

ECONOMIC DEVELOPMENT AND RESEARCH CENTER



ELECTRICITY SUPPLY RELIABILITY PROJECT

COMPLIANCE REPORT

SECTION 2:

LICHK (KAMO – LICHK)

Contract: Preparation of a Compliance Report on RAP Implementation for All Five Sections of Noraduz - Lichk – Vardenis – Vayk - Vorotan 1 220 kV Overhead Transmission Line; No. HV-CS-3/2014

Client: HIGH VOLTAGE ELECTRIC NETWORKS CJSC

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Abbreviations used

AP	Affected person
AH	Affected household
EDRC	Economic Development and Research Center (EDRC)
EM	External Monitoring
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
HH	Household
HVEN	High Voltage Electric Networks CJSC
LGB	Local Government Bodies
NGO	Non-governmental Organization
NSS	National Statistical Service
OP	WB Operational Policy
PC	Public Consultation
PCDP	Public Consultation and Disclosure Plan
RAP	Resettlement Action Plan
RoA	Republic of Armenia
RPF	Resettlement Policy Framework
TL	Transmission line
WB	World Bank

I. Executive Summary

- This Compliance Report was developed as part of the external monitoring of RAP implementation for Section 2 of the Transmission line of Noraduz-Lichk-Vardenis-Vayk-Vorotan-1 under the World Bank supported Electricity Supply Reliability Project.
- The Section 2 of the Project affected 40 households which own 25 land plots with total area of 5,245 sq.m. in 4 communities.
- Acquisition of 23 private land plots is completed. As a result, 38 AHs were compensated for permanent loss of land. Acquisition process of the other 2 land plots will be completed and 2 AHs will be compensated upon the completion of court case when the legitimate owners of those plots will be determined. Nevertheless, the High-Voltage Electricity Networks (HVEN) transferred the respective compensation amount to the court deposit account.
- Completion of the mentioned court case will allow completing also the payment of allowances to Vulnerable AHs. The above mentioned 2 AHs claiming ownership of the land plots are vulnerable HHs. However, HVEN did not have any legal basis to pay vulnerability allowances to these AHs. Therefore, only 11 vulnerable AHs were compensated out of total 13 as defined by the RAP.
- There were 3 cases of severe impact under Section 2. All 3 severely AHs were compensated in line with the RAP.
- 25 AHs eligible for compensation for crop loss were compensated in line with the RAP.
- There are no cases of loss of business and job, building and constructions, loss of trees and physical relocation, nor leaseholder or illegal user AHs in Section 2.
- The RAP implementation institutional framework, management and implementation procedures, as well as land acquisition and compensation, public awareness and consultation processes comply with the RAP provisions.
- Grievance filing mechanisms and the Grievance Redress Committee have been put in place. Written and verbal grievances were received from AHs. The HVEN implemented necessary measures so that APs would be informed on existent grievance mechanisms and the respective contact person.
- Overall level of satisfaction from the RAP implementation among AHs is high.

- **Thus, according to external monitoring findings, Section 2 RAP implementation measures and processes do comply. All AHs were compensated adequately except for those 2 vulnerable AHs, cases of which undergo court proceedings.**
- **HVEN is committed to pay the vulnerability allowances upon the decision of the court when the legal bases for the ownership by these two AHs will be recognized.**

II. Introduction

Project Overview

Under the Electricity Supply Reliability Project (hereinafter, the Project) the High Voltage Electric Networks CJSC (hereinafter, HVEN) is reconstructing around 230 km of overhead Transmission line (hereinafter, also referred to as TL) passing over the administrative area of 4 marzes in Armenia. It aims at improving the network reliability, line transfer capacity and filling the power supply gap in Armenia. The Project is funded by the proceeds of a loan provided by the World Bank (hereinafter, the WB) to the RoA Government.

The Project envisages fully replacing the high-voltage line running from Hrazdan TPP to Shinuhayr section, erecting new pylons, replacing and upgrading power transmission lines, insulators and other key infrastructure.

The new TL will not run fully within the safety zone of the existing TL thus, the need for land acquisition arises in cases of permanent impact on plots of land and land use. Land acquisition is required for constructing pylon foundations. In cases when the safety zone of the new TL traverses houses and the minimum requirements for safety distance are not met, resettlement will be triggered.

The Project is implemented in 5 separate sections. A Resettlement Action Plan (RAP) has to be prepared and implemented for each section pursuant to RoA legislation and WB Operational Policy 4.12 Manual (hereinafter, the WB OP manual). The Table below provides a breakdown of the 5 sections for the Project implementation.

Table 1. Project Sections

Section	Length	Number of planned pylons
Section1. Noraduz (Hrazdan TPP – Kamo)	45 km	129
Section 2. Lichk (Kamo – Lichk)	25 km	66
Section 3. Vardenis (Lichk – Yeghegnadzor)	45 km	163
Section 4. Vayk (Yeghegnadzor– Spandaryan HPP)	70 km	243
Section 5. Vorotan 1 (Spandaryan HPP – Shinuhayr)	40 km	108

Source: RAP for Section 2

Objectives and Scope of the RAP

The primary objective of the RAP is to identify and support Project affected persons to restore their quality of life and livelihood and at least to bring it to the pre-Project level.

For Section 2 of the Project (Kamo-Lichk section) the relevant RAP was approved in January 2015 and the Armenian and English versions are available on the HVEN website (<http://hven.am/հայտարարություններ/իրազեկումներ/>).

Despite the fact that 3 AHs lost more than 10% of their production capacities the Project impact is considered low in Section 2¹; thus a short RAP has been appropriately prepared.

¹According to the WB Operational Policies (Operation Manual 4.12, Revised April 2013) the impact is considered low if affected people are physically not relocated, do not lose more than 10 percent of productive assets or fewer than 200 affected people are physically relocated.

The approved RAP covers the entitlement framework in cases of permanent or temporary losses of land, building, crop and tree, income, business and job as well as the relevant provisions of the Project on severe impact, physical relocation and vulnerability allowances for affected persons (hereinafter also referred to as AP).

The types and sizes of loss of assets and income eligible for compensation have been determined under the RAP through a 100 percent inventory survey of affected assets.

The following surveys have been undertaken for accurately assessing the Project impact:

1. A measurement survey according to which the affected land areas, as well as the number and type of affected assets have been measured;
2. Inventory survey of losses, according to which profiles of land and assets to be acquired were determined;
3. Valuation of the replacement cost of affected assets by which the amount of compensation for loss of assets, income, other sources of livelihood and costs have been determined;
4. Conducting a census to determine the exact number of households and their members including some social characteristics (gender, ethnicity, education, sources of livelihood and income).

Thus, the resettlement, compensation and restoration of welfare should be in line with the approved RAP. The RAP provides the profile of affected persons, the size of losses and impacts, the compensation and rehabilitation policy framework, institutional and operational arrangements for the RAP implementation, the RAP implementation schedule and the budget, information disclosure, public consultation and grievance redress mechanisms, etc.

RAP implementation in Section 2 started in January 2015 and continued until May 2015. Corrective measures were undertaken during the month of May.

Legal Framework and Powers

The legal basis for resettlement planning and implementation is the RoA Constitution and relevant RoA legislative acts resulting from it. Given that the Project is being implemented under an international treaty and with the WB resources, the legal framework of Project implementation also includes the resettlement policy procedures mandated by the WB.

Expropriation of property in the RoA (for public and state purposes) is possible only in exclusive cases of prioritized public interest prescribed by law. The grounds for expropriation, the compensation procedure and other relevant provisions are set out in the RoA Law on Expropriation of Property for Public and State Purposes. In addition, it applies to all items of the titled property owned by natural persons and legal entities as well as communities.

The Republic of Armenia Law on Real Estate Valuation Activity lays out the basics of real estate valuation activities in the RoA and regulates relations thereto pertaining.

There are certain differences between the RoA Legislation and the WB policy. Namely, the WB OP 4.12 Manual envisages compensation and resettlement assistance even in case of the absence of land title. In all instances where the requirements of the WB OP 4.12 manual are stricter than those of RoA legislation, the requirements of the WB OP 4.12 manual should apply.

Thus, as a result of the Project impact the following are eligible for compensation:

- 1) land owners, legalizable persons, leaseholders or illegal users who have lost land;
- 2) owners of buildings/structures, crops, trees and other objects on the land;
- 3) those who lose business income or wage temporarily or permanently.

The entitlement to compensation is limited to the cut-off date. Such date for Section 2 of the Project is August 11, 2014 which is the start date of the Census and the detailed Measurement survey.

The estimated monetary assistance to compensate and rehabilitate agricultural and non-agricultural land should be based on the following Table:

Table 2. Calculation of Monetary Compensation for Land

Compensation Entity/Person	Calculation
Private land	Replacement cost +15%
Community land	Cadastral value
Legalizable land user	Replacement cost+15% (after legalization)
Leaseholders for the remaining years of lease	Up to 1 year - (replacement cost +15%) * 0.05
	Up to 15 years - (replacement cost +15%) * 0.14
	Up to 25 years - (replacement cost +15%) * 0.20
	25 years - (replacement cost +15%) * 0.25
Non-legal user for the past years of land use	Up to 1 year - replacement cost *0.05
	Up to 15 years - replacement cost * 0.14
	Up to 25 years - replacement cost * 0.20
	25 years - replacement cost * 0.25

Source: RAP for Section 2

In addition to the above-mentioned cases, additional rehabilitation measures are also planned for vulnerability. Namely, the RAP provides for additional monthly monetary assistance of AMD 50,000 to vulnerable households² for rehabilitation for 6 consecutive months. In addition, AHs losing 10% or more of agricultural land, and relocated AHs (including relocated renters) in case of physical relocation will be given “severe impact” allowance.

Monetary assistance is also envisaged for the compensation of expenses for fees for documents required for RAP implementation. In particular, AHs will be compensated for expenses related to the power of attorney: these fees will be compensated by the Project as part of the compensation amount.

Monitoring and Evaluation

The RAP implementation is subject to both internal and external monitoring. The internal monitoring is carried out by the unit implementing the RAP.

The external monitoring is carried out by an independent Consultant. It involves carrying out of compliance reviews and based on them preparing and submitting Compliance Reports for each section.

The purpose of the external monitoring is to provide assurance that the compensation plan has been carried out in line with the Resettlement Policy Framework (RPF), the provisions of the WB OP 4.12 manual and the RAP and where necessary, identify corrective actions and recommendations.

The approval of the Compliance report will serve as a basis for a permit to start construction activities in the given section.

² According to the RAP, the following affected households are considered vulnerable:

- Poor households registered with the Family Benefits scheme and benefiting from a monetary allowance.
- Women -headed single, widowed or survivors households, with no working age person other than a pensioner, a person serving in the RA military forces, a person with 1st and 2nd category of disability or under the age of 23;
- Households comprised of pensioners, elderly people, with no working age person other than a pensioner, a person serving in the RA military forces, a person with 1st and 2nd category of disability or under the age of 23;

The external monitoring of the Project is carried out by the Economic Development and Research Center (hereinafter, EDRC), an independent research institution specialized in monitoring and evaluation of public projects.³

External monitoring reviews comprised quantitative and qualitative research methods. Field and desk reviews were carried out. The following section of the report provides details on the external monitoring methodology, while subsequent sections provide monitoring results and key conclusions.

³ For details on the Center please visit www.EDRC.am

III. EM Methodology

The selection of methodology for the reviews carried out as part of the external monitoring (hereinafter also referred to as EM) was based on the provided terms of reference, the RAP provisions and the agreed technical proposal. The compliance review included mixed quantitative and qualitative research methods. Desk and field reviews have been conducted.

Namely, 3 key methods of data collection have been used:

- Database analysis and document review;
- Interviews with key informed people;
- Interviews with AHs.

During the desk reviews the EDRC task team collected and compared the necessary information, reviewed, examined financial and non-financial project papers (including RPF, WB OP 4.12 manual and RAP) and existing databases were analyzed.

Particularly, the main review covered the following papers:

- **Description protocols**, which contain a description of affected assets, i.e. plots of land, crops, trees, buildings, structures and other immovable property and businesses.
- **Valuation reports**, where licensed valuers provide valuation results for assets to be taken.
- **Property alienation contracts**, which specify the code, area of land plot being taken, the size of compensation, owners, etc.
- **Agreements on additional compensation to affected people**, which specify the grounds and size of compensation, etc.
- **Payment orders**, which specify the purpose and date of compensation, the size of the amount and details of the recipient.
- **Internal monitoring reports**: HVEN provided two reports.⁴

The existing databases were analyzed and compared with the information on the impact and those affected in other Project documents.

Together with verifying the existence of all contracts, agreements and payment evidence, the information in them has been checked for comparability and conformity, namely, if (1) signatures of all owners existed, (2) compensation for land and additional compensation was adequate, (3) bank account numbers matched, (4) document validation (taking actions) dates were in line with the procedure in place (implementation schedule).

The reviews also covered public hearings and consultations, grievance filing, institutional organization, compensation calculation and payment procedures.

During the monitoring interviews were held with key informed people who included key Project staff, officials and consultants, representatives of Local Government Bodies, as well as NGOs active in the region.

Based on a questionnaire prepared in advance, interviews were conducted with all affected households in Section 2 in an organized manner, and the results were entered into the database and analyzed.

⁴ RAP preparation and implementation and compliance with IREMP Quarterly Supervision Report 1, 2015 (as of April 12, 2015), Monthly Supervision Report 4, 2015 (as of May 14, 2015).

Analysis and comparison of data and information received from different sources allowed evaluating the process, providing assurance and cross-checking evidence on receipt of compensation, as well as identifying the existing problems and gaps.

The methodology used and EM findings help make conclusions on data validity, information completeness and accuracy, as well as adequacy of compensation amounts and effectiveness of the process.

Relevant conclusions and recommendations were prepared. The monitoring results are expressed in this Compliance Report.

IV. RAP Implementation Procedures

Institutional Framework and Management

The institutional framework for the project includes a number of organizations and institutions with a detailed presentation of their role and scope of responsibilities provided in the RAP. HVEN has an immediate responsibility for the Project Implementation and has a number of Consultants:

- The Construction Contractor (Kalpataru Power Transmission Limited) is responsible for the RAP preparation, including measurements, description protocols, organizing public consultations and disclosing information, determining the Project and pylon alignment and location.
- The RAP Implementation Support Consultant (Hifab OY & Energy Advisory) is responsible for supervising construction works and ensuring that they comply with the approved plan for the Project, social and environmental requirements for which it has to provide reports throughout the construction.
- The Independent External Monitoring Consultant (EDRC) is responsible for the external monitoring of RAP implementation and providing of Compliance report.

The RAP provides for a special team – Implementation Unit - to be set up in HVEN comprised of 5 specialists.⁵ It is responsible for implementing the resettlement and internal monitoring and ensuring that APs are promptly and properly notified, the contract signing process is organized and APs are supported, the expropriation process is organized, AP property is registered and re-registered, grievances are recorded and coordinated.

However, during the implementation phase it was decided to delegate some of the functions of the Implementation Unit to external consultants. V.Nikoghosyan Private Entrepreneur carried out acquisition of private lands.

AP census, the inventory survey of affected property and evaluation reports were prepared by Finap LLC.

The Project institutional framework also includes RA Government authorities (relevant ministries, regional administration and State Committee of Real Estate), LGBs, a Grievance Redress Committee, NGOs active in the regions and also the World Bank.

Key Findings

Changes were introduced into the RAP implementation management framework. In particular, HVEN hired a specialized firm (using its own funds) to help with land acquisition. This has been communicated and agreed with the WB (during January 26 – 31, 2015 WB Energy Mission). Thus, the Institutional framework and management comply with the RAP provisions.

Public Consultations and Awareness

APs should be actively involved in the planning, implementation and monitoring of resettlement actions. To this end, a Public Consultation and Disclosure Plan (PCDP) has been prepared based on which HVEN carries out extensive public consultations through the Contractor, by means of formal meetings. The meetings could also be attended by LGB representatives of affected communities, as well as non-governmental organizations.

PCDP was prepared in August 2014 and its purpose is to establish efficient procedures for, mechanisms and principles of public consultations and dissemination of information. The formal process of public consultations (hereinafter, also PC) and raising AP awareness started before the RAP implementation.

⁵ The RAP implementation unit should have the following composition: a team leader, 2 resettlement specialists (working directly in the field) one lawyer (part- time) and 2 specialists working in the office).

Particularly, public consultations were organized in 4 communities in Section 2 – in Karmirgyugh on August 12, Yeranos and Lanjaghbyur on August 25 and Vardadzor – on August 26.

Public consultations were held in LGB offices of communities. All AHs had been informed in advance about the venue and time of the PC. PC topics included issues of RAP development, implementation and compensation, including the RoA Government Decree on the start of preliminary surveys⁶, as well as implementation of a Detailed Measurement Survey.

Representatives of the Project implementation organization, design and evaluation consultants, and the social and resettlement specialist participated in the PC. HVEN and consultant contacts were shared with the APs for additional questions and advice.

Informal public consultations with APs and LGBs took place before and during the measurement, asset inventory and census. During the RAP implementation, informal consultations continued, particularly during the contract signing period. In particular, consultancy was provided to APs regarding their questions and issues. The main matter of concern was the choice of access routes during the construction works and the respective caused damage (temporary loss of crops).

APs received advice and support in legal and organizational matters. Namely, in case of deceased owners the process of restating the right to inheritance have been addressed. The process of issuing powers of attorney in cases when an owner was out of country have been addressed. The EM does not have exact number of these cases and respective APs. Such information was not registered by the implementing organization.

Actions taken as part of dissemination of information are: (1) provision of notices to APs as provided for in the RA law (description protocol, and draft contract), (2) provision of a public information brochure, (3) RPF disclosure, (4) disclosure of draft RAP and final RAP. The description protocols were delivered to the APs by post and the information brochures were disseminated during public awareness raising events.

RAP mentions Bljian NGO, Decent Future NGO, Gegharkuniq regional branch of the Human Right Protection Center named after Sakharov NGO and the Gavar Orhus Center - as active organizations in the territory of Section 2. According to the external monitoring results, only two of the above listed organizations were notified upon public consultations (Gavar Orhus Center and Gegharkuniq regional branch of Human Right Protection Center named after Sakharov NGO). However, only the Gavar Orhus Center participated in the public awareness event. Other organizations were not involved in the process.

Other NGOs are not at all aware of the next stages of Project Implementation, except for the fact that civil initiatives were taken against planned lumbering in the Sevan National Park. Nevertheless, these territories are under state or local government ownership and are not subject to the present study.

Key findings

Implemented processes are in line with what has been planned. It is desirable to expand the role and involvement of NGOs to a higher extent. In particular, the information on the implementation of the project can be disseminated among a much larger list (irrespective of their legal address) and online disseminate information booklets of the project through NGO networks (e.g. the Civil Society Partnership Network headed by Oxfam, the Public Network and others) and invite network members to support the process of enhancing the awareness and protection of the rights of APs.

⁶ RoA Government Decree No. 599-N of June 12, 2014 on Preliminary Survey of Property subject to Expropriation for Public and State Purposes under the Electricity Supply Reliability Loan Project supported by the IBRD.

Grievances and Grievance Filing Mechanism

For effective and prompt resolution of disagreements and grievances regarding the RAP implementation a Grievance mechanism (GM) has been developed and presented during public consultations. It is also provided in the Project information brochure.

The grievance mechanism is comprised of three stages. At the initial stage an attempt is made to resolve grievances at the community level. Grievances/ complaints are collected by an authorized person in the given community and handed over to the Grievance Coordinator at HVEN. APs may also approach the HVEN grievance coordinator in person whose contact details were made available during the PC.⁷ The response to the grievance is provided at maximum within 15 days.

If the grievance continues, the grievance/complaint is filed with and discussed in the Grievance Redress committee, where marz and/or community representatives and NGOs are included. If the second stage of the grievance resolution fails, the AP takes the case to the court.

Vulnerable APs, upon request, may also receive support from a social worker or lawyer. Nevertheless, there were no such requests as these are not recorded in the Internal Monitoring reports.

Under RAP implementation of Section 2, 1 written grievance/complaint was received along with 3 questions. Their contents are presented in the Monthly Supervision Report 4, 2015, Table for registration of grievances. 1 written grievance/complaint (Karmirgyugh, lot-code 05-056-0344-0074) referred to the willingness of the owner to alienate also the remaining part of the land which lost its economic and functional significance. The grievance was studied at HVEN and satisfied. The other 3 questions also were properly responded to by the HVEN Grievance Coordinator (for details on contents and responses, see Annex D). All AHs who submitted grievance/complaint or questions are satisfied (according to the results of the interviews conducted in the framework of external monitoring).

Key Findings

Grievance mechanisms and the Grievance Redress Committee have been put in place. The APs were informed about the grievance mechanisms during public consultations. At the same time during the two official notification stages, the contact information of the respective person concerned with questions and grievances was presented. Information on the grievance mechanisms and the respective contact person are also accessible in the project booklet.

As a result of Section 2 RAP implementation, 1 written grievance/complaint and 3 questions were received: all of them were responded properly; AHs are satisfied.

Process of Compensation Provision

Payment of compensation is due to be made within 15 days of signing purchase and sale contracts and additional compensation agreements. The amounts have to be transferred to the bank accounts of APs. According to the RAP provisions, if an AP does not have a bank account, the bank account should be opened for him/her under the Project.

Actual compensation was provided via direct transfer to bank accounts of APs or the Special single bank account. The compensation process was finalized on the May 22, 2015.

Key findings

⁷ Contact information for the Grievance Coordinator is indicated in the Project Information Brochure.

The compensation process conformed to the RAP provisions. The compensation process was finalized on May 22, 2015.

Expropriation and Measures Taken

The process of expropriation is triggered when an owner refuses to sign the contract. Expropriations should only be used in exceptional cases when negotiations between an AP and HVEN fail. HVEN should initiate a due court process as prescribed by law. The RAP cannot be considered implemented until there is a court ruling and affected persons are duly informed thereof and HVEN has failed to make a transfer of compensation, rehabilitation amounts to the court deposit account.

There have not been any expropriation cases in Section 2 of the Project.

Key Findings

No expropriation cases were recorded in Section 2 as of the time of preparation of the Compliance Report.

V. Determining the Actual Scope of the Impact

According to the approved RAP, in Section 2 the Project would affect 87 land plots of 17,898 m² in 1 urban and 5 rural communities. 26 out of them are privately owned land plots, 56 are owned by communities, while 5 are state-owned (see Table 3). All of the private land plots are non-irrigated agricultural land, which are used by the owners for agricultural purposes and are subject to compensation as agricultural land.

Table 3. Affected Lands by Title in Section 2

	Private		Community		State		Total	
	Land (N)	Area (m ²)	Land (N)	Area (m ²)	Land (N)	Area (m ²)	Land (N)	Area (m ²)
Urban communities								
Gavar	-	-	12	2,546	5	1,366	17	3,911
Total	-	-	12	2,546	5	1,366	17	3,911
Rural Communities								
Karmirgyugh	13	1,872	16	3,645	-	-	29	5,517
Yeranos	10	1,738	16	3,508	-	-	26	5,246
Lanjaghbyur	1	139	3	538	-	-	4	677
Gegharquniq	-	-	9	2,002	-	-	9	2,002
Vardadzor	2	545	-	-	-	-	2	545
Subtotal	26	4,294	44	9,693	-	-	70	13,987
Total	26	4,294	56	12,239	5	1,366	87	17,898

Source: RAP for Section 2

26 plots of land (all privately owned) were reviewed as part of the external monitoring. As a result, according to the RAP the Project affected land plots of a total area of 4,294 m² to be taken and affected 41 households.

During the implementation stage RAP indicators were corrected/adjusted. The number of private land plots subject to acquisition decreased by 1, while the total areas of acquired land increased by 952m² totalling to 25 land plots with 5,245m² total area (see Table 4). This was determined by the following factors:

- (i) Due to correction of cadastre maps during RAP implementation, ownership status of 1 land plot was re-registered: RAP stated it as 1 private plot (25.3m²), while it became community land (Yeranos community, lot-code 05-033-0259-0002)⁸. Therefore, the number of land plots, as well as AHs, decreased by 1.
- (ii) By satisfying the grievance of the land-owner from Karmirgyugh (lot-code 05-056-0344-0074), the remaining part of the land which lost its economic and functional significance was also acquired: this led to the increase of the total surface of land subject to acquisition under Section 2 (see Grievances and Grievance Filing Mechanism Section).
- (iii) In addition, based on the Project objectives, HVEN decided to expand the acquisition volume of the land lot-code 05-033-0201-0045 in Yeranos community.

As a result of the last 2 transactions, the total acquisition area under Section 2 of the Project increased by 977m².

2 landowner AHs were corrected during implementation stage (Yeranos, 05-033-0250-0320 and 05-033-0201-0045). This correction did not result in adjustment or correction of RAP planned indicators.

The resulting picture of the Project impact on lands in Section 2 is presented in Table 4.

⁸ Based on the letter from Yeranos Community leader and decision of Yeranos Community Avagany (LGB).

Table 4. The Actual Picture of the Project Impact on Lands and Land Users in Section 2

Indicator: Permanent loss of land	a.Planned under RAP			b. Implementation results			Difference (b-a)		
	Land N	Area m ²	AH N	Land N	Area m ²	AH N	Land N	Area m ²	AH N
Private land	26	4,294	41	25	5,245	40	-1	952	-1
Karmirgyugh	13	1,872	23	13	2,746	23	0	874	0
Yeranos	10	1,738	12	9	1,816	11	-1	78	-1
Lanjaghbyur	1	139	1	1	139	1	0	0	0
Vardadzor	2	545	5	2	545	5	0	0	0
Total for Section 2	26	4,294	41	25	5,245	40	-1	952	-1

Source: EDRC, External Monitoring Results

Operationally, all 25 private plots of land are for agricultural purpose and all are subject to compensation according to the approved RAP provisions.

According to the approved RAP 25 AHs were entitled to compensation for crop loss⁹ (13 land plots, 1,937m²). RAP implementation indicators comply with the ones planned under RAP.

Table 5. Impact on Crops in Section 2

Indicator: Affected crops	a.Planned under RAP			b. Implementation results			Difference (b-a)		
	Land N	Area m ²	AH N	Land N	Area m ²	AH N	Land N	Area m ²	AH N
Private land	13	1,937	25	13	1,937	25	0	0	0
Karmirgyugh	10	1,578	20	10	1,578	20	0	0	0
Yeranos	3	359	5	3	359	5	0	0	0
Lanjaghbyur	0	0	0	0	0	0	0	0	0
Vardadzor	0	0	0	0	0	0	0	0	0
Barley	5	699	9	5	699	9	0	0	0
Onobrychis	4	414	6	4	414	6	0	0	0
Wheat	4	824	10	4	824	10	0	0	0
Affected crops	13	1,937	25	13	1,937	25	0	0	0

Source: RAP for Section 2 and EDRC External Monitoring Results

According to the approved RAP, there are 12 vulnerable AHs in Section 2. The number of vulnerable AHs increased by 1 during the implementation phase: 1 poor AH increased in Karmirgyugh (lot-code 05-056-0316-0168), while the documents proving their vulnerability status were submitted after the Project cut-off date. As a result, all 13 AHs are entitled to compensation for vulnerability in line with the RAP provisions.

According to the approved RAP, there are 3 severely affected households in the Section 2 of Project implementation (2 land plots). Implementation indicators have not changed; 3 AHs shall receive allowances for severe impact, as defined by the RAP.

Table 6. AHs in Section 2

	Community	Total AHs, N	Land owners, N	o/w Legalizable land user, N	Severely AHs, N	Vulnerable AHs, N
1	Karmirgyugh	23	23	2	3	7
2	Yeranos	11	11	-	-	3
3	Lanjaghbyur	1	1	-	-	1
4	Vardadzor	5	5	-	-	2
	Total	40	40	2	3	13

Source: RAP for Section 2 and EDRC External Monitoring Results

There are no cases of taking buildings, structures, loss of trees, business and employment, as well as physical relocation in Section 2.

⁹ The database provided by HVEN has a breakdown of compensation for crops by affected plots of land, as a result disaggregation and monitoring of compensation by individual households is impossible.

Thus, the total number of AHs in Section 2 is 40, all of which are land owners. 1 severely AH among the 3 severely AHs under Section 2 is also vulnerable.

Key Findings

The project affected 25 private plots of land in 4 communities. There are 40 affected households of which 13 are vulnerable, while 3 were severely affected.

There are no cases of business and job loss, building and structures acquisition, loss of trees, lease or non-legal use and physical relocation.

VI. Assessment of Provided Compensation

Compensation for Permanent Loss of Land

According to the RAP, compensation for loss of agricultural land may be made:

- (1) In form of a monetary compensation calculated as the higher of land market value or cadastral value plus its 15 percent¹⁰;
- (2) in the absence of a land market, in form of a monetary compensation calculated by adding its 15 percent to the value of land plot in the same community acceptable to the AP;
- (3) by providing a land plot acceptable to AP in the same community with a value and productivity commensurate to the affected plot of land.

The unit rates of compensation were assessed by an accredited independent valuation expert based on the methodology acceptable to the WB.

According to the RAP implementation results, 25 (5,245 m²) private plots of land were affected. As of the date of preparation of the Compliance Report, 23 out of 25 plots of land have actually been acquired. Acquisition of 2 private land plots of 125m² was not possible to complete due to the process of identifying the legitimate heirs of landowners. The issue is being regulated through relevant court cases which will determine the heirs and acquisition will take place in accordance with the court decision. Nevertheless, HVEN has transferred the compensation amount to the deposit account of First Instance Court of Gegharkuniq Marz (Karmirgyugh, lot-code 05-056-0306-0212, 1 AH, AMD 15,744 and lot-code 05-056-0344-0012, 1 AH, AMD 20,681). Heirs recognized by the court will receive the compensation for land in accordance with the RA legislation. The Compensation amount includes the market value of the land plus 15 percent and is in accordance to the RAP provisions.

Thus, despite the fact that the compensation process for permanent loss of land is not yet completed, RAP implementation in this regard can be considered as properly completed since the relevant amount has been transferred to the court deposit account in favour of APs (see Annex C: “HVEN Letter on Section 2 Implementation Completion”).

Key Findings

In Section 2, acquisition of 23 private land plots have been completed, while acquisition of the other 2 land plots can be considered as completed. As a consequence 38 AHs were compensated in accordance with the RAP provision. Actual compensation for the remaining 2 land plots to 2 AHs will take place upon the decision of the Gegharkuniq Marz First Instance Court on legitimate heirs of landowners. HVEN has transferred the respective compensation amounts for the above mentioned plots, as defined by the RAP, to the court deposit account.

Compensation for Crops

Monetary compensation for crops was calculated according to the net market value of the harvest for 1 year. The unit rate was determined based on the main crop yield and crop prices in 2014.

Based on the results of the RAP implementation phase, 25 AHs are entitled to compensation for crop loss from 13 land plots (1,937m²)¹¹. There have not been cases of tree loss in Section 2. RAP implementation results comply with planned RAP provisions.

¹⁰ The monetary compensation for loss of land does not include any fees with regard to land registration, any taxes or fees/cost related to the land acquisition and replacement process as these are covered by the HVEN (See registration service line in Table 9. RAP Implementation Actual Budget for Section 2).

Key Findings

Compensation for crop loss in Section 2 during RAP implementation complies with the RAP provisions.

Compensation to Vulnerable Groups

Under Section 2, 11 vulnerable AHs out of total 13 AHs with vulnerability status were compensated in accordance with the RAP provisions. 2 AHs (2 land plots) were not compensated since acquisition processes thereof have not been completed due to the need to determine the legitimate heirs: the issue is being regulated under court proceedings by Gegharkuniq Marz First Instance Court (see also section: “Compensation for Permanent Loss of Land”). HVEN is committed to transferring the compensation to the relevant 2 AH beneficiaries within 3 days upon the effectiveness of the court decision. The proof of that commitment is the relevant letter of HVEN management (See Annex C: “HVEN Letter on Section 2 Implementation Completion”).

Table 7. Allowances for socially vulnerable AHs in Section 2

Indicator: Vulnerability	Poor AH, N	Women headed AH ¹² , N	Elderly headed AH, N	Total vulnerable AHs, N	Compensation, AMD
a. Planned under RAP	9	2	2	12	3,600,000
a.1. Revised numbers	10	2	2	13	3,900,000
b. Implementation results	8	2	2	11	3,300,000
Difference (b-a.1)	-2	0	0	-2	-600,000
Adjustment need	2	0	0	2	600,000

Source: RAP for Section 2 and EDRC, External Monitoring Results

Key Findings

11 vulnerable AHs out of total 13 AHs with vulnerability status were compensated in accordance with the RAP provisions. 2 AHs were not compensated since acquisition processes thereof have not been completed due to the need to determine the legitimate heirs. HVEN is committed to transferring the vulnerability allowances to the relevant AHs beneficiaries within 3 days upon the effectiveness of the court decision.

Compensation for Severe Impact

RAP envisages rehabilitative measures for severe or significant impact of the Project. 3 severely AHs were compensated in accordance with the RAP provisions.

Table 8. Allowances for severe impact AHs under Section 2

Indicator: Severe impact	Land N	Area m ²	AH N	Allowance AMD
Karmirgyugh				
Lot-code 05-056-0302-0054	1	250	1	13,511
Lot-code 05-056-0344-0013	1	202	2	10,166
Total for Section 2	2	452	3	23,677

Source: EDRC, External Monitoring Results

Key Findings

There were 3 severely AHs in Section 2 which were compensated in accordance with the RAP provisions.

¹¹ The higher number of AHs entitled to compensation compared to the number of plots of land is explained by joint ownership of assets for some AHs.

¹² One of the Women headed AHs is also Poor AH.

VII. Summary of the RAP Implementation Budget

Table 9 summarizes the planned and actual RAP implementation budgets for Section 2. According to the preliminary results of the external monitoring, the actual cost of the compensation program totalled to AMD 5,692,517. This includes the total compensation for permanent loss of private land including the compensation for the acquisition of 2 land plots under court regulation. It is supposed that the owners of these 2 plots are vulnerable AHs. Upon the decision of the court, HVEN will be able to transfer also the vulnerability allowances to these AHs, if necessary, in amount of AMD 600,000.

Thus, another AMD 600,000 will be necessary for the deferred RAP implementation as a result of which the total budget for Section 2 will amount to AMD 6,292,517.

Table 9. RAP Implementation Actual Budget for Section 2

	RAP	Implementation Plan	Actual Implementation	Postponed implementation
	a	b	c	d
<i>Number of land plots</i>				
Private lands	26	25	23	2
Community lands	0	0	0	0
Without state registration	0	0	0	0
Total plots of land	26	25	23	2
Total area of land (m ²)	4,294	5,245	5,120	125
<i>Compensation , AMD</i>				
Private land	1,254,219	1,506,629	1,506,629	0
Buildings and structures	0	0	0	0
Vulnerability	3,600,000	3,900,000	3,300,000	600,000
Severe impact	23,677	23,677	23,677	0
Leaseholder (for land)	0	0	0	0
Illegal user (for land)	0	0	0	0
Crops	97,111	97,111	97,111	0
Trees	0	0	0	0
Business	0	0	0	0
Employment	0	0	0	0
Costs/fees for power of attorney	0	17,600	17,600	0
Registration service	845,000	845,000	747,500	0
Total budget	5,820,007	6,390,017	5,692,517	600,000

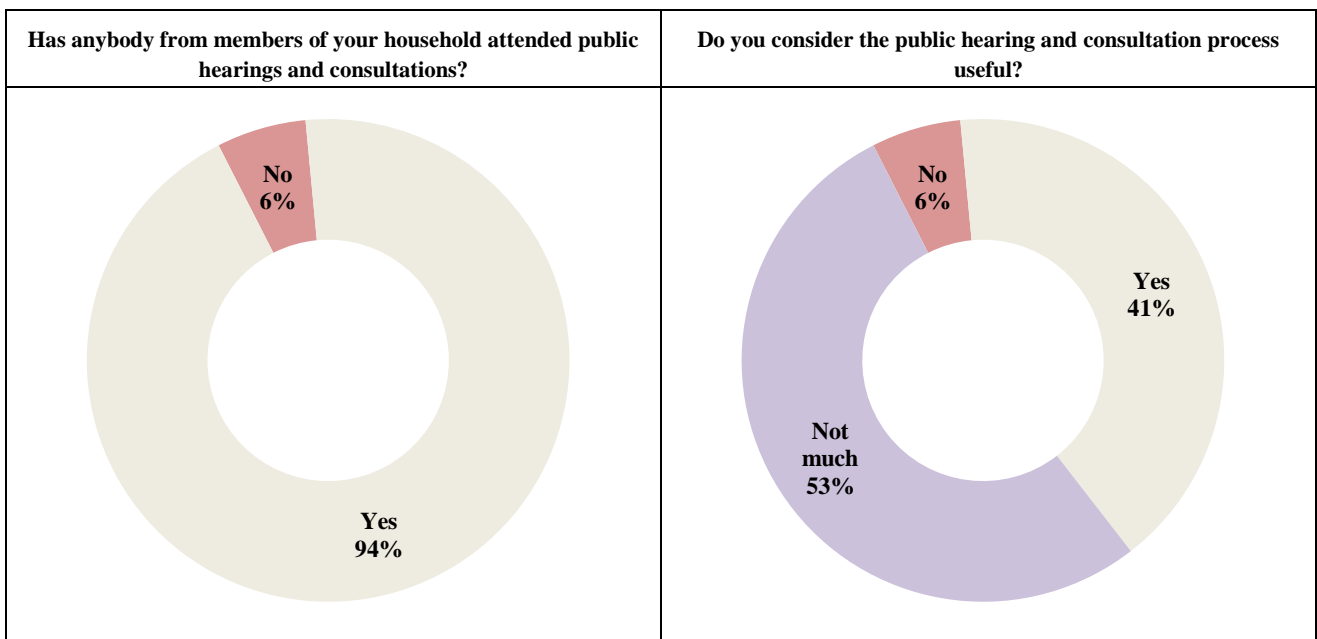
Source: RAP for Section 2 and EDRC External Monitoring Results

VIII. Public Satisfaction

During the external monitoring, based on a questionnaire prepared in advance, structured interviews were held with 98 percent all AHs in Section 2. Data received were compared with the results of desk analysis; in some cases AHs, representative of LGBs and the Implementation unit were contacted to verify and cross-check data and information. The interviews also provide a general insight into AH satisfaction with the RAP process.

According to the survey, 41 percent of AHs were not aware of Public hearing and Consultation events organized in their communities (14 percent in Yeranos, 17 percent in Karmirgyugh and 10 percent in Vardadzor). 94 percent of aware AHs participated in that process, while 6 percent responded that they did not. As a result, 41 percent of AHs considered the Public hearing and Consultation process useful, 53 percent not so useful, while 6 percent – not useful. Such evaluation results of the AHs can point to the low effectiveness of the awareness raising which can be improved through additional efforts in this regard.

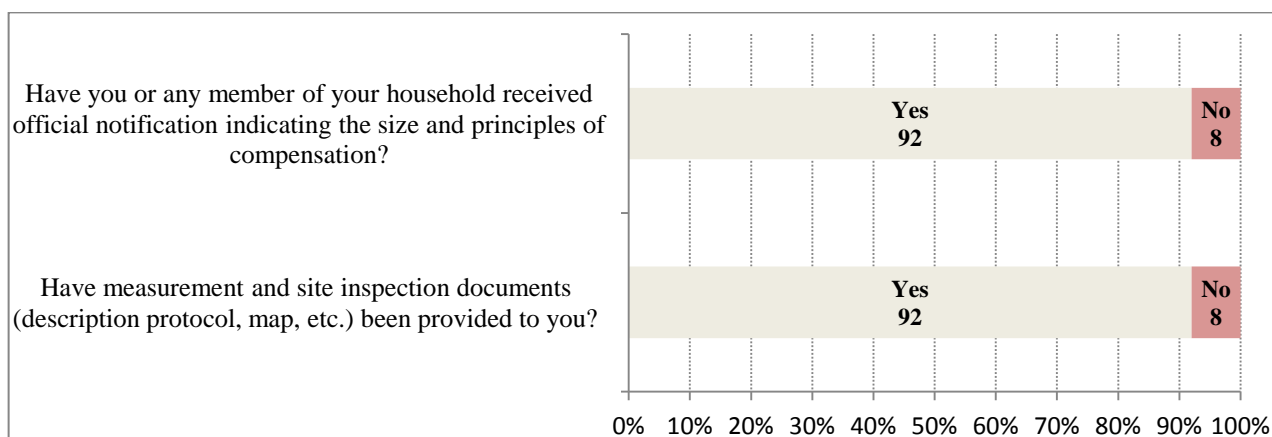
Diagram 1. Evaluation of Public Hearings and Consultations



Source: EDRC, External Monitoring Results

92 percent of AHs noted that they had been officially notified on the size and principles of compensation. Although during the official notification stage all the required documents including the description protocols were sent by mail to the owners, nevertheless, only 92 percent of AHs noted that they were provided with documents on measurement and site inspection (description protocol, maps, etc.).

Diagram 2. Process of Informing and Notification



Source: EDRC, External Monitoring Results

All AHs noted that they agreed with measurement and site inspection data mentioned in the Description Protocol, as well as with crop related data.

Subjective evaluations of AH satisfaction with various RAP implementation processes are shown in Table 1. Key dissatisfaction was associated with land and crop unit cost and the size of compensation.

6.9 percent of AHs are either dissatisfied or highly dissatisfied with the measurement and description protocol preparation process, while 3.4 percent of AHs are dissatisfied or highly dissatisfied with the payment process. There were no AHs dissatisfied with the level of Project management and organization.

Thus, the level of AH satisfaction with RAP implementation is not low.

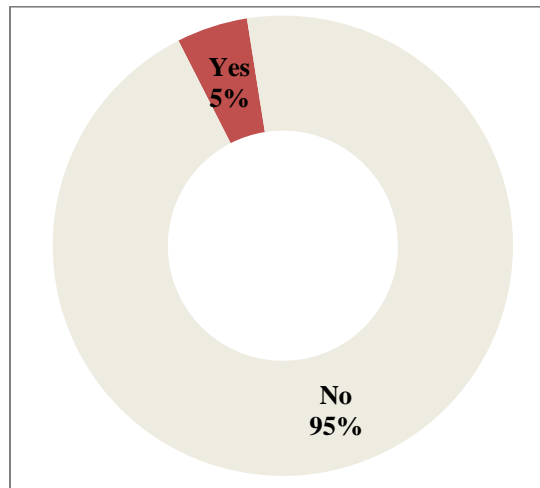
Table 10. AH Satisfaction with RAP Implementation Processes

	Fully satisfied	Partially satisfied	Not so satisfied	Dissatisfied	Highly dissatisfied	Total
1) Measurement and description protocol preparation process	31.0%	34.5%	27.6%	6.9%	0.0%	100.0%
2) Land valuation	27.6%	34.5%	27.6%	10.3%	0.0%	100.0%
3) Size of additional compensation (crop, tree and allowance)	21.7%	34.8%	21.7%	13.0%	8.7%	100.0%
4) Total size of compensation	27.6%	34.5%	20.7%	10.3%	6.9%	100.0%
5) Payment process	37.9%	37.9%	20.7%	3.4%	0.0%	100.0%
6) Level of Project management and organization	34.5%	48.3%	17.2%	0.0%	0.0%	100.0%

Source: EDRC, External Monitoring Results

As a consequence, only 5 percent of AHs had objections with regard to the RAP implementation process.

Diagram 3. Disagreement or Complaints over RAP Implementation Process



Source: EDRC, External Monitoring Results

Grievances or objections have been shared or discussed with HVEN or LGB representatives. Overall, the APs satisfaction on the grievances is high.

Key Findings

Satisfaction level with the Section 2 RAP implementation is high, but a significant number of AHs were unaware that public consultations were held in their communities and did not have details about the project's GRM.

IX. Conclusions and Recommendations

1. The Project affected 40 AHs on 25 private land plots with total area of 5,245m² in 4 communities.
2. Acquisition and compensation process for 23 private land plots has been fully completed. 2 private land plots have not been acquired since the owners thereof shall be determined through a court decision. Nevertheless, HVEN has transferred the compensation amount (calculated in accordance with the RAP rates) to the court deposit account. Thus, despite the mentioned fact, compensation for private land plots can be considered completed since 38 out of total 40 AHs received compensation, while the other 2 will be able to receive it upon the legal recognition of their ownership rights.
3. Compensation for crop loss has been completed in full: 25 owners of 13 land plots received crop loss compensation in accordance with the RAP provisions.
4. 11 out of total socially vulnerable AHs were compensated in accordance with the RAP provisions. 2 AHs have not been compensated for since their ownership rights shall be recognized through a court decision (the abovementioned cases). HVEN is committed to pay the vulnerability allowances to these AHs within 3 days after the effectiveness of the court decision.
5. There are 3 severely AHs in Section 2 of the Project which were compensated in accordance with the RAP provisions.
6. There are no cases of loss of business and job, building and structures, loss of trees and physical relocation, nor leaseholder or non-legal user AHs in Section 2.
7. RAP implementation institutional structure and management comply with the RAP requirements. Satisfaction from Project management and organization among AHs in high.
8. Public awareness and consultation processes complied with the plan. 41 percent of AHs participated in public hearings considered this process useful, 53 percent – not very useful, while 6 percent – not useful.
9. Grievance filing mechanism and Grievance Redress Committee are in place. 1 written grievance/complaint and 3 questions were received under Section 2. They were adequately dealt with and solved in favour of AHs.
10. Overall, the level of satisfaction with RAP implementation processes in Section 2 among AHs is relatively high. Objections referred to the process of measurement and description protocol preparation process (6.9 percent of AHs were not satisfied). 3.4 percent of AHs were not satisfied with the payment process.
11. The presented scope of impact does not include the potential temporary loss of agricultural income because of access roads during the construction works. Currently it is technically not possible to precisely determine this impact for the entire Section 2. It is to be regulated by the “Procedure for access road selection for building TL pylons” approved on March 20, 2015 by HVEN.
12. By learning lessons from implementation experience in Section 5 and Section 2, in order to improve the effectiveness of the compensation program and to achieve higher satisfaction among AHs for the next sections of the Project it is recommended to:
 - Put more effort in the public awareness and consultation process, to further the role of NGOs in this regard.
 - Specifically target increase of awareness and trust; more particularly, the implementation team, during meetings with the APs, should encourage APs to use the existent grievance mechanism in case of any possible objections.
 - Enhance the structure of databases describing the impact by making these more analysis and comparison-friendly.
 - Expand the content and increase the frequency of internal monitoring reports by paying more attention to implementation process details, including contract signing process.

- The process of access road selection and potential temporary impact assessment due to access roads is recommended to make subject to internal monitoring and oversight.

13. Recapping the results of the external monitoring for RAP implementation in Section 2, we find that:

- The RAP implementation was in line with the defined policy and operational procedures;
- RAP implementation in Section 2 will be fully and entirely completed upon the Gegharkuniq Marz First Instance Court decision on recognizing the ownership rights of 2 AHs and payment of vulnerability allowances to these AHs;
- HVEN shall transfer AMD 600,000 as vulnerability benefit to the potential 2 AHs within 3 days after the effectiveness of the court decision;
- At this stage, construction activities can already be started.

X. Annexes

Annex A: Compliance Review Survey Questionnaire



Questionnaire number:

Community (name):

Interviewer code:

Interview date (day/month/year):

HH address (number of the house):

HH head last name:

Lot-code:

Q1. How many members does your HH have? _____

Q2. Please indicate the head of your HH (i.e. the HH member who makes important decisions regarding to finances or property of the HH)

First name/last name _____

Q3. Does your HH receive Poverty Family Benefit?

- 1) Yes 2) No

Q4. Are you aware that your property or land or part of it is acquired by the Government for construction of new high-voltage power transmission line?

Q5. Have you or any member of your household received official notification indicating the size and principles of compensation?

- 1) Yes 2) No

Q6. Have measurement and site inspection documents (description protocol, map, etc.) been provided to you?

- 1) Yes 2) No

Q7. Below are listed categories of losses you/your HH may face as a result of Project impact. Please indicate the type of losses for which you/your HH are eligible to be compensated for.

1. Land
2. Structure / building
3. Business
4. Crop
5. Trees
6. Vulnerability, severe impact allowances
7. Other (please indicate) _____

Q8. According to your own estimations, is it possible that your HH has lost more than 10% of its agricultural land?

- 1) Yes 2) No

Q9. On your opinion, is it possible that you may have additional or temporary losses as result of Project implementation?

- 1) Yes 2) No 3) Don't know/ difficult to answer

Q10. Do you agree with the data of inventory/measurement of your losses described in Description Protocol?

1) Land		1. Yes 2. No 98. Not applicable
2) Wheat		
3) Barley		
4) Onobrychis		
5) Emmer		

6) Fruit trees		
7) Non-fruit trees		
8) Structure / building		
9) Other type of loss, <i>please specify</i>		

Q11. Did you or any member of your HH sign the Contract?

- 1) Yes
- 2) No (please, specify the reason) _____

Q12. Did you have an opportunity to review the Contract and make comments before signing it (in case of discovered mistakes, inaccuracies, etc)?

- 1) Yes
- 2) No

Q13. Have you already received the compensation?

- 1) Yes, I have received _____ ADM
- 2) No, I have not received (please, specify the reason) _____

Q14. Please evaluate your overall satisfaction from:

	Satisfaction evaluation	
1) Measurement and description protocol preparation process		1. Completely satisfied 2. Partially satisfied 3. Not so satisfied 4. Dissatisfied 5. Very dissatisfied 6. Difficult to answer 98. Not applicable
2) Assets and property valuation		
3) Additional compensation amount (crop, trees and allowances)		
4) Total amount of compensation		
5) Payment process		
6) Level of program management and organization		

Q15. Have any public hearings/consultations been organized in your community?

- 1) Yes
- 2) No (go to Q18)
- 3) Don't know/ difficult to answer

Q16. Has anybody from members of your HH attended public hearings and consultations?

- 1) Yes
- 2) No
- 3) Don't know/ difficult to answer

Q17. Do you consider the public hearing and consultation process useful?

- 1. Yes, much
- 2. Yes, but not so much
- 3. No
- 4. Don't know/ difficult to answer

Q18. Have you been introduced with grievance redress process / mechanism?

- 1) Yes
- 2) No

Q19. Have you been provided with contact information of grievance redress coordinator (HVEN representative)?

- 1) Yes 2) No

Q19.1 Please indicate his/her first name / last name_____

Q20. Have you or any member of your HH had any grievance or disagreement concerning the following processes: measurement, valuation, contract formulation or compensation payment?

- 1) Yes 2) No (Finish the interview)

Q21. Have you filed a written grievance?

- 1) Yes (go to Q23) 2) No

Q22. What were the reasons of not filing a written grievance in case of disagreements?

1) I don't trust the grievance filing procedure
2) The grievance filing procedure is very complicated
3) I am not aware of the procedure; I don't know how and where to file a grievance
4) I think the process is corrupt
5) I was forced not to file a grievance
6) Other reasons, <i>please specify</i>

Q23. What were the causes of grievance or disagreement?

1. Measurement data of land and/or structure
2. Compensation amount on land and/or structure and/or business
3. Assessment of crop and/or tree losses
4. Insufficient or incomplete information on entitlements during public hearings / consultations
5. Miscalculation of total compensation
6. Other reasons, <i>please specify</i>

Q24. Who was your grievance submitted to?

1. LGB representative
2. Grievance Regress Coordinator (HVEN representative)
3. Grievance Redress Committee (GRC)
4. Court
5. Other body, <i>please specify</i>

Q25. How satisfied you were with the response and actions taken? Please assess the level of your satisfaction using 5-point scale, where 1 shows the lowest level of satisfaction and 5 - the highest.

(Lowest) 1.....2.....3.....4.....5 (Highest)

Annex B: Affected People, Land and Compensation

N	Community	Cadastral code of land plot	Total calculated compensation	AH	Total paid compensation	Date of compensation payment
1	2	3	4	5	6	7
1	Karmirgyugh	05-056-0302-0054	100,105	1	100,105	31/03/15
2	Karmirgyugh	05-056-0306-0212	315,744	1	15,744	20/04/15
3	Karmirgyugh	05-056-0316-0123	18,242	1	18,242	31/03/15
4	Karmirgyugh	05-056-0316-0122	63,636	3	63,636	15/04/15
5	Karmirgyugh	05-056-0316-0168	394,312	3	394,312	31/03/15, 17/03/15
6	Karmirgyugh	05-056-0344-0012	324,249	1	20,681	20/04/15
7	Karmirgyugh	05-056-0344-0013	379,249	2	379,249	31/03/15 22/05/15
8	Karmirgyugh	05-056-0344-0115	343,377	1	343,377	31/03/15, 19/03/15
9	Karmirgyugh	05-056-0344-0113	26,873	1	26,873	31/03/15
10	Karmirgyugh	05-056-0344-0073	337,401	1	337,401	31/03/15
11	Karmirgyugh	05-056-0344-0074	274,684	2	274,684	17/03/15 27/04/15
12	Karmirgyugh	05-056-0348-0058	94,312	2	94,312	31/03/15, 19/03/15
13	Karmirgyugh	05-056-0348-0115	310,037	4	310,037	31/03/15
14	Lanjaghnyur	05-038-0102-0248	340,456	1	340,456	31/03/15
15	Yeranos	05-033-0201-0045	156,682	1	156,682	15/04/15
16	Yeranos	05-033-0201-0083	370,221	1	370,221	31/03/15
17	Yeranos	05-033-0249-0013	70,250	1	70,250	31/03/15
18	Yeranos	05-033-0249-0038	30,583	1	30,583	31/03/15
19	Yeranos	05-033-0250-0320	79,597	1	79,597	31/03/15
20	Yeranos	05-033-0260-0109	21,783	1	21,783	31/03/15
21	Yeranos	05-033-0260-0130	370,262	1	370,262	31/03/15
22	Yeranos	05-033-0260-0129	18,169	3	18,169	15/04/15
23	Yeranos	05-033-0259-0030	327,998	1	327,998	31/03/15
24	Vardadzor	05-084-0104-0111	87,597	1	87,597	31/03/15
25	Vardadzor	05-084-0104-0131	689,197	1	689,197	31/03/15

Annex C: Letter from HVEN on RAP Implementation in Section 2 (in Armenian)

Letter from HVEN in pdf format is attached to this report as a separate file.

Annex D: Table for Registration of Grievances, Cases Related to Section 2

FROM ANNEX 1 OF INTERNAL MONITORING MONTHLY SUPERVISION REPORT 4, 2015
TABLE FOR REGISTRATION OF GRIEVANCES

Marz, community	Cadastral code	Date	Subject of the claim	Response
Gegarquniq/ Karmirgyugh	05-056-0344-0074	08.08.2014 09.12.2014	Refuses to sell the land. Wants to give for rent.	Taking into account the characteristics of the RA legislation and the requirements of WB, a special procedure for land use has been developed and defined in RPF. In accordance with the procedure the land necessary for tower location should be acquired by HVEN. In this case the compensation is equal to the market value of the land plus 15 percent.
Gegarquniq/ Karmirgyugh	05-056-0344-0012	15.12.2014	When you will buy the land?	After approval of the RAP. The RAP for section 2 is expected to be approved by the end of January, 2015,
Vardadzor	05-084-0104-0111	16.01.2015	My son is co owner of the land that should be acquired for the project and he is going to leave the country. What we should do?	He needs to leave a power of attorney in someone's name. Expenses for power of attorney will be included in the compensation.
Karmirgyugh	05-056-0344-0074	23.02.2015	Please take also the part of the land to be taken which is economically and functionally not viable after the separation.	The applications were reviewed by HVEN and all were found to be justified. APs will be notified of HVENs decision in written form.