphalt Pavement	1	sq.m	360	21,010		1	sq.m	360	21,010	
	1	sq.m	200	12,287		1	sq.m	200	12,287	
	1	sq.m	548	35,348		1	sq.m	548	35,348	
lightning-conductor	1	unit	1	1,127		1	unit	1	1,127	
Subtotal C.	35			1,117,215		37			1,582,154	
Total	55			3,280,486		57			3,765,345	

Table B.5. Comparing the Compensation for businesses loss

No	Name of business entities	Character of Impact	Compensation Costs (GEL)		Character of Impact	Compensation Costs (GEL)	
1	Automarket	Temporary	33,179		Temporary	154,831	Compensation for business loss recalculated for plot #85. Compensation increased by 121652
2	Petroleum Filling Station	Permanent	125,220		Permanent	125,220	
3	Automarket	Temporary	5,084		Temporary	5,084	
4	Petroleum Filling Station	Temporary	34,280		Temporary	34,280	
5	GAS Filling Station	Temporary	101,217		Temporary	101,217	
6	Petrol Filling Station	Permanent	296,792		Permanent	296,792	A small shop, in a leased room, was not calculated in the initial version of LARP because it was not functioning at the survey period.
7	Shop	Permanent	0		Permanent	135	
Total			595,773		Total	717,559	

Table B.5. Summary Estimate of Costs

No.	LARP figures			LARP figures considering all changes	
	Item	Cost (GEL)	Cost in USD	Cost (GEL)	Cost in USD
A	Compensation				
1	Compensation for Land	2,358,676		2,575,023	
2	Compensation for Structures/Buildings	3,280,486		3,765,345	
3	Compensation for business loss	595,773		717,559	
4	Compensation for employees	32,865		30,987	
5	Compensation for productive trees	590		621	
	Sub Total A	6,268,390		7,089,535	
B	Allowances				
1	Severely Affected AH	15,963		17,841	
2	Vulnerable Households	6,573		6,573	
3	Relocation	0		0	
4	Compensation for registration fee	0		3111	
	Sub Total B	22,536		27,525	
C	LARP Administration Costs				
1	Cost for EMA	10,000		10,000	
2	Miscellaneous Administrative Cost	16,000		16,000	
	Sub Total C	26,000		26,000	
	Total R&R Cost (A+B+C)	6,316,926	3,858,843	7,143,060	4,363,506
	Contingency 10 % of the total LAR Cost	631,693	385,885	714,306	436,351
	Grand Total	6,948,619	4,244,728	7,857,366	4,799,857