



Ministry of Environmental Protection and Agriculture of Georgia

Georgia Resilient Agriculture, Irrigation and Land Project

Preliminary Design and Final Design for Rehabilitation and
Modernization of Irrigation and Drainage Schemes in Tashiskari,
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Resettlement Action Plan

Zeda-Arkhi Irrigation Scheme

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ABBREVIATIONS

ACS	–	acquisition and compensation scheme
CBO	–	community-based organization
DMS	–	detailed measurement survey
GoG	–	Government of Georgia
GRC	–	grievance redress committee
IA	–	implementing agency.
IFI	–	International Financial Institution
IP	–	indigenous people
EMA	–	external monitoring agency
ESIA	–	Environmental and Social Impact Assessment
Km	–	Kilometre
RAP	–	Resettlement action plan
M&E	–	Monitoring and evaluation
MOF	–	Ministry of Finance
MPR	–	monthly progress report
MOI	–	Ministry of Infrastructure
NAPR	–	National Agency of Public Registry
NGO	–	non-governmental organization
AH	–	affected Household.
AP	–	Affected Person
RDMOI	–	Roads Department of the Ministry of Infrastructure of Georgia
RoW	–	right of way.
ESID	–	Environmental and Social Issues Division
SES	–	socioeconomic survey
WB	–	World Bank

Glossary

1. **Affected Person (or household)** - People (households) affected by project-related changes in use of land, water or other natural resources. These include permanent and temporary loss of land, assets, and income. Affected persons entitled for compensation or at least rehabilitation provisions under the Project are: all persons losing land, or access to land, permanently or temporarily either covered by legal title/traditional land rights or without legal status; tenants and sharecroppers whether registered or not; owners of affected buildings, crops, plants, or other objects attached to the land; and affected persons losing business, income, and salaries.
2. **Asset Inventory** - A complete count and description of all property that will be acquired.
3. **Compensation** - Loss reimbursement for the Project affected people; Cash payment or in-kind compensation in the due amount in return for the loss of assets (property), resources or income.
4. **Cut-off date** – The date established for each sub-project as the date for which census and population data of affected persons will apply. People who settle in the affected area after the cut-off date will not be eligible for compensation.
5. **Easement (servitude)** - the grant of a nonpossessory property interest that grants the easement holder permission to use another person's land
6. **Eligibility** -The criteria for qualifications to receive benefits under a resettlement program.
7. **Expropriation** - Process whereby a public authority, usually in return for compensation, requires a person, household, or community to relinquish rights to land that it occupies or otherwise uses.
8. **Grievance Procedures** -The processes established under law, local regulations, or administrative decisions to enable property owners and other displaced persons to redress issues related to acquisition, compensation, or other aspects of resettlement.
9. **Income Restoration** - Re-establishing income sources and livelihoods of people affected
10. **Involuntary Resettlement** - Development project results in unavoidable resettlement losses that people affected have no option but to rebuild their lives, income and assets bases elsewhere.
11. **Land Acquisition** -The process of acquiring land or land-based assets under the legally mandated procedures of eminent domain.
12. **Population Census** - A complete and accurate count of the population that will be affected by land acquisition and related impacts. When properly conducted, the population census provides the basic information necessary for determining eligibility for compensation.
13. **Project Cycle** - The cycle of project development from initial phases of identification and assessment of feasibility, until its final implementation. From standpoint of the project implementing agency, it is convenient to represent the project cycle as consisting of following phases: Pre-feasibility Assessment, Feasibility Studies, Project Design and Appraisal, Project Implementation.
14. **Rehabilitation** -Re-establishing incomes, livelihoods, living, and social systems
15. **Relocation** - Rebuilding housing, assets, including productive land, and public infrastructure in another location
16. **Replacement rates** - Cost of replacing lost assets and incomes, including cost of transactions
17. **Resettlement** - Term “Resettlement”, in accordance to the World Bank’s Environmental and Social Standard 5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement, considers alienation of land parcels, alienation of land-based assets and/or physical relocation (moving to other place) of households within the project affected area
18. **Resettlement Entitlements** - Resettlement entitlements with respect to a particular eligibility category are the sum total of compensation and other forms of assistance provided to displaced persons in the respective eligibility category.
19. **Resettlement Effects**-Loss of physical and non-physical assets, including homes, communities, productive land, income-earning assets and sources, subsistence, resources, cultural sites, social structures, networks and ties, cultural identity, and mutual help mechanisms.
20. **Resettlement Plan** - A time-bound action plan with budget setting out resettlement strategy, objectives, entitlements,

action, responsibilities, monitoring and evaluation

21. **Resettlement (Action) Plan** - A resettlement action plan [RAP] is the planning document that describes what will be done to address the direct social and economic impacts associated with involuntary taking of land.
22. **Servitude Agreements - partial impacts:** land use restrictions to project affected arable land parcels that will limit the potential best use of these land parcels. PAP's will maintain ownership/possession rights to project affected land parcels and still be allowed to cultivate for agricultural purposes and will be compensated for the restrictions imposed by servitude.
23. **Socioeconomic Survey (SES)** -A complete and accurate survey of the project-affected population. The survey focuses on income-earning activities and other socioeconomic indicators.
24. **Stakeholders** - A broad term that covers all parties affected by or interested in a project or a specific issue, in other words, all parties who have a stake in a particular issue or initiative. Primary stakeholders are those most directly affected—in resettlement situations, the population that loses property or income because of the project and host communities. Other people who have an interest in the project—such as the project authority itself, the beneficiaries of the project (e.g., urban consumers for a hydro-power project), and interested NGOs are termed secondary stakeholders.
25. **Resettlement Strategy** (Rehabilitation Strategy) -The approaches used to assist people in their efforts to improve (or at least to restore) their incomes, livelihoods, and standards of living in real terms after resettlement. The resettlement strategy typically consists of payment of compensation at replacement cost, transition support arrangements, relocation to new sites (if applicable), provision of alternative income-generating assets (if applicable), and assistance to help convert income-generating assets into income streams.
26. **User** – Physical person not necessarily registered as the owner of land at the Public Register, who may or may not have formal rights to the land, but who is using the land
27. **Usufruct** – The right to use and profit from land belonging to other person, or group of persons but in difference with the owner he/she will have no right to alienate, mortgage or bequeath of the land parcel
28. **Vulnerable groups** – groups of people who are more at risk of poverty, poor living conditions and social and economic exclusion

1. EXECUTIVE SUMMARY

1. **Introduction** This Resettlement Action Plan is prepared under the Georgia Resilient Agriculture, Irrigation, and Land (GRAIL) Project co-financed by the World Bank and the Government of Georgia, with a total project cost is estimated at the equivalent of 150 million USD, out of which 141 million USD are borrowed from the World Bank and the equivalent of 9 million USD is the counterpart funding from the State budget of Georgia. The Development Objectives of GRAIL Project are to: (1) improve irrigation and drainage services and agricultural production in project areas; (2) strengthen national irrigation and land management institutional capacity; and (3) provide immediate and effective response to an eligible crisis or emergency.
2. **Sub-component 1.1.** The RAP will be developed under World Bank's ESS 5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement and apply under sub-component 1.1 Subcomponent 1.1: Irrigation & drainage infrastructure rehabilitation and modernization. This sub-component covers rehabilitation and modernization of selected irrigation and drainage schemes using a framework approach. The project has short-listed five viable existing irrigation schemes for potential financing including: 1) Tashiskari and 2) Tiriponi schemes in Shida Kartli region, 3) Zeda Arkhi scheme in Kvemo Kartli region, 4) Zemo Alazani scheme in Kakheti region and 5) Narekvavi scheme in Mtskheta-Mtianeti region located in Eastern Georgia. The shortlist also includes potential investments to provide desilting equipment for Narekvavi Reservoir, which supplies irrigation water for the downstream command area of 650 ha of the Narekvavi irrigation scheme. The shortlist also includes consideration of a drainage scheme (Shavgele Massif in Samegrelo-Zemo Svaneti region) located in Western Georgia. The scope of activities under the sub-component will include rehabilitation / modernization of main, secondary, and tertiary canals and drains with all the ancillary structures such as headworks, flow regulating and measurement structures, outlets, bypass, flood protection, installation of water meters, and others.
3. **Project Implementing Unites** MEPA and NAPR operate as Project Implementation Units (PIUs) mandated to undertake day-to-day Project management by administrating fiduciary functions of Project administration (financial management; procurement; disbursement; contract management; and environmental, social, health and safety management).
4. **Risk Categorization** GRAIL Project environmental and social risks are rated as moderate according to the Environmental and Social Risk Categorization applied by the World Bank. Rating is based on the inherent risk coming from the presence of sensitive environmental and social receptors within the Project's impact area; scope, scale, and nature of physical works required for Project implementation; and no prior exposure of Project implementing entities to the ESF of the World Bank (introduced in 2018) which is important because the Project must be implemented in material consistency with the World Bank's relevant ESSs.
5. **Involuntary Resettlement** The project will not support construction of new irrigation and drainage infrastructure and hence, will not require much land take. However, reconstruction works may cause a need for acquiring small areas of land from private owners. Need for physical relocation is much less. Cleaning of canals and rehabilitating service roads may require terminating of informal encroachment into right-of-way and closing of informal water intakes. Project works may cause temporary restriction to the use of private land and other assets. In the event of temporary impacts during the construction stage, the Contractor shall provide compensation to the potentially affected persons based on the assessment and valuation of perennial and annual crops carried out during the design stage by the Project resettlement team and an independent evaluator.
6. **Scope of the RAP** This particular RAP is related only to the modernization and rehabilitation of Zeda-Arkhi irrigation scheme. The length of the project main canal is 34.1 km. The width of the project buffer is 7.5 m, including construction zone/right of way (ROW) 1.5m width. This RAP is prepared by the by the Consultant Company "Yooshin Dasan" under the guidance of MEPA and will be implemented after the approval of WB.
7. **Existing situation on the main canal.** The main canal is 34.1 km long, extending from the weir-type headwork's located near Kianeti Village and terminating at Talaveri Village. Almost the entire length of the canal is concrete lined with a trapezoidal cross-section and reaches of rectangular sections. Along with the lining, there are 9 siphons on the main canal for crossing the drainage systems, valleys, and gullies. The canal has a design discharge of 2.5 m³/s and primarily irrigates the left side of the sloping terrain and valley plains. Visual inspections carried out during both the irrigation and off seasons indicated that canal operation is generally normal, with full supply depth observed. There are no cross-regulating structures as all outlets are located at the bed level, requiring little head. However, the system lacks an effective sediment and debris flushing mechanism, which has adversely affected the pipe outlets off taking from the main canal. Also, there is no flow measuring installations in the main canal apart from a staff gauge at the headworks. The tail end of the main canal requires

rehabilitation, designed supply is not reaching to the area, large wastage of supplies noted in the upper reach of the canal due to poor maintenance and management of the scheme.

8. **Planned modernization works.** The project will develop full distribution of water to an average outlet command area of 5.0 ha with a discharge of 20 l/s. Areas larger than 7.0 ha will receive a double outlet with 2 by 20 l/s valves. A pipe distribution network will cover all available land within the canal command area. The project will introduce full SCADA control of all 23 pipelines systems. Apart from the major upgrade of the distribution system, other enhancements are needed to secure the long-term sustainability of the project. These include sediment exclusion at the headworks, Debris management with trash racks at each siphon and escape spillways for emergency, replacement of all siphon steel pipelines with a flushing washout provision in the low points.
9. **Construction Buffer and Right of Way.** The construction buffer width is 7.5 m. This buffer may be temporarily affected during rehabilitation works and is required to allow machinery access on one side, with a minimum width of 3.0 m. The opposite side will be used for temporary storage of excavated material, which may also require up to 3.0 m. Together with the 1.5 m pipe trench, this results in a total construction buffer zone of 7.5 m.
10. The permanent right-of-way width is 1.5 m for the main canal and main pipelines, as established under Article 19 of Order No. 19 of the Minister of Urbanization and Construction of Georgia, dated 30 June 2003. This was further confirmed through consultations with the PIU and Yooshin engineers during preparation of this RAP, with supporting details provided in Annex 1. Methodology and concurrence with PIU on the ROW for RAP impact assessment.
11. Since the Soviet period, access roads have existed along the full length of the canal sections, in accordance with the original design and construction. Over recent decades, some land parcels within the canal right-of-way have been partially privatized and, in some cases, overlap with the existing access roads and canal right-of-way. Therefore, based on the impact assessment, these land parcels have been identified as affected lands and are addressed under the current Resettlement Action Plan.
12. **RAP impact scope.** The confirmed land-related impact comprises 16 registered land plots: 12 private agricultural plots and 4 state-owned non-agricultural plots under Georgian Railway. The total affected area is 2,419.95 m², of which 2,220.88 m² is private agricultural land and 199.07 m² is state-owned non-agricultural land. No full transfer of private ownership is currently proposed under this RAP. The private land impact is treated as a permanent servitude/easement restriction for the irrigation infrastructure and operation and maintenance access, unless the final legal procedure requires acquisition of a specific plot or plot section. Compensation shall cover the permanent restriction of use, affected annual crops, affected perennial trees, and any verified construction- or maintenance-related damages. Any conversion from servitude to full acquisition shall require updated valuation at full replacement cost, disclosure to the PAPs, and World Bank review/clearance before civil works on the affected section.
13. The scale of impact on the 16 affected land plots is limited: 8 plots are affected by less than 1% of the total registered plot area and 8 plots are affected by less than 10%; no plot is affected by more than 10%. The impact on private plots ranges from 0.10% to 9.76%. These figures shall be used consistently throughout the RAP and its annexes.
14. The impacts on annual crops comprise corn on 101 m², wheat on 777 m², and potato on 357.67 m², for a total annual crop impact of 1,235.67 m². Perennial crop impacts comprise 27 mulberry trees and 3 walnut trees on 429.06 m² under one affected landowner/AP. No residential structures, commercial structures, business workers, or physical relocation impacts have been identified. In total, 7 landowners/APs are affected by crop and/or tree losses, while 12 private land plots are affected by permanent servitude restrictions.
15. **Socio-economic survey (SES).** The Socio-Economic Survey (SES) was conducted on three occasions: February 9, April 2, and April 21, 2026. The initial round of the survey targeted Project Affected Persons (PAPs) who were subject to direct resettlement impacts resulting from the Project. Of the 10 identified PAPs, 6 were successfully interviewed. The remaining 4 PAPs were either deceased, residing abroad, or could not be physically located despite repeated site visits and consultation efforts. The second and third rounds of surveys targeted not only affected persons (APs), but also members of local communities who are expected to benefit from the Project or may be directly or indirectly affected by it.
16. The impacts on the affected land plots were assessed during the Detailed Measurement Survey (DMS) stage. Inventory and valuation forms were completed in the presence of representatives of the Georgian Amelioration service office, and the signed documentation is available on file.
17. In cases where PAPs could not be identified or contacted after repeated and documented attempts, they have been

classified as absent or untraceable PAPs. To facilitate the identification of individuals cultivating the lands belonging to these missing persons, official announcements were posted at Local Municipal offices, GA Service Centers, and common gathering points used by local farmers. (Annex 2).

18. The Project Implementation Unit (PIU) will maintain records of all reasonable efforts undertaken to establish communication with such persons, including site visits, coordination with local representatives, and review of available cadastral and ownership information.
19. In accordance with applicable national legislation and international lender requirements, compensation amounts corresponding to the entitlements of absent or untraceable PAPs will be made available once the PAPs approach the PIU and submit all relevant documentation evidencing their ownership rights. Depending on the applicable legal procedure, such compensation may remain claimable for a period ranging from two to five years. These PAPs will retain the right to claim their compensation at a later stage, subject to verification of ownership and eligibility.
20. The second and third rounds of the survey were conducted based on a random selection of local communities, including both individuals potentially benefiting from the Project and those affected by it. During the survey process, a significant number of respondents were unwilling to complete the questionnaires or participate in interviews. Consequently, the survey was conducted only with individuals who voluntarily agreed to participate and provide the requested information.
21. The SES was conducted with 24 APs, including directly affected persons and other community members who may benefit from the Project. Of the 24 surveyed APs, 9 (37.5%) are above 60 years old, 9 (37.5%) are in the 36–50 age group, 5 (20.8%) are in the 51–60 age group, and 1 (4.2%) is in the 21–35 age group. Household heads comprise 20 men (83.3%) and 4 women (16.7%). By ethnicity, 15 APs (62.5%) are Georgian, and 9 APs (37.5%) are Azerbaijani. The RAP implementation team shall verify whether any directly affected AH qualifies as vulnerable under the RAP criteria before compensation payment and shall update the budget if a vulnerability allowance is confirmed.
22. Income sources include civil servant jobs, private sector employment, agriculture, business and temporary employment. Regarding movable assets, all surveyed APs reported having TVs, refrigerators and washing machines; 23 APs (95.8%) have mobile phones and internet access, 3 APs (12.5%) have computers, and 18 APs (75%) have cars. The APs self-reported their average monthly expenses as follows: food - GEL 908, clothes - GEL 317, utilities - GEL 181, health care - GEL 201, education - GEL 208, transport - GEL 106, and internet - GEL 35. Out of 24 APs, only one reported having agricultural land with structures, which is not affected by the rehabilitation process. All APs live in their own houses (100%, or 24 households). No AHH reported living in rented accommodation or in someone else's house. Ten APs (41.7%) reported having 22 cows, 2 APs reported having 4 pigs, and 1 AP reported having 2 goats. Eight APs (33.3%) reported having loans, while 16 APs (66.7%) reported having no loans. All 24 surveyed AHHs reported access to electricity and gas and also use wood for energy in combination. They reported good road connectivity and access to nearby local polyclinics; hospitals are located approximately 2 km to 7 km away, and high schools approximately 1 km to 7 km away. All 24 landowners/AHHs who responded to the project-perception question expressed positive expectations from the project.
23. **Policy and Regulations** World Bank's ESS 5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement is relevant for Component 1.1 of the project, which will finance rehabilitation and modernization of irrigation systems, reservoir and drainage infrastructure. This RAP considers the approaches to land acquisition and resettlement issues by the Government of Georgia, the World Bank (WB), and best international practice.
24. The main principles of WB ESS5 are to: (i) avoid or minimize land acquisition and other involuntary resettlement impacts by exploring viable design alternatives; (ii) provide timely compensation at full replacement cost for affected assets and support affected persons in restoring, or preferably improving, their livelihoods and living standards; (iii) conduct meaningful consultation with affected persons during design and implementation; (iv) compensate restrictions on land use, easements/servitudes, crops, trees, structures, business income and other eligible losses before site access; (v) provide assistance to persons without formal legal title where they have recognizable or project-affected use rights; (vi) provide additional assistance to disadvantaged/vulnerable and severely affected persons where applicable; and (vii) maintain an accessible grievance redress mechanism throughout RAP implementation.
25. Overall, the legislation of Georgia adequately reflects the major provisions of the WB ESF ESS 5, but a few differences are to be noted. The most significant difference is that under Georgian legislation the emphasis is put on the definition of formal property rights and on how the acquisition of properties for public purposes is to be implemented and compensated while in the case of ESF ESS 5 emphasis is put both on the compensation of privately used affected assets and on the general rehabilitation of the livelihood of Affected People (AP) and Households (AH).

26. **Institutional Arrangement and Capacity.** The responsibility to avoid and minimize, screening for, mitigate and compensate for any social - environmental and resettlement-related impacts will be taken by the Ministry of Environmental Protection and Agriculture (MEPA). MEPA will screen for and implement relocation and accommodation activities to mitigate any impacts that are related to farmers and agribusiness operations or livelihoods and assets PAPs during the civil work activities. Institutional support for livelihoods restoration will be put in place for each sub-project if required. Monitoring and Evaluation of resettlement and land acquisition will be carried out systematically.
27. MEPA will be assisted by a number of other government departments and private agencies in the design, construction and operation of the Project. Pursuant to the active legislation, the National Agency of Public Registry (NAPR) within the Ministry of Justice is in charge of the recognition of ownership rights of rightful owners, registration of land ownership, based on verification and certification from village communities, notaries, property rights recognition commissions at local administration/municipalities. The Regional Offices NAPRs are also responsible for registering the transfer of acquired land from landowners, the local governments at district and village levels are involved in the legalization of land parcels, land acquisition and resettlement.
28. Georgian Amelioration (GA) is the operating company, which after rehabilitation activities will be in charge of the operation of the entire pipeline.
29. The local authorities at the community and village levels (namely, the representatives and heads of the villages) will be involved in the land acquisition and resettlement processes specifically in issues related to legalization, demarcation etc. Rtsmunebuli confirms possession of affected ownerships in cases if needed and they will be involved in RAP implementation process attending contract signing process if necessary.
30. The World Bank (WB) will be financing the Project and will provide advice and supervision on safeguards related acquisition activities.
31. **Grievance Redress Mechanism** PIU aims to engage with stakeholders on land acquisition and resettlement in a manner that is conciliatory, fair and transparent. Care will always be taken to prevent grievances rather than going through a redress process. Through careful land acquisition design and implementation, by ensuring full participation and consultation with the PAP's, and by establishing extensive communication and coordination among the various implementation entities, PIU will try to collect feedback and questions from interested parties. A grievance can be defined as an actual or perceived problem that might give grounds for complaint. Nonetheless, PAP's may find disagreeable a decision, practice or activity related to land acquisition and resettlement. This chapter below summarizes the grievance redress mechanism for the Project, which will accept grievances, inquiries, and feedback related to resettlement.
32. PIU will establish the Land Acquisition Grievance Resolution Committee consisting of the representatives of PIU, MEPA, land valuation / acquisition consultant(s), and concerned PAP's. Where relevant, the committee will consult the village / community leaders and authorities in order to facilitate the resolution of grievances. PIU representatives on the Committee can include a legal team member, Engineers, Social Safeguard Consultant, Regional Coordinator, Project Manager and the Deputy Project Director. When relevant, the committee consults with community leaders and representations in order to finalize actions. This committee will review and discuss the received grievances internally, take decisions as to how to resolve them, implement a solution, and inform the PAP about compliant result and closure.
33. **Consultation, Participation and Disclosure** Compensation of PAPs imply communication or dialogue with the stakeholders and beneficiaries the consultation and participation process will include four phases: (i) information disclosure and data collecting; (ii) preparation and planning of operations; (iii) implementation of operations; and (iv) monitoring and evaluation.
34. The focus of these consultations within the process is to ensure that the AP and other stakeholders are informed, educated, consulted and allowed to participate actively in the process of canal rehabilitation and preparation of social and resettlement plan; reducing public resistance to change; helping mitigate and minimize any probable negative impact and bringing in the benefit of the project to the people.
35. RAP information booklets were distributed in Georgian, English and Azerbaijani languages. Consultations were conducted primarily in Georgian; for Azerbaijani minority APs, communication was supported through a language understood by the participants, including Azerbaijani/Russian interpretation where required. Before final disclosure and before signing any servitude agreement, the PIU shall ensure that key messages are available to Azerbaijani-speaking APs in an understandable format, including cut-off date, entitlements, compensation calculation, servitude restrictions, grievance

redress mechanism, construction timing, and contact points. PAPs were also individually consulted during the RAP impact assessment, AP census and socio-economic surveys conducted on February 9, April 2 and April 21, 2026. Copies of RAP booklets were left at village administration offices, Georgian Amelioration service offices and other accessible locations.

36. PIU will ensure information disclosure and meaningful consultation held throughout the project implementation. WB will disclose the approved safeguard documents (RPF, RAP, social monitoring reports, and others as relevant) in its website in English. PIU will disclose these safeguard documents in its website in Georgian language.
37. **Monitoring and Reporting** PIU will develop a mechanism to monitor implementation of the RAPs. Indicators for monitoring and evaluating RAP implementation will include indicators that look at the process of RAP implementation and indicators which track the impact of asset loss and compensation on PAP. Monitoring will be carried out routinely by PIU. The results will be communicated to WB through the annual project implementation reports. Indicators for the monitoring will be those related to process and immediate outputs and results.
38. **Budget** All RAP preparation and implementation costs, including cost of compensation and LAR administration, will be considered an integral part of Project cost and will be contributed as a counterpart fund by the Georgia Government. Each RAP will include a budget section indicating (i) unit compensation rates for all affected items and allowances, (ii) methodology followed for the computation of unit compensation rates, and (iii) a cost table for all compensation expenses including administrative costs and contingencies. Costs for the preparation of surveys and RAPs can be allocated under the loan.
39. **Implementation of the RAP** The PIU will be responsible for the implementation of the RAPs. The PIU will coordinate RAP implementation with the relevant municipalities through participation the local Commission. The Municipalities will be called upon to assist APs in protecting their rights and preparing documentation required to register land purchases, land use agreements and servitude agreements. Compensation/rehabilitation measures will be implemented as the civil works progress but prior to the start of the rehabilitation on a particular section.
40. During RAP implementation the local commission will provide oversight and monitoring including checking the alienation of affected land and the demarcation made by the contractor, also to correct measuring and inventory data stipulated by project possible changes.
41. The present Resettlement Action Plan (RAP) in accordance with World Bank's ESS 5, describes measures to be taken to ensure that such impacts are avoided to the extent possible, that the assets and livelihoods of project-affected persons are improved or at minimum restored should resettlement impacts occur, and that living conditions and livelihoods of vulnerable project-affected persons are improved.
42. RAP is prepared based on findings of the surveys following the final detailed engineering design for each sub-project. Additionally, Contractor Company conducted proper consultations with PAPs regarding all necessary safeguards and other activities in accordance with ESS5. including informing PAPs regarding the grievance redress mechanism that is described in this RAP.

2. INTRODUCTION

2.1 Project Description

43. This Resettlement Action Plan is prepared under the Georgia Resilient Agriculture, Irrigation, and Land (GRAIL) Project co-financed by the World Bank and the Government of Georgia, with a total project cost is estimated at the equivalent of 150 million USD, out of which 141 million USD are borrowed from the World Bank and the equivalent of 9 million USD is the counterpart funding from the State budget of Georgia. The Development Objectives of GRAIL Project are to: (1) improve irrigation and drainage services and agricultural production in project areas; (2) strengthen national irrigation and land management institutional capacity; and (3) provide immediate and effective response to an eligible crisis or emergency.

44. Project includes following components and sub-components:

Component 1: Resilient Irrigated Agriculture

45. Subcomponent 1.1: Irrigation & drainage infrastructure rehabilitation and modernization: The objective of this subcomponent is to select and rehabilitate / modernize irrigation schemes in a manner that they are viable. Given the diversity of geography, the viability requires a holistic selection process. The Project will finance feasibility studies, civil works, and associated measures for modernizing physical water storage, irrigation, and drainage infrastructure: Modernization and rehabilitation of a selection of 5 irrigation systems; Rehabilitation of 1 existing reservoir (Narekvavi). Feasibility studies to support future investments in infrastructure (including drainage) and rehabilitation of 1 drainage system at Shavgvele Massive; Support to transfer of modernized infrastructure to end users (GA local staff and farmers)¹.

46. Subcomponent 1.2: Irrigated agriculture and value chain development: This subcomponent would finance interventions that promote and facilitate the adoption of CSA practices and other agriculture technologies that will increase agricultural productivity and resilience, as well as increase farmers' awareness of climate change impacts on different sub-sectors.

47. Subcomponent 1.3: Improved performance of irrigation service delivery: The objective of this subcomponent would be to improve the capacity of the irrigation sector holistically.

Component 2: Improvement of Land Management Capacity

48. Subcomponent 2.1 Improved agricultural land management and monitoring: The objective of this component would be to support creation of a solid foundation for improved land management, agricultural land markets development and hence land use efficiency with a particular focus on agricultural land through investments in development of policy and institutional reforms, capacity building of key stakeholders, upgrading of their information technology (IT) and other infrastructures (including construction of a new building for Land Agency), and acquisition and processing of targeted spatial data for their operations.

49. Subcomponent 2.2 Enhancement of land administration service delivery and building digital governance infrastructures: The objective of this subcomponent would be to support Integrated Registration Property System and E-services Enhancement; Effective development and deployment of the National Spatial Data Infrastructure.

Component 3: Project management

50. Financing project management activities for Components 1 and 2; Oversight of detailed engineering designs, and construction of civil works; Finance project management.

Component 4: Contingent Emergency Response

¹ This will be informed by ongoing pilot in the in Georgia Irrigated Land Markets Development Project (GILMDP) where activities are underway to initiate establishment of a Water User Organization (WUO) within a newly modernized irrigation system. The results of the pilot will inform whether farmers are willing and accepting to undertaking tertiary level operation and maintenance within an association and whether the system can be scaled to new irrigation command areas

51. This component establishes a disaster response contingency funding mechanism that could be triggered in the event of an eligible crisis or emergency, such as a natural disaster involving a formal declaration of a national or regional state of emergency, or a formal request from the Government of Georgia in the wake of a disaster, a health pandemic, or other types of disasters such as armed conflict.
52. This RAP will apply to project activity under sub-component 1.1 Modernization of selected irrigation schemes, where modernization of 5 selected irrigation systems, rehabilitation of 1 existing reservoir and 1 drainage system is planned, that may have an impact on land, assets, or livelihoods.
53. The Project is implemented by two Project Implementation Units (PIUs) the Ministry of Environmental Protection and Agriculture (MEPA) and National Agency for Property Registry (NAPR). MEPA is in charge of the regulation and promotion of agricultural development as well the irrigation sector and land management. Therefore, sub-component 1.1 under which civil works are going to take place will be implemented by the Ministry of Environmental Protection and Agriculture.
54. The PIU is obliged to develop environmental and social instruments in compliance with applicable national and local regulations and in material consistency with the World Bank Environmental and Social Standards (ESS). This site-specific RAP has been prepared under the GRAIL environmental and social framework instruments and applies WB ESS5 requirements to the Zeda-Arkhi Irrigation Scheme.
55. World Bank's ESS 5² on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement is relevant for Component 1.1 of the project, which will finance rehabilitation and modernization of irrigation systems, reservoir and drainage infrastructure.

² <https://documents1.worldbank.org/curated/en/294331530217033360/ESF-Guidance-Note-5-Land-Acquisition-Restrictions-on-Land-Use-and-Involuntary-Resettlement-English.pdf>

3. LAND ACQUISITION AND INVOLUNTARY RESETTLEMENT METHODOLOGY

3.1 Risk Categorization

56. Activities to be undertaken with support of GRAIL Project are assigned moderate environmental and social risk category. This classification is due to sensitive environments and social receptors in the Project area of impact, likelihood of land acquisition and involuntary resettlement, and no prior exposure of the Project implementing agencies to the requirements of ESF. Risk category may be revised during the project life, if the World Bank determines considerable change in circumstances defining the risk level.
57. This sub-project is assessed as moderate for Land Acquisition, Restrictions on Land Use and Involuntary Resettlement under WB ESS5. Modernization works will cause land-related impacts along the existing canal and pipeline alignments on 16 registered plots, with a total affected area of 2,419.95 m². This includes 12 private agricultural plots with 2,220.88 m² affected and 4 state-owned non-agricultural plots with 199.07 m² affected. The private land impacts are expected to be managed through permanent servitude/easement rather than full transfer of ownership, subject to the final legal procedure and signed agreements. Annual crops are affected on 1,235.67 m², and perennial trees are affected on one private plot. No residential structures, commercial structures, businesses, workers, or physical relocation impacts have been identified.
58. The LAR surveys and impact assessment include site visits and impact examination on the site, Socio-Economic Surveys (SES) and land ownership and land-use rights verification, inventory of losses and valuation (for replacement cost compensations to be paid prior to land acquisition and site access) of assets/livelihoods affected land owners/land users and other local community representatives who may experience any economic and/ or physical displacement, census of affected persons, and socio-economic surveys of affected persons including through face-to-face interviews and statistical data, and public consultations with affected persons. For the subject project, these RAP impact assessment activities were conducted as by a Sub- Contractor "Geo Consulting" and Contractor Company "Yooshin Dasan" as well as independent evaluator under the guidance of PIU resettlement safeguard specialists. RAP is to be implemented and compliance implementation to be reported to WB and the RAP compliance report to approved by WB, prior to land acquisition and site access.

3.2 Scope of this RAP

59. The Resettlement Policy Framework (RPF), in accordance with WB ESS5, has been prepared to avoid land acquisition and resettlement impacts to the extent possible and to ensure that the assets and livelihoods of project-affected persons are restored, or preferably improved. This RAP is the site-specific instrument for Zeda-Arkhi and includes socio-economic assessment, census/DMS, valuation of impacts, consultation with affected persons, compensation and mitigation measures for each affected person/household, institutional responsibilities, implementation schedule, budget, grievance mechanism, and monitoring arrangements.
60. This particular RAP is related only to the modernization and rehabilitation of Zeda-Arkhi irrigation scheme. The length of the project main canal is 34.1 km. The width of the project buffer is 7.5 m, including construction zone/right of way (ROW) 1.5m width. This RAP is prepared by the by the Consultant Company "Yooshin Dasan" under the guidance of MEPA and will be implemented after the approval of WB.

3.3 Methodology

61. Methodologies for preparation of this RAP include:
- LAR impact and detailed measurement survey (DMS) conducted within the ROW of 1.5 meters' width along the existing alignment of the main canal. It is based on the project detailed design, cadastral documents, site visits and stakeholders' consultations including the PIU and Affected Persons (APs);
 - Collecting data on APs' baseline living standards, held from April 6-21, 2026, along with the SES of APs along the irrigation scheme;
 - Valuation by independent valuation expert to estimate compensation amounts based on the principle of full replacement cost of losses, and valuation standards and approaches applied in Georgia was conducted in April 2026; and
 - Information disclosure and consultations with APs held individually during the APs' census and surveys, and

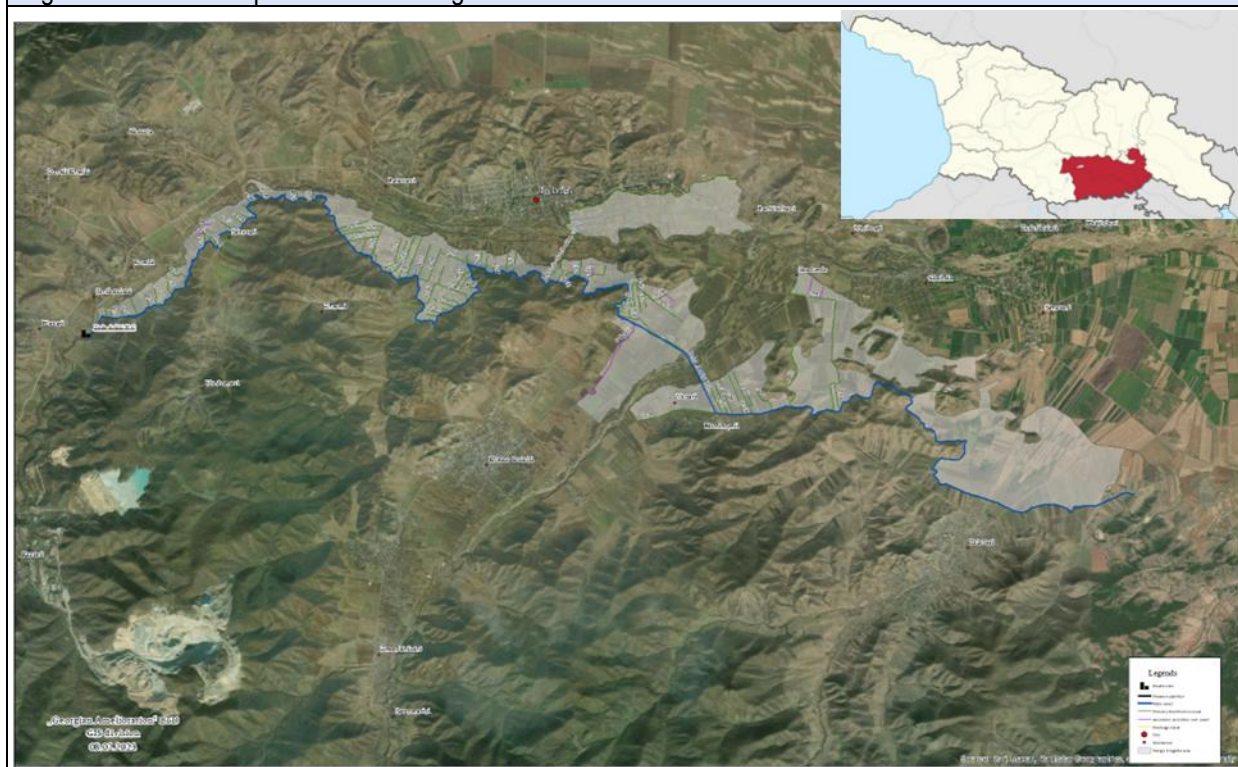
public consultations starting from December 2023 till April 2026

4. DESCRIPTION OF THE SUBPROJECT: ZEDA-ARKHI IRRIGATION SCHEME

4.1 Location, command area and crops

62. The Zeda Arkhi Irrigation Scheme (ZAKIS) is located in Bolnisi Municipality, within the Kvemo Kartli Region of southeastern Georgia, one of the country's major agricultural hubs known for grain, vegetable, fruit, and viticulture production. The region extends from the lower slopes of the Lesser Caucasus Mountains to the Mtkvari (Kura) River Valley and comprises six municipalities—Bolnisi, Gardabani, Dmanisi, Marneuli, Tetritskaro, and Tsalka—along with the separate municipality of Rustavi.
63. The landscape varies from mountainous terrain in the south and west to lowland plains and river valleys, providing favorable conditions for agriculture, particularly in fertile floodplains and alluvial areas. The valley plains and the inclined slopes of Mashavera river mainly forms the command area. The gross command area covered by the scheme is 3,205 ha.
64. Agriculture is the backbone of Bolnisi Municipality, with irrigation playing a critical role in sustaining productive farmland. Major crops include cereals (wheat and barley), vegetables, grapes for winemaking, and fruits. ZAKIS is situated mainly in lowland plains and valley areas with gently sloping terrain, which are well suited for gravity-fed closed pipe irrigation systems. The moderate elevation gradient allows efficient water conveyance through closed pipelines with minimal pumping requirements, although localized lifting or pressure regulation may be required in higher or steeper sections.

Figure 1: Location map of Zeda Arkhi Irrigation Scheme



5. DESCRIPTION OF THE EXISTING SYSTEM

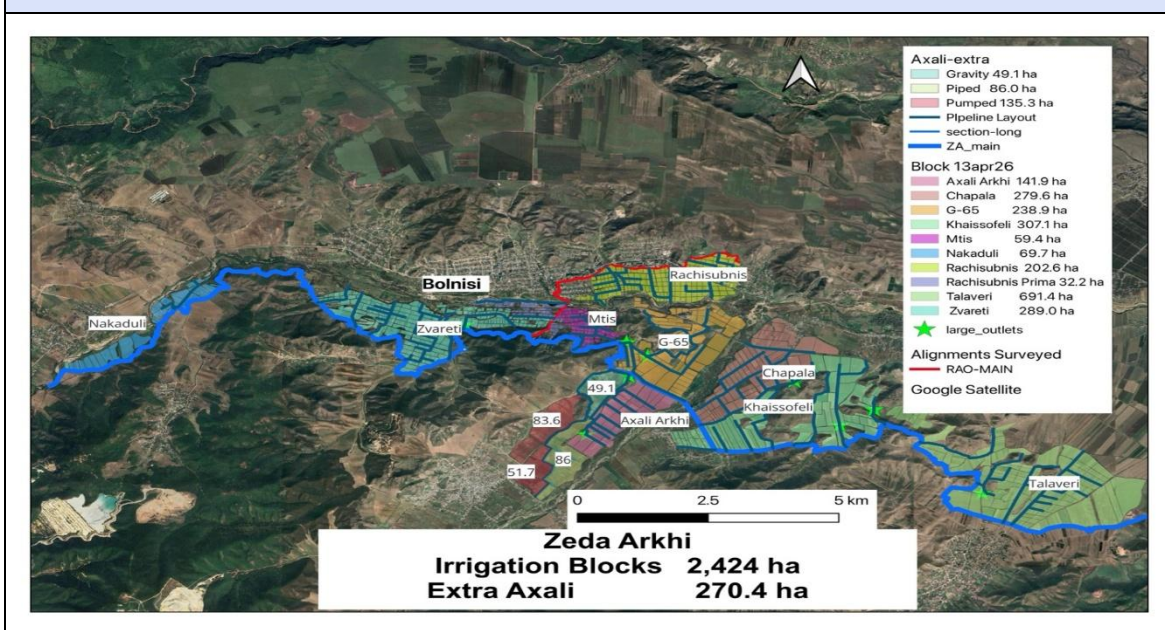
5.1 Head Work

65. The scheme comprises weir-type headworks with a flushing sluice and an intake head regulator located on the right bank of the Mashavera River. The weir is founded on a firm rocky riverbed, and immediately downstream of the head regulator, the right bank of the main canal is rock, providing good structural stability.
66. Overall, the headworks arrangement appears structurally sound and does not require major repairs. However, the flushing sluice gates were found to be completely defunct and non-operational. The intake head regulator gates, on the other hand, were greased and were operating smoothly. Except for the under-sluice flushing arrangement, the headworks is in stable condition. Excessive floods recently overtopped the main canal and the right bank gates, and platform need to be raised about 1.5 m.

5.2 Main Canal

67. The main canal is 34.1 km long, extending from the weir-type headwork's located near Kianeti Village and terminating at Talaveri Village. Almost the entire length of the canal is concrete lined with a trapezoidal cross-section and reaches of rectangular sections. Along with the lining, there are 9 siphons on the main canal for crossing the drainage systems, valleys, and gullies. The steel pipes used in the siphons are in poor condition and need replacing. A small hydro-power plant operates in the upstream reach from the main canal supply only during off-irrigation season.
68. The canal has a design discharge of 2.5 m³/s and primarily irrigates the left side of the sloping terrain and valley plains. Visual inspections carried out during both the irrigation and off seasons indicated that canal operation is generally normal, with full supply depth observed. There are no cross-regulating structures as all outlets are located at the bed level, requiring little head.
69. However, the system lacks an effective sediment and debris flushing mechanism, which has adversely affected the pipe outlets off taking from the main canal. Also, there is no flow measuring installations in the main canal apart from a staff gauge at the headworks. The tail end of the main canal requires rehabilitation, designed supply is not reaching to the area, large wastage of supplies noted in the upper reach of the canal due to poor maintenance and management of the scheme.

Figure 2: Location and service area of Zeda Arkhi Irrigation Scheme for development



5.2.1 Water Distribution and Control Structures

70. Mostly, the system has direct outlets with major branching at the tail end section of the scheme. In the upstream reach, the command area appears to be isolated patches adjacent to the river Mashavera. As the canal reaches farther it irrigates a

significantly larger command area through gravity fed outlet systems. Secondary and tertiary development is not formally developed and occurs in the form of earth channels to distribute water. Further, an extent of additional command area could be visualized for irrigation by the same canal. An additional area has been added from the head of the major siphon at Stn. 19+234. Here a closed pipe along the contour serves an area of 135.1 ha with the potential to add another 135 ha by pumping.

71. Most of the upstream outlets are controlled and regulated by gate valves, while the outlets along the main canal are provided with simple regulating sluice gates. However, no provisions have been observed to prevent debris from entering the outlets or siphons. There are a total of 85 pipe outlets with gate valves and 62 sluice gate openings along the main canal. Field observations indicate that many of these outlets are leaking and are not operated in a controlled manner. Therefore, this component requires detailed assessment and appropriate remedial measures. The plan is to replace both with new direct outlets with measurement points or pipelines with full SCADA control. Those not covered with the above will be sealed and closed to reduce leakage and wastage.

6. PROPOSED PROJECT DESCRIPTION

72. The project will develop full distribution of water to an average outlet command area of 5.0 ha with a discharge of 20 l/s. Areas larger than 7.0 ha will receive a double outlet with 2 by 20 l/s valves. A pipe distribution network will cover all available land within the canal command area. The main canal generally has a high elevation and can supply most fields with 20 m pressure. Pressure reducing valves will be introduced in areas that receive above 20 m to even out the flow. There are, however, many fields with very small elevation command. In this situation special direct outlets will be installed with flow measuring devices. There are 43 of these direct outlets.
73. The project will introduce full SCADA control of all 23 pipelines systems. These will comprise a filter screen to remove any debris from entering the pipeline system. After the filter will be an electrically operated valve controlled by the SCADA system followed by an electro-magnetic meter for SCADA volume recording.
74. Apart from the major upgrade of the distribution system, other enhancements are needed to secure the long-term sustainability of the project. These include sediment exclusion at the headworks, Debris management with trash racks at each siphon and escape spillways for emergency, replacement of all siphon steel pipelines with a flushing washout provision in the low points. Where cattle have damaged the canal in three places, there will be concrete aprons with water fed from the canal to eliminate animals in the canal.
75. According to the design documents, no full acquisition or transfer of private land ownership is currently required for the rehabilitation activities. However, permanent servitude/easement restrictions are required within the 1.5 m pipeline/main canal ROW, and temporary access may be needed during construction. Any impacts associated with temporary access roads, machinery movement, or construction-related damage outside the permanent servitude corridor shall be avoided where feasible and compensated by the Contractor/PIU if verified. The pipe will be placed underground at an approximate depth of 1.0-1.5 m, and Georgian Amelioration will require access rights for inspection, repair and operation and maintenance during the operation phase.

6.1 Scope of Detailed Design

76. The scope of the detailed design for the Zeda Arkhi Irrigation Scheme rehabilitation includes the full restoration of irrigation functionality from the headwork to the tail-end of the command area. Based on observed deficiencies in the headwork, intake, main canal, hydraulic structures, and extension of the command area, the following components are included in the design works:
 - Replacement of the two sluice gates and one flushing gate of the headwork.
 - Raising the headwork platform by 1.5 m to eliminate overtopping during floods.
 - Desilting basin immediately downstream of the headwork on the main canal.
 - Rehabilitation of damaged section of main canals, installation of trash racks to every siphon inlet.
 - Design of animal water drinking structures and canal crossing foot bridges.
 - Improvement of existing pipe outlets and gate valves.
 - Design and construction of secondary, tertiary and water courses as close piped system.
77. The detailed scope of works is that all the distribution system from secondary to water courses will be closed pipe pressurized flow suitable for drip and sprinkler.

7. RIGHT OF WAY, ACCESS ROADS AND IMPACT AVOIDING/MINIMIZING MEASURES

7.1 Construction Buffer and Right of Way

78. The construction buffer is 7.5 m. This buffer may be temporarily affected during rehabilitation works and is required to allow machinery access on one side with a minimum width of 3.0 m. The opposite side may be used for temporary storage of excavated material, which may require up to 3.0 m. Together with the 1.5 m pipe trench, this results in a 7.5 m construction buffer. The permanent right-of-way/servitude corridor for the main canal and main pipelines is 1.5 m, as established under Article 19 of Order No. 19 of the Minister of Urbanization and Construction of Georgia dated 30 June 2003 and confirmed through consultations with the PIU and Yooshin engineers. The 1.5 m corridor is not described as outright alienation of private land in this RAP; for private plots it is treated as a permanent servitude/easement restriction unless the final legal procedure requires acquisition. Temporary construction impacts outside the defined corridor shall be avoided where feasible and, where unavoidable, compensated by the Contractor at replacement cost before use or immediately upon verification of damage.

7.2 Impact avoiding/minimizing measures

79. Due considerations have been given during the design of the irrigation scheme layout to minimize the adverse impacts of land acquisition and involuntary resettlement. Efforts have been put to incorporate best engineering solution in avoiding large scale land acquisition and resettlement. Following are the specific measures adopted for the selection of the route.
80. The selection of the route was based on technical, environmental, and social considerations, including minimization of land acquisition, avoidance of densely populated areas, reduction of environmental impacts, and optimization of engineering feasibility.
81. All alignments were placed along farm roads and between registered plots. Where an alignment crossed a registered plot, alternative alignments were considered to go around these plots. These were identified and discussed with farmers, MEPA and design engineers.
82. The project design has been optimized to follow the existing alignment and utilize available rights-of-way, thereby significantly reducing the need for new land acquisition and avoiding physical displacement of households. During the design process, alternative routes were evaluated with the objective of minimizing social impacts, particularly those related to land acquisition and resettlement (RAP). By adhering to the existing corridor, the design limits encroachment into private agricultural lands and settlements, ensuring that resettlement risks are either fully avoided or reduced to negligible levels.
83. Consultations were undertaken with relevant stakeholders during the route selection process. These included coordination meetings with local government representatives, technical discussions with road design and road safety experts, and consultations with sectoral agencies. The objective was to ensure that the selected alignment reflects local development plans, road safety standards, and site-specific constraints.
84. Feedback received during these consultations was taken into account in refining the alignment, particularly in relation to settlement proximity, access roads, interchanges, and safety measures.

8. SCOPE OF LAND ACQUISITION AND RESETTLEMENT IMPACT

8.1 Resettlement impact scope

85. The confirmed LAR impact comprises 16 registered land plots (12 private and 4 state-owned plots), with a total affected area of 2,419.95 m². Of this, 2,220.88 m² is private agricultural land and 199.07 m² is state-owned non-agricultural land under Georgian Railway. The impact is permanent in terms of the servitude/right-of-way restriction required for the irrigation infrastructure and future operation and maintenance access. For private plots, ownership remains with the landowner, while use within the encumbered area is restricted according to the servitude agreement. Table 1 and Table 2 present the affected land by ownership, type and scale of impact. Figure 3 shows the project alignment and affected land plots. The 7.5 m construction buffer is temporary and shall not be treated as permanent land unless an additional permanent impact is confirmed through updated DMS and valuation.

Table 1. Affected lands by ownership

#	Property type	No. of plots	Impact area, sqm
1	State land	4	199.07
2	Private land	12	2,220.88
	Total:	16	2,419.95

Table 2. Details of land impacts

Plots No.	ID of AHHs/ owner/co- owners	Registration status	Land purpose	Total area of plot, sqm	Affected area, sqm	Impact scope %
1	LTD "Georgian Railway" {N 202886010};	Registered	Non-Agricultural	21104.07017	28.99	0.13
2	LTD "Georgian Railway" {N 202886010}	Registered	Non-Agricultural	12752.28217	20.05	0.15
3	Akaki Ugrekhelidze ID10001005784	Registered	Agricultural	99999.78404	109.36	0.10
4	Tornike Gavasheli ID10001056108	Registered	Agricultural	1049.89195	65.93	6.27
5	LTD "Georgian Railway" N 202886010	Registered	Non-Agricultural	9710.212177	24.36	0.25
6	LTD "Georgian Railway" N 202886010	Registered	Non-Agricultural	6455.662964	125.67	1.94
7	Samir Mamedov ID 10001006133	Registered	Agricultural	54500.19137	121.23	0.22
8	Emzar Tsaliani	Registered	Agricultural	1489.483483	145.51	9.76

9	Alakhverd Kerimovi ID 10001013196	Registered	Agricultural	74665.87666	403.31	0.54
10	Eldar Huseinovi ID 10001028117	Registered	Agricultural	10000.36149	102.1	1.02
11	AGROINVEST 146 (N 406057537	Registered	Agricultural	245000.1672	272.49	0.11
12	Ekaterine Pilauri ID 10001002327	Registered	Agricultural	1004.340517	13.91	1.38
13	Temur Demuradze ID 10001016194	Registered	Agricultural	3122.342844	112.94	3.61
14	Aleksandze Ochkhikidze ID 10001000001	Registered	Agricultural	3340	87.37	2.61
15	LTD Lasago ID 20454019	Registered	Agricultural	17500.2	429.06	2.45
16	Imran Sardarov ID 10001005659	Registered	Agricultural	36500.35	357.67	0.97

Figure 3. Main Canal project alignment and affected land plots

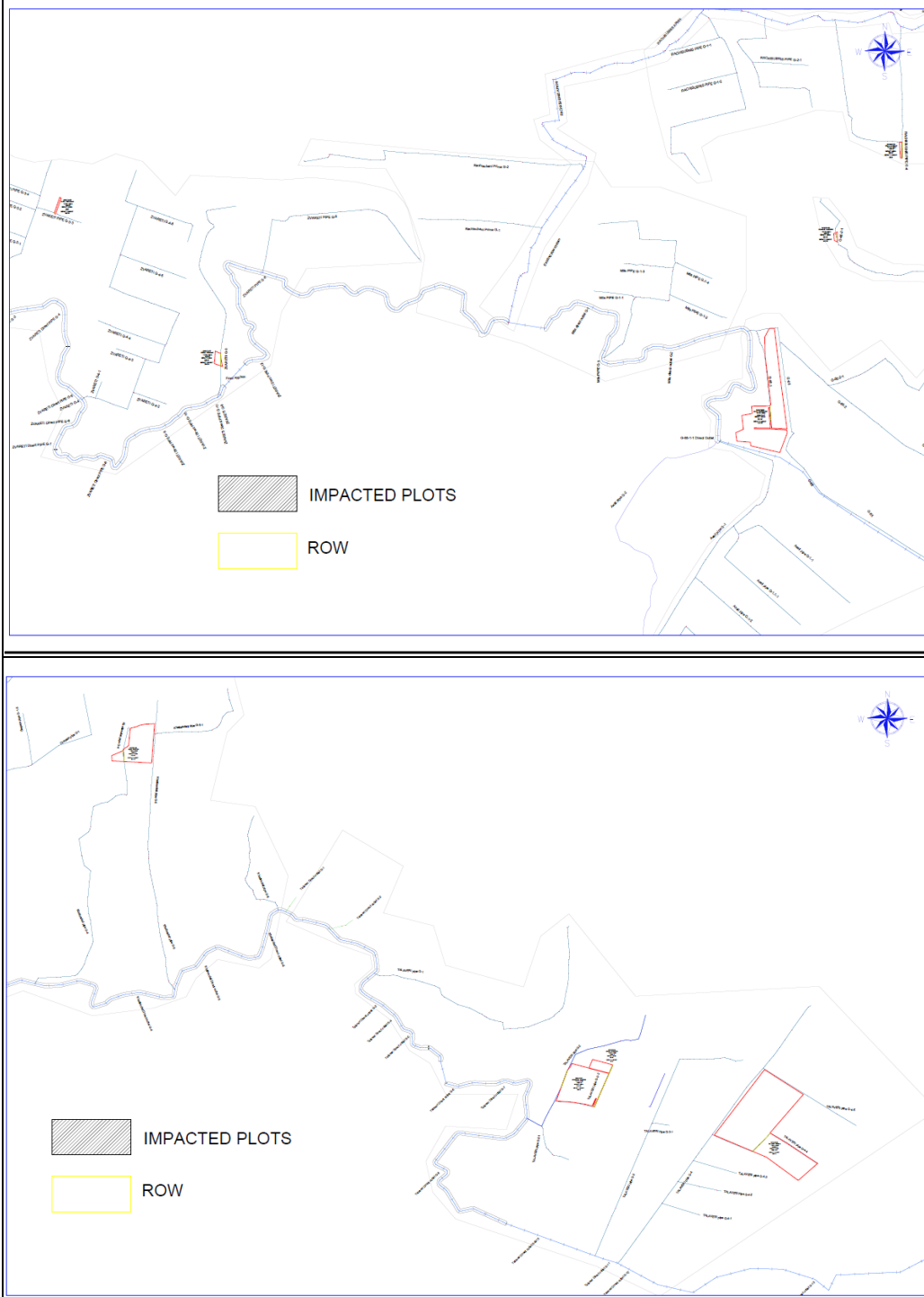


Figure 4. Affected land plots and project impact area

#	CADCODE	OWNERS	OWNER_GROU	LAND_CATEG	Total_Area	Impacted_Area	Pipe name
1	80.06.70.097	Akaki Ugrekhelidze {P/N 10001005784};	Physical	Agricultural	99999.784	109.36	G-65-1
2	80.06.70.206	Tornike Gavasheli {P/N 10001056108};	Physical	Agricultural	1049.89195	65.93	G-65-2-1
3	80.05.65.432	Samir Mamedovi {P/N 10001006133};	Physical	Agricultural	54500.1914	121.23	Khatissorefeli G-4
4	80.06.69.733	Emzar Tsaliani;	Physical	Agricultural	1489.48348	145.51	rachisubani G-4
5	80.04.64.619	Alakhverdi Kerimovi {P/N 10001013196};	Physical	Agricultural	74665.8767	403.31	Talaveri G-5-2
6	80.04.64.842	Eldar Huseinovi {P/N 10001028117};	Physical	Agricultural	10000.3615	102.1	Talaveri G-5-2
7	80.04.65.006	აბა AGROINVEST 146 {N 406057537};	Judical	Agricultural	245000.167	272.49	Talaveri G-7-4
8	80.06.74.526	Ekaterine Pilauri; {P/N10001002327}	Physical	Agricultural	1004.34052	13.91	zvareti pipe G-2-2
9	80.06.73.373	Temur Demuradze {P/N 10001016194};	Physical	Agricultural	3122.34284	112.94	zvareti pipe G-4
10	80.06.73.437	Aleksandze Ochkhikidze {P/N 10001000001};	Physical	Agricultural	3340	87.37	zvareti pipe G-5
11	80.08.62.03	LTD Lasago {N 204540194};	Judical	Agricultural	17500.2	429.06	axali pipe
12	80.08.62.26	Imran Sardarov {P/N 10001005659};	Physical	Agricultural	36500.35	357.67	axali pipe
total						2220.88	
1	80.05.65.015	LTD "Georgian Railway" {N 202886010};	Legal	Non-Agricultural	21104.0702	28.99	chapala G-1-1
2	80.05.65.018	LTD "Georgian Railway" {N 202886010};	Legal	Non-Agricultural	12752.2822	20.05	chapala G-1-1
3	80.05.63.564	LTD "Georgian Railway" {N 202886010};	Legal	Non-Agricultural	9710.21218	24.36	G-65-2-1-1
4	80.05.63.565	LTD "Georgian Railway" {N 202886010};	Legal	Non-Agricultural	6455.66296	125.67	G-65-2-1-1
total						199.07	
Sub Total						2419.95	

86. Of the total 2,419.95 m² affected area, 2,220.88 m² is private agricultural land affected by servitude/easement restrictions and 199.07 m² is state-owned non-agricultural land under LTD Georgian Railway use rights. Affected agricultural uses recorded in the RAP comprise corn, wheat, potato, mulberry and walnut. All affected land plots are registered. No high-voltage transmission lines, towers, residential structures or commercial structures have been identified within the affected area. The official request for technical conditions related to the railway crossing has been sent to LTD Georgian Railway (Annex 3). The loss of trees and crops on state land, if cultivated by adjacent land users/APs, shall be compensated to the actual affected users in accordance with this RAP.

87. The scale of impact on the 16 affected plots is as follows: 8 plots are affected by less than 1% of the total plot area and 8 plots are affected by less than 10%; no plot is affected by more than 10%.

Table 3. Scale of impact on land plots (state and private lands)

Total no. of land plots	State land plots	Private land plots	% impact < 1	% impact < 1 и > 10	% impact > 10
16	4	12	8	8	0

Table 4. Scale of impact on state lands

Plots No.	ID of AHHs/ owner/co-owners	Registration status	Land purpose	Total area of plot, sqm	Affected area, sqm	Impact scope %
1	LTD “Georgian Railway” {N202886010};	Registered	Non-Agricultural	21104.07017	28.99	0.13
2	LTD “Georgian Railway” {N 202886010}	Registered	Non-Agricultural	12752.28217	20.05	0.15
3	LTD “Georgian Railway” N 202886010	Registered	Non-Agricultural	9710.212177	24.36	0.25
4	LTD “Georgian Railway” N 202886010	Registered	Non-Agricultural	6455.662964	125.67	1.94

Table 5. Scale of impact on private lands

Plots No.	ID of AHHs/ owner/co-owners	Registration status	Land purpose	Total area of plot, sqm	Affected area, sqm	Impact scope %
1	Akaki Ugrekhelidze ID1000100578 4	Registered	Agricultural	99999.78404	109.36	0.10
2	Tornike Gavasheli ID10001056108	Registered	Agricultural	1049.89195	65.93	6.27
3	Samir Mamedov ID 10001006133	Registered	Agricultural	54500.19137	121.23	0.22
4	Emzar Tsaliani	Registered	Agricultural	1489.483483	145.51	9.76
5	Alakhverd Kerimovi ID 10001013196	Registered	Agricultural	74665.87666	403.31	0.54
6	Eldar Huseinovi ID 10001028117	Registered	Agricultural	10000.36149	102.1	1.02
7	AGROINVEST 146 {N 406057537	Registered	Agricultural	245000.1672	272.49	0.11
8	Ekaterine Pilauri ID 10001002327	Registered	Agricultural	1004.340517	13.91	1.38
9	Temur Demuradze ID 10001016194	Registered	Agricultural	3122.342844	112.94	3.61
10	Aleksandze Ochkhikidze	Registered	Agricultural	3340	87.37	2.61

	ID 10001000001					
11	LTD Lasago ID 20454019	Registered	Agricultural	17500.2	429.06	2.45
12	Imran Sardarov ID 10001005659	Registered	Agricultural	36500.35	357.67	0.97

88. The scale of impact on all 16 affected land plots is limited. For private land plots, the affected share ranges from 0.10% to 9.76%. The state-owned Georgian Railway plots are also affected only by small sections required for the project. The detailed land impacts are presented in Table 2, while Tables 3–5 summarize the scale of impact by ownership type.

Table 6. Affected trees

#	Type	sqm area	Quantity	Age	No. of AHHs
1	Mulberry	429.06	27	30+	1
2	Walnut		3		
Total:		429.06	30	30+	1

Table 7. Summary of all impacts

Type of Impact, total	No.	Remarks
Private land affected by permanent servitude/easement restriction	2220.88	Sqm
State land affected by project use/right-of-way procedure	199.07	Georgian Railway
Total affected land	2,419.95	Sqm
<i>Including:</i>		
Agricultural land plot	6	Annual Crops
Agricultural land plot	1	Perennial Crops
Affected land plots total	16	Including 4 state-owned and 12 private plots

89. All affected private land plots are agricultural/arable. Landowners mainly use these parcels for farming activities, including annual crops. The private land impact is a partial but permanent restriction of use through servitude/easement. The affected land plots will be available to the PIU/Contractor during construction and to Georgian Amelioration during operation and maintenance. PAPs will retain ownership/possession rights; however, their future use of the encumbered area will be limited in accordance with the servitude agreement.

90. Permitted uses under the servitude shall include shallow-rooted annual crops and other agricultural uses that do not damage the pipeline, hydraulic structures, access requirements or safety of the irrigation system. Prohibited uses shall include construction of buildings or permanent structures, planting of deep-rooted or tall trees/perennials above the pipeline corridor, excavation or earthworks that may damage the pipeline, and any activity that obstructs Georgian Amelioration's access for operation and maintenance. The sample servitude agreement in Annex 4 shall be read together with this clarification.

91. The one-time servitude compensation per square metre is determined based on the market value of the land and the proportion of permanent loss of use caused by the servitude. This compensation is separate from compensation for annual crops, perennial trees and any verified construction damage. If future maintenance access causes additional crop, tree, fence, structure or other asset damage not already compensated under the permanent servitude restriction, Georgian Amelioration/PIU shall record and compensate such damage at replacement cost in accordance with ESS5.

92. For this RAP, the valuation applies to a 30% impairment factor to the market value of affected private agricultural land because ownership remains with the PAP and low-impact agricultural use may continue. This assumption is valid only where the servitude permits continued productive use. If a specific affected area is later found to be unusable for agriculture or must be acquired outright, the valuation and budget shall be updated to full replacement cost and cleared before civil works.
93. Any taxes, registration costs, notary costs or other transaction costs related to land acquisition or servitude registration shall be addressed so that the PAP receives the full compensation entitlement required under WB ESS5. Before signing, each PAP shall receive a clear explanation of the servitude area, duration, allowed and prohibited future uses, compensation calculation, tax/transaction-cost treatment, future maintenance access rules, and the grievance mechanism.

9. SOCIO-ECONOMIC INFORMATION

9.1 Socio-economic survey (SES)

94. In preparation of this draft RAP, a socio-economic study (SES), including a sample socio-economic survey, among the local community and LAR affected persons (APs) was conducted in the project area from February to April. It provides an analysis of the main socio-economic characteristics of the living community and APs, including the following:

- Social and economic characteristics of local community, including the demographic and gender disaggregated data on age, educational levels
- Information on vulnerable groups for whom additional assistance might be provided in RAP besides the compensation of losses;
- Baseline information on APs' and local community livelihoods, income sources from both formal and informal jobs, APs' and local community monthly incomes and monthly expenditures levels,
- Occupations of local community and APs' members, and their primary and secondary income sources
- Standards of living of local community APs including their housing conditions, access to water, electricity, education and health facilities) of the displaced population;

95. The SES was conducted among a sample of affected persons (APs) from seven settlements within the project area (Table 8).

Table 8. Total No. of surveyed in Aps and local community

Province	Municipality	Town/Village	No. of APs
Kvemo Kartli	Bolnisi	Bolnisi	1
Kvemo Kartli	Bolnisi	Zvareti	3
Kvemo Kartli	Bolnisi	Rachisubani	1
Kvemo Kartli	Bolnisi	Samtredo	1
Kvemo Kartli	Bolnisi	Javshani	2
Kvemo Kartli	Bolnisi	Varati	6
Kvemo Kartli	Bolnisi	Khatishopheli	10
		Total	24

96. By age group, 16 (66.7%) heads corresponding to the surveyed APs are above 60 years old, while 5 (20.8%) fall within the 36–50 age group and 3 (12.5%) are between 51 and 60 years old. Of the total 24 surveyed APs, 9 (37.5%) are above 60 years old, another 9 (37.5%) fall within the 36–50 age group, 5 (20.8%) are between 51 and 60 years old, and 1 (4.2%) is in the 21–35 age group (Table 9)

Table 9. Age of surveyed heads of and APs

Age groups	No. of head of Aps	%	Age Group (years)	No. of APs	APs %
Up to 20	0	0	Up to 20	0	0
21-35	0	0	21-35	1	4.2
36-50	5	20.8	36-50	9	37.5
51-60	3	12.5	51-60	5	20.8
> 60	16	66.7	> 60	9	37.5
Total	24	100.0	Total	24	100

97. By gender, of the total 24 family heads, 20 (83.3%) are male and 4 (16.7%) are female. Of the total 24 surveyed APs, 14 (58.3%) are male and 10 (41.7%) are female. By ethnicity, the surveyed APs comprise 15 Georgians (62.5%) and 9 Azerbaijanis (37.5%) (Table 10–Table 18).

Table 10. Gender of Heads of APs

Gender of head of Aps	No. of APs	%
Male	20	83.3
Female	4	16.7
Total	24	100.0

Table 11. Gender by APs

Gender Aps	No. of APs	
Male	14	58.3
Female	10	41.7
Total	24	100.0

Table 12. Ethnicity of APs

	No. of APs	%
Georgian	15	62.5
Azerbaijani	9	37.5

98. Among the 24 surveyed heads, 17 male heads (85.0%) are married, while 3 male heads (15.0%) and 4 female heads (100.0%) are widowed. Among the 24 surveyed APs, 11 men and 10 women are married, 1 man is widowed, and 2 men are not married (Table 13–Table 14).

Table 13. Marital status head of Aps

head of Aps	No. of APs			
	Male	%	female	%
Married	17	85	0	0
Divorced	0	0	0	0
Widowed	3	15	4	100
Not married	0	0	0	0
Total	20	100	4	100

Table 14. Marital status APs

	No. of APs			
	Male	%	female	%
Married	11	78.6	10	100
Divorced	0	0	0	0
Widowed	1	7.1	0	0
Not married	2	14.3	0	0
Total	14	100	10	100

99. In terms of education, the majority of surveyed APs, 19 (79.2%), have secondary education, while 3 (12.5%) have technical education and 2 (8.3%) have higher education (Table 15).

Table 15. Education

Education status	APs	
	No.	%
Preschool	0	0
Elementary	0	0
Middle	19	79.2
Technical	3	12.5
Higher	2	8.3
Total		100

100. All surveyed APs reported agriculture as a source of income. Of the total 24 surveyed APs, 20 (83.3%) identified agriculture as their main occupation, while 4 (16.7%) reported combined income sources from agriculture and private sector employment. The same APs may have one or more income sources (Table 16).

Table 16. Employment

Type of employment, occupations	Of Aps	
	No.	%
civil servant	0	0
private sector	4	16.7
Agriculture	24	100
Pensioner	5	20.8
Help from relatives	0	0
temporary employment	0	0

101. Regarding movable properties, all surveyed respondents (100%) reported having TVs, refrigerators, and washing machines. In addition, 23 (95.8%) reported having mobile phones and internet access, while 18 (75.0%) own cars. Only 3 respondents (12.5%) reported having computers. No respondents reported having fixed phones, radios, or motorcycles (Table 17.)

Table 17. Movable properties

Key facilities /items	No. of APs	%
TV	24	100
Fixed phone	0	0
Mobile	23	95.8
Internet	23	95.8
Radio	0	0
Computer	3	12.5
washing machine	24	100
Refrigerator	24	100
Motorcycle	0	0
Car	18	75

102. Based on the self-reported data, 10 (41.7%) of the 24 surveyed APs have an average monthly income ranging from 800 to 1,500 GEL, while 11 (45.8%) reported income above 1,500 GEL and 3 (12.5%) reported income below 800 GEL (Table 18). Reported income sources mainly include agriculture, private sector employment, and livestock and poultry activities.

Table 18. Self-reported monthly income

Monthly income (GEL)	No. of APs	%
0-300	0	0
300-800	3	12.5
800-1500	10	41.7
1500 and more	11	45.8

Total	24	100
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103. Based on the self-reported data, the average monthly expenditure of the surveyed APs amounts to 908 GEL for food, 317 GEL for clothing, 181 GEL for utility services, 201 GEL for health care, 208 GEL for education, 106 GEL for transport, and 35 GEL for internet. The total average monthly expenditure is 1,956 GEL (Table 19).

Table 19. Self-Reported Average Monthly Household Expenses

Expenses patterns	Average GEL
Food	908
Clothes	317
Communal	181
Health care	201
Education	208
Transport	106
Internet	35
Total	1,956

104. All 24 surveyed APs reported having agricultural land plots. Of these, 23 (95.8%) reported plots without structures, while 1 (4.2%) reported a small security structure on the plot (Table 20).

Table 20. Landholdings of APs /Agricultural lands

No. of APs	Agricultural Land Plots	Plots without Structures	Plot with Structure
24	24 (100 %)	23 (95.8%)	1 (4.2%)

105. All surveyed APs reported living in their own houses. None of the surveyed APs reported living in rented houses or in houses owned by others, including relatives (Table 21)

Table 21. Housing of APs

Description	No. of Aps	%
Live in own house	24	100
Live in own apartment	0	0
Live in rented house/apartment	0	0
Live with someone house/apartment (relatives, friends)	0	0

106. Out of the 24 surveyed APs, 14 (58.3%) reported having livestock and poultry, including cows, goats, and chickens (Table 22).

Table 22. Livestock and poultry of APs

Types	No. of livestock	No. of APs	% of APs
Cow	22	10	41.7
Sheep	0	0	0
Goat	2	1	4.2
Pig	4	2	50
Horse	0	0	0
Donkey	0	0	0
Chicken	109	12	50

107. Out of the 24 surveyed APs, 8 (33.3%) reported having unpaid loans, while 16 (66.7%) reported having no loans Table 23.

Table 23. Unpaid loans of APs

No. of APs	Have loans	Without loans
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24	8 (33.3%)	16 (66.7)
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108. All surveyed 24 APs reported have access to electricity and gas. (Table 24).

Table 24. Energy resources

No. of APs	Electricity	Natural gas	Gas cylinder	Wood	Other
24 (100%)	24	24	0	0	0

109. The surveyed APs reported having good road connectivity and access to nearby social and medical services. Based on the survey results, a local polyclinic/ambulatory service is available in Rachisubani, while an ambulatory clinic is also listed in Khatisopheli. Hospitals used by the surveyed APs are located in Bolnisi at distances ranging from approximately 2 km to 7 km, while schools are situated at distances of about 1 km to 7 km, depending on the location of the respondent (Table 25)

Table 25. Distance to education, medical and utility facilities (distance km)

No. Of APs	Local polyclinics	Local hospital	District or city hospital	kinder garden	School	High school	Local road	Central highway
24	1	0	2-7	1-5	1-5	7	0	0 - 5

110. All 24 surveyed APs who responded to this question expressed positive perceptions of and expectations from the project (Table 26).

Table 26. Perceived project benefits and disadvantages

No. of APs	Very negative	Negative	Neither positive no negative	Positive
24	0	0	0	24

111. The SES findings indicate that, among the surveyed local communities including APs, no household was confirmed during the current RAP preparation as registered poor or below the poverty line based on available survey information. However, because the SES also records potential vulnerability indicators in the wider surveyed group (including elderly APs, pensioners and female-headed households), the PIU/SSC shall verify vulnerability status for each directly affected AH before compensation payment, using available social-service records and consultation with the AH.
112. Rehabilitation works are not expected to affect formal employment, businesses or agricultural tenants. The identified private land impacts consist of partial but permanent servitude/easement restrictions within the required ROW, together with affected crops and trees. Informal users, if any are identified before works, shall receive at least 60 days notice to harvest crops; if harvesting is not possible due to the project schedule, crop losses shall be compensated at replacement cost. Landowners will receive compensation for the servitude/easement restriction in addition to compensation for eligible crops, trees and verified damages.
113. With regard to gender-related impacts, the SES identified female APs and female-headed households within the surveyed Project area. The RAP implementation process shall ensure that female owners, co-owners and spouses, where applicable, are directly informed and invited to consultation, disclosure, servitude signing and compensation-payment meetings. Compensation shall be paid to the legal owner/co-owner, or jointly where required by ownership status and applicable law. The PIU/SSC shall record women's participation in consultations, compensation receipt, grievances and satisfaction monitoring using gender-disaggregated indicators.
114. Female APs and female-headed households shall continue to receive the same access to project information, legal/registration assistance, GRM channels and compensation procedures as male-headed households. Where mobility, literacy, language or documentation barriers are identified, the PIU/SSC shall provide targeted support, including individual explanation of entitlements and accompaniment during registration or signing procedures where requested.
115. Based on the current SES and available information, no vulnerability allowance has been included in the budget because no directly affected AH has yet been confirmed as eligible under the RAP vulnerability criteria. This conclusion shall be verified before compensation payment. If any directly affected AH is confirmed as vulnerable, the RAP budget and

implementation records shall be updated, and the relevant allowance and assistance measures shall be provided before civil works in the affected section.

10. POLICY, LEGAL AND ADMINISTRATIVE FRAMEWORK

10.1 Institutional Responsibilities

116. The responsibility to avoid and minimize, screening for, mitigate and compensate for any social - environmental and resettlement-related impacts will be taken by the Ministry of Environmental Protection and Agriculture (MEPA). MEPA will screen for and implement relocation and accommodation activities to mitigate any impacts that are related to farmers and agribusiness operations or livelihoods and assets PAPs during the civil work activities. Such impacts include, but are not limited to, temporary impact on private land; disturbance during construction works associated with and without losses of income; loss of productive assets and ability; acquisition of certain part of private land parcels without or with associated loss of assets; structural demolition resulting in physical relocation of households or businesses.
117. Institutional support for livelihoods restoration will be put in place for each sub-project if required. Monitoring and Evaluation of resettlement and land acquisition will be carried out systematically.
118. MEPA will be assisted by a number of other government departments and private agencies in the design, construction and operation of the Project. Pursuant to the active legislation, the National Agency of Public Registry (NAPR) within the Ministry of Justice is in charge of the recognition of ownership rights of rightful owners, registration of land ownership, based on verification and certification from village communities, notaries, property rights recognition commissions at local administration/municipalities. The Regional Offices NAPRs are also responsible for registering the transfer of acquired land from landowners, the local governments at district and village levels are involved in the legalization of land parcels, land acquisition and resettlement.
119. Georgian Amelioration (GA) is the operating company, which after rehabilitation activities will be in charge of the operation of the entire pipeline.
120. The local authorities at the community and village levels (namely, the representatives and heads of the villages) will be involved in the land acquisition and resettlement processes specifically in issues related to legalization, demarcation etc. Rtsmunebuli confirms possession of affected ownerships in cases if needed and they will be involved in RAP implementation process attending contract signing process if necessary.
121. The World Bank (WB) will be financing the Project and will provide advice and supervision on safeguards related acquisition activities.

10.2 Entities Responsible for RAP Implementation

122. As noted above, the responsibility to avoid and minimize, screening for, mitigate and compensate for any social and resettlement-related impacts will done by the Ministry of Environmental Protection and Agriculture. Mitigation activities related to continuous operation of small and medium farms, will not require preparation of Resettlement Action plan, but will be recorded and described in Environmental and Social Management Plans. Should any impacts to private businesses, incomes, assets or livelihoods occur in direct relation to civil work activities MEPA will be responsible for preparing RAP/a-RAP and delivering the related compensation to project affected persons as per the provisions in this RPF.

PIU Responsibility

123. MEPA will be responsible for management of the project and procurement of the services for the rehabilitation of the project. In addition to that MEPA will be responsible for project design, resettlement, construction planning construction monitoring and supervision of the Project. This also includes executing resettlement tasks and cross-agency coordination. MEPA will exercise its functions through its existing consultants.
124. If preparation of RAP is required, MEPA team will conduct resettlement procedures with PAPs; Shall ensure that an independent consultant/company for RAP preparation is engaged; Will be responsible for all aspects of the RAP implementation process: conduct any survey, including cadastral survey, socio-economic baseline study, conduct census, sign agreements, deliver compensation, provide inventory of losses, and evaluation of land and assets for replacement value. The PIU will also provide authorization to the contractor to enter the land plots.
125. RAP will be prepared based on findings of the surveys following the final detailed engineering design for each sub-project. Additionally, MEPA shall ensure proper consultations with PAPs regarding all necessary safeguards and other activities in accordance with ESS5.

126. MEPA/PIU may enter into negotiated agreements with project affected persons for servitude/easement rights where the project requires long-term access or restrictions on land use. The preferred approach is a voluntary negotiated settlement before any site works. The agreement shall clearly identify whether the affected area is: (i) acquired/transferred; (ii) encumbered by servitude/easement while ownership remains with the PAP; or (iii) temporarily used during construction. Only if efforts to reach a mutually acceptable agreement fail may MEPA initiate the legally available procedure for obtaining land, easement or other necessary rights through expropriation. In all cases, compensation and assistance required by this RAP must be completed before site access to the affected section.

RAP Team

127. The RAP team will be composed of representatives of the PIU Team. Its purpose is to prepare and implement RAP through the following stages:
- Identification of affected owners;
 - Identification of land and size of the land;
 - Collection of information about the ownership documentation if required;
 - Ensure that PAPs are present when the construction company enters site;
 - Decision making and solving the problems raised during the meetings with landowners;
 - Negotiation with landowners.
128. The RAP team will consist of PIU representatives, engineers, the Social Safeguards Consultant (SSC), representatives of the design company, cadastral personnel and, where needed, legal/registration support. The SSC will conduct socio-economic and vulnerability verification, cadastral personnel will measure the affected land plots, and the team will explain the exact alignment, affected area, compensation calculation and legal implications of the proposed servitude area to each PAP before signing.
129. Regional offices of NAPR and the Social Service Agency will assign technical personnel, as needed, to assist the RAP team with archived documents, registration/legalization issues, demographic and social-status verification, and confirmation of vulnerability status before compensation payment.
130. The RAP team will conduct negotiations with landowners to compensate losses and restrictions imposed by the irrigation rehabilitation and modernization process. If a PAP agrees, the agreement shall be confirmed in writing through a servitude/easement agreement or other applicable land-rights instrument. Before signing, the PAP shall receive an explanation of the affected area, permitted and prohibited uses, duration of the servitude, compensation amount, tax/transaction-cost treatment, future maintenance access and grievance options. After signing, the relevant right shall be registered with the Public Registry. The sample Servitude Agreement is attached as Annex 4.
131. Only after PAPs have received payment for impacts, PIU will authorize the contractor to enter their respective land plot.

10.3 Other Organizations and Agencies

Civil Works Contractor

132. A Civil Works Contractor to be selected by the MEPA to undertake the construction will be responsible for mitigating impacts resulting from the construction activities in accordance with ESMP. The construction activities shall be monitored closely by the MEPA to ensure the compliance with ESMP.

Design Consultants

133. The design consultant will be responsible for preparation of the design documentation.

Supervisory Consultant

134. Project will be supervised by supervision consultant who will be in place to supervise civil works construction.

Social Safeguards Consultant

135. Social Safeguards Consultant (SSC) will oversee implementation of RAP and prepare reports on RAP implementation statuses.

Auditor Consultant

136. The Project consultant will hire an independent auditor for identifying market cost of the land plots within the Project selected locations. The auditor will make an inventory of losses, and valuation of the assets. This evaluation will be used for preparation of the RAP. The document will be prepared in accordance of the drawings submitted by the design company and findings of the surveys; census conducted by the consultant.

Court of Georgia

137. The Court of Georgia shall be the last resort for issues and concerns regarding the implementation of the aspects of the RAP relating to Georgian Law. In the case that there is no agreement between the PIU and the PAPs on drafting servitude contracts with land owners, with the aim to obtain property rights through voluntary negotiated settlements prior to the start of any site works,, the MEPA with the mandate for expropriation based on existing legislations will submit to the Court a request for expropriation. Upon its approval and following prescribed procedure, MEPA will then take over the concerned property after having been given by the Court the right of the Expropriator. Furthermore, in cases where complaints and grievances regarding RAP implementation and compensation are not solved at the various levels as prescribed in the agreed Grievance Redress Mechanism, the PAPs will have the right to appeal the case to the Court. According to the constitution of Georgia: "Acts of courts shall be obligatory for all state bodies and persons throughout the whole territory of the country⁸.

Ministry of Finance

138. The budgets for the implementation of RAP will be provided the Ministry of Finance following its official approval. The RAP budget will be allocated accordingly.

Ministry of Justice

139. The Ministry of Justice is responsible for legal matters regarding land ownership, and National Agency of Public Registry (NAPR) within the Ministry of Justice is in charge of the registration of land ownership and its transfer through purchase agreement from landowners.

Georgian Amelioration

140. Will be involved in water provision services with potential beneficiaries, farmers or agribusiness representatives, during and after the project civil works. Will carry out operation and protection of amelioration, pasture watering schemes and independent hydraulic structures as specified in the current legislation;

World Bank

141. In addition to regular supervision of the Project, the WB will review environmental and social safeguard documents (ESMPs, RAPs), approve them for public disclosure and consultation, provide clearance to contract awards signing and initiation of civil works based on satisfactory completion of RAP activities.

Chart 1: RAP Organizational Chart

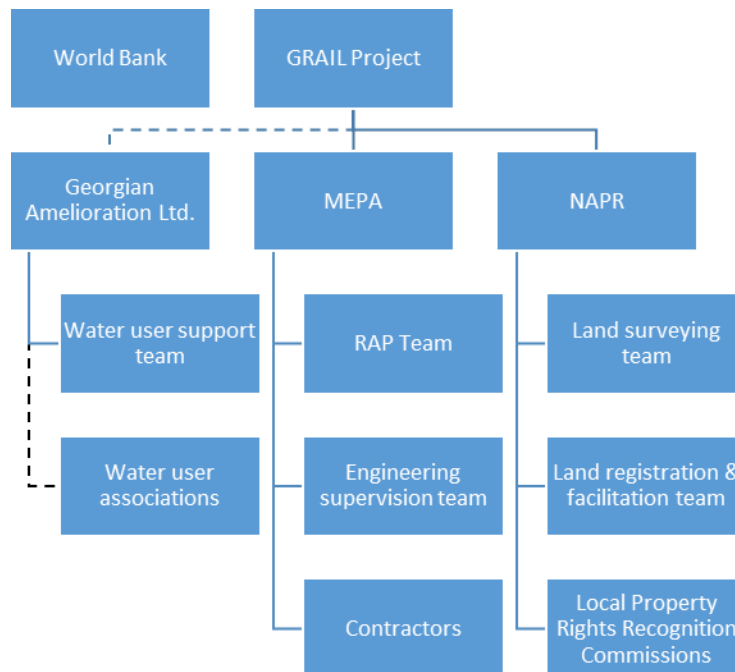


Table 27. The responsibilities of the entities involved in the process of expropriation as defined under the Legislation of Georgia

Measures/activities	Responsible Body
Presidential Decree on Assigning the Right of an Expropriator	The President of Georgia
Right on Undertaking Expropriation	Through the Court Decision
Conducting appraisal (evaluation) of land and real property	Independent legal land expert from private sector invited by the Expropriator
Information regarding the yield capacity of given agricultural lands	Ministry of Environment Protection and Agriculture Of Georgia

10.4 Resettlement Related Legislation of Georgia

142. This section provides a brief summary of the normative and legislative acts in Georgia regulating the issues of land acquisition and resettlement, obtaining State ownership rights to privately owned land parcels based on the public needs, social issues caused due to road constructions activities.

- Constitution of Georgia, 1995 (reg. # 010.010.000.01.001.000.116; 24.08.1995; last amendment 29.06.2020).
- General administrative code of Georgia – 1999 (reg. # 020.000.000.05.001.000.616; 25.06.1999; last amendment 17.12.2025).
- The Law on Systematic and Sporadic Law Rules of Rights to Plots and Cadastral Data-1996 (reg. # 040150000.05.001.018150; 03.06.2019; last amendment 17.12.2025).
- Law of Georgia on the procedure for the expropriation of property for necessary public needs – 1999 (reg. # 020.060.040.05.001.000.670; 23.07.1999; last amendment 13.06.2023).

- Administrative Procedural Code of Georgia (reg. #030.000.000.05.001.000.672; 23.07.1999; last amendment 17.12.2025).
- Organic Law of Georgia, Local Self-Government Code, 2014
- Civil Code of Georgia, 1997 (reg. # 040.000.000.05.001.000.223; 26.06.1997; last amendment 11.11.2025).
- Law of Georgia on Cultural Heritage, 2007
- Law of Georgia on Notary, 2009
- Law of Georgia on State Property, 2010 (reg. # 040.110.030.05.01.004.174; 21.07.2010; last amendment 17.12.2025).
- Law of Georgia on Ownership Rights to Agricultural Land, 1996 (reg. # 370030000.04.001.017924; 25.06.2019; last amendment 25.06.2019).
- Law of Georgia on Legalization of Property, 2007
- Law of Georgia on Public Register, 2008 (reg. # 040.150.000.05.001.003.390; 19.12.2008; last amendment 17.12.2025).
- Law of Georgia on Recognition of the Property Ownership Rights Regarding the Land Plots Owned (Used) by Physical Persons or Legal entities, 2007 (reg. # 370.060.000.05.001.003.003; 11.07.2007; last amendment 17.12.2025).
- Law of Georgia on Rules for Expropriation of Ownership for Necessary Public Need, 1997 reg. # 020.060.040.05.001.000.288; 11.11.1997; last amendment 15.07.2020).
- Civil Procedural Code of Georgia, 1997 (reg. # 060.000.000.05.001.000.301; 14.11.1997; last amendment 09.12.2025).
- Law of Georgia on Social Assistance, 2006
- Law of Georgia on Social Protection of Disabled Persons, 1995
- Law of Georgia on Internally Displaced Persons from Occupied Territories – Refugees, 2014
- Tax Code of Georgia (reg. # 200000000.05.001.016012; 17.09.2010; last amendment 17.12.2025).
- Entrepreneurship (reg. # 240000000.05.001.020373; 02.08.2021; last amendment 26.11.2025)

143. The above laws/regulations provide that the principle of replacement cost compensating at market value is reasonable and legally acceptable. The laws also identify the types of damages eligible to compensation and indicate that compensation is to be given for loss of physical assets. Georgian legislation makes no provision for income/livelihood rehabilitation, allowances for severely affected or vulnerable APs, or resettlement expenses. Finally, these laws place strong emphasis on consultation and notification to ensure that the Project Affected People (PAP) participate in the process.

11. WORLD BANK POLICY AND GEORGIAN LEGISLATION: GAP ANALYSIS AND CORRECTIVE ACTIONS

11.1 ESS5: Land Acquisition, Restrictions on Land Use and Involuntary Resettlement

144. All projects funded by WB must comply with the WB social and environmental standards. The WBESS5 on Land Acquisition, Restrictions on Land Use and Involuntary Resettlement³ guides land acquisition and related resettlement impacts and compensation issues during project implementation. In line with the principles of host-country responsibility, Georgia is committed to implementing the WB financed projects in compliance with the requirements of WB ESS5.
145. Overall, the Georgian legislation is compatible with the major provisions of the WB ESS5 Resettlement Policy, but a few important differences are to be noted.
146. ESS5 recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons. Project-related land acquisition or restrictions on land use may cause physical displacement (relocation, loss of residential land or loss of shelter), economic displacement (loss of land, assets or access to assets, leading to loss of income sources or other means of livelihood), or both. The term “involuntary resettlement” refers to these impacts. Resettlement is considered involuntary when affected persons or communities do not have the right to refuse land acquisition or restrictions on land use that result in displacement.
147. The WB policy complements the Georgian legislation in mandating that appropriate planning/management instruments must be developed prior to project appraisal as Resettlement Policy Framework (RPF)⁴ and Resettlement Action Plan (RAP)⁵.
148. The WB ESS5, is based on the following principles:
- To avoid involuntary resettlement or, when unavoidable, minimize involuntary resettlement by exploring project design alternatives.
 - To avoid forced eviction.
 - To mitigate unavoidable adverse social and economic impacts from land acquisition or restrictions on land use by: (a) providing timely compensation for loss of assets at replacement cost and assisting displaced persons in their efforts to improve, or at least restore, their livelihoods and living standards, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
 - To improve living conditions of poor or vulnerable persons who are physically displaced, through provision of adequate housing, access to services and facilities, and security of tenure.
 - To conceive and execute resettlement activities as sustainable development programs, providing sufficient investment resources to enable displaced persons to benefit directly from the project, as the nature of the project may warrant.
 - To ensure that resettlement activities are planned and implemented with appropriate disclosure of information, meaningful consultation, and the informed participation of those affected.
149. Under Georgian legislation/regulation, legal and legalized owners are eligible for compensation, whereas under ESS5 non-registered and non-legalized land users are also eligible to receive compensation for resettlement, lost assets or

³ <https://thedocs.worldbank.org/en/doc/837721522762050108-0290022018/original/ESFFramework.pdf#page=67&zoom=80>

⁴ **Resettlement Policy Framework (RPF).** A resettlement policy framework needs to be prepared if the extent and location of resettlement cannot be known at appraisal because the project has multiple components, as typically happens in projects with financial intermediaries or multiple subprojects. The policy framework establishes resettlement objectives and principles, organizational arrangements, and funding mechanisms for any resettlement operation that may be necessary during project implementation. The framework also assesses the institutional capability to design, implement, and oversee resettlement operations.

⁵ **Resettlement Action Plan (RAP).** All projects that entail involuntary resettlement and/or a livelihood loss require a RAP. “The scope and level of detail of the resettlement plan vary with the magnitude and complexity of resettlement”¹⁰. RAP is location-specific and comprehensive action plan including socio-economic assessment, sociological survey, census, valuation of impacts, and consultation with affected persons, a set of compensation/mitigation measures for each affected person/household, and detailed implementation plan with indication of responsible parties and schedule.

livelihoods. World Bank's policy on Involuntary Resettlement covers: (i) the economic rehabilitation of all affected persons and households (AP/AH) including those who do not have legal/formal rights on assets acquired by a project; (ii) the provision of indemnities for loss of business and income, (iii) and the provision of special allowances covering AP/AH expenses during the resettlement process or covering the special needs of severely affected or vulnerable AP/AHs. In addition, Georgian legislation does not require any specific measure regarding the need to prepare RAPs based on extensive public consultations.

150. Generally, Georgian legislation is compatible with major provisions of the WB Resettlement Policy, but a few differences are to be noted. The most significant of these differences is that under Georgian legislation/regulation, emphasis is put on the definition of formal property rights and on how the acquisition of properties for public purposes is to be implemented and compensated while in the case of WB policy emphasis is put both on the compensation of rightfully owned affected assets and on the general rehabilitation of the livelihood of the Project Affected People (PAP) and Households (AH). Also, in addition, the legislation of Georgia does not require any specific planning/implementation instrument like RPF or RAP based on extensive public consultations. The differences between Georgia laws and WB ESS 5 and other project relevant standards are outlined in Table 27. below:

Table 28. Comparison of Georgia Laws and WB Environmental and Social Standards

Georgia Laws and Regulations	WB – Environmental and Social Standards	Corrective Actions
Land compensation only for titled and legalized landowners.	If people living in the project area are required to move to another location, the PIU will: (a) offer displaced persons choices among feasible resettlement options, including adequate replacement housing or cash compensation; (b) provide relocation assistance suited to the needs of each group of displaced persons;	In the case of physical displacement, the Borrower will develop a plan that covers, at a minimum, the applicable requirements of this ESS regardless of the number of people affected. The plan will be designed to mitigate the negative impacts of displacement and as warranted, to identify development opportunities Non-legalized landowners are also compensated after they are issued with the necessary papers. Those without legal titles will be supported so they can be titled. In the event that land users cannot receive title, PIU will seek the Government's approval for rehabilitation/compensation of such non-titled land users for loss of dwelling, assets, or livelihood as relevant.
Only registered livelihood/businesses are compensated for damages/ physical relocation or loss of productive assets and ability caused by a project	All affected households/businesses are compensated for damages/ physical relocation or loss of productive assets and ability caused by a project	In the case of projects all affecting livelihoods or income generation, the PIU's plan will include measures to allow affected persons to improve, or at least restore, their incomes or livelihoods. The plan will establish the entitlements of affected persons and/or communities, paying particular attention to gender aspects and the needs of vulnerable segments of communities, and will ensure that these are provided in a transparent, consistent, and equitable manner.
Crop losses compensation provided only to registered Landowners.	Crop losses compensation provided to landowners and farmers/lease tenants whether registered or not	Practically all croplands are registered in Georgia either in Public register or in the villages. In case of leased land lots, the compensation will be paid to renters for their actual losses and be given assistance to access some other land to continue activities.
Georgia Laws and Regulations	WB – Environmental and Social Standards 42	Corrective Actions

Compensation for loss of assets is based on market value without considering depreciation.	Compensation standards for categories of land and fixed assets will be disclosed and applied consistently. Compensation rates may be subject to upward adjustment where negotiation strategies are employed.	In all cases, a clear basis for calculation of compensation will be documented, and compensation distributed in accordance with WB ESS procedures.
Administrative body implementing the Project is the only pre-litigation final authority to decide disputes and address Complaints regarding quantification and assessment of compensation for the affected assets. Complaints are reviewed in compliance with the formal procedures (rules) established by the	Complaints & grievances can also be resolved informally in accordance with the ESS 10 and through a project-level grievance redress mechanism which in some cases can have community participation through a Grievance Redress Committees (GRC), Local governments, and NGO and/or local level	The PIU team will have in place a mechanism to receive, register and process grievances from PAPs. Representatives of municipalities, local authorities and villages will be involved in the process from early stages. This will ensure solution of disputes and claims (if it is possible) at community level, however if solution could not be found, the case will be processed in accordance to local legislation.
Decisions regarding land acquisition and resettlement is discussed only between the landowners and the agency in charge of land acquisition. No formal requirements to organize public consultation are expected	The RPF and RAPs including information on criteria for valuation of affected assets, entitlements, and compensation/financial assistance are to be publicly disclosed during the planning process.	The preparation of the RPF and RAP will be done through engagement with relevant stakeholders and the RPF and RAPs will be publicly disclosed in accordance to WB ESS10. No personal information of the AP or amounts each individual will receive will be disclosed to other parties without the consent of the PAP.
No provision for income/livelihood rehabilitation, allowances for severely affected or vulnerable APs, or resettlement expenses.	WB policy requires rehabilitation for income/livelihood, severe losses, and for expenses incurred by the PAPs during	PIU will have in place clear legal procedures to allow for additional assistance for severely affected and vulnerable livelihoods in accordance to the RAP.
Georgia Laws and Regulations	WB – Environmental and Social Standards	Corrective Actions
No specific plan for public consultation is provided under the Georgian laws	Public consultation and participation are the integral part of WB's ESS 10 which is a continuous process at conception, preparation, implementation and finally at post implementation period.	The public consultation process will be accomplished in accordance to WB ESS 10 requirements and guidelines prior to RAP Implementation

151. As summarized in the table above, in the event of gaps between Georgian legislation and World Bank's Environmental and Social Standards the stricter requirement (in this case requirements under ESS) will prevail. In accordance with the Georgian Constitution signing a legal agreement with an international organization such as the World Bank implies that covenants of that agreement will prevail: "The legislation of Georgia shall correspond to universally recognized principles and rules of international law. An international treaty or agreement of Georgia unless it contradicts the Constitution of Georgia, the Constitutional Agreement, shall take precedence over domestic normative acts."⁶

⁶ "Constitution of Georgia", Article 6 point 2.

12. ELIGIBILITY AND ENTITLEMENTS

12.1 Eligibility

152. PAPs entitled for compensation or at least rehabilitation provisions under the Project are:

- All PAPs losing land, or access to land, permanently or temporarily either covered by legal title/traditional land rights or without legal status;
- Tenants and sharecroppers whether registered or not;
- Owners of affected buildings, crops, plants, or other objects attached to the land; and
- PAPs losing business, income, and salaries

153. If any additional impact is identified during rehabilitation activities, the PIU will promptly notify the World Bank and record the impact through an annex/addendum to this RAP or another instrument acceptable to the World Bank. Construction activities in the affected section shall not commence or shall be stopped until the affected persons are identified, consulted and compensated at replacement cost. Under the current RAP, PAPs with affected cultivated land in the Zeda-Arkhi irrigation corridor will receive compensation for partial long-term servitude restrictions and for affected crops, trees and other eligible assets.

154. Compensation eligibility will be limited by a cut-off date to be set for each subproject on the day of the beginning of the Census. Persons who settle in the affected areas after a locally publicized cut-off date will not be considered project-affected, and persons initiating improvements to land or structures after a locally publicized cut-off date will not be eligible for additional compensation. They, however, will be given sufficient advance notice, requested to vacate premises or dismantle affected structures prior to project implementation. Their dismantled structures materials will not be confiscated, and they will not pay any fine or suffer any sanction.

12.2 Entitlements

155. At present, following categories of people are expected to be affected by the project (see Entitlement Matrix, below Table 28):

- Private landowners, including those with or without fully completed legal title where rights are recognizable/legalizable, whose land is acquired, expropriated, or encumbered by servitude/easement for implementation of the subproject.
- Private owners (with or without an established legal title to the property) whose assets such as residence, stables, workshops, fences, barns, warehouses, trees, standing crops, and other valuable assets need to be damaged, purchased, or expropriated.
- PAPs (including formal and informal businesses) who experience temporary loss of income or asset as a result of restriction of access to land or assets during civil works.
- PAPs (including formal and informal businesses) who experience loss of income or asset as a result of purchase or expropriation of land for implementation of subprojects.

156. Affected persons will be compensated for: (i) land acquired for permanent structures, if any; (ii) permanent servitude/easement restrictions on existing and new alignments for land they own or use, formally or informally; (iii) standing crops, trees and other economic assets affected by construction or operation/maintenance access; and (iv) temporary loss of income, access or assets caused by rehabilitation activities. If physical relocation becomes involved, affected persons shall receive replacement housing/land of equal or better quality where feasible and acceptable to the PIU, together with transportation and transition support. No civil work may start on an affected section before the RAP compensation and assistance measures for that section are completed and verified.

157. The fundamental responsibility for delivery of entitlements rests with the Project Implementing Unit. To implement delivery, the PIU will work closely with local administrations. These local institutions will be crucial links between the project affected persons (PAPs) and the Project Implementing Unit.

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158. It is very important for PIU to ensure that:

- (i) RAP will be implemented prior to contractor entering the land for construction (PAPs receive due compensation)
- (ii) Due diligence will be carried out to identify and contact each owner/user. For absent, deceased, untraceable or multiple-owner cases, the PIU shall document all reasonable contact attempts and reserve the compensation amount in a secure account or other legally acceptable arrangement until the owner/user is contacted or the ownership/right is clarified. These arrangements shall not reduce the PAP's entitlement to claim compensation later upon verification.

12.3 Assessment of Compensation Unit Values

159. The methodology for assessing unit compensation values of different items is based on a valuation report prepared by the independent licensed valuator from LLC "EVALIT" in April of 2026 and is as follows:
160. Agricultural Land will be valued at replacement rates according to two different methodologies depending on whether in affected areas active land markets exist or not.
161. Where active land markets exist, loss of land will be compensated at the replacement rate based on a survey of land sales in the year before the impact survey. Where active land markets do not exist, loss of land will be compensated based on the cost of reproduction of a plot with equal characteristics, access and productivity to the plot lost. A clear valuation methodology for these cases will be detailed in RAPs.
162. Annual crops will be valued at net market rates at the farm gate for the first-year crop. In the event that more than one-year compensation is due to PAPs, the crops after the first year will be compensated at gross market value (total farm gate sales value minus input costs).
163. Trees will be valued according to different methodologies depending on whether the tree lost is a timber tree or a productive tree.
 - Timber trees will be valued based on age category (a. seedling; b. medium growth and c. full growth) and wood value and volume
 - Fruit/productive trees will be valued based on age (a. seedling; b. adult-not fruit bearing; and c. fruit bearing) whereas trees at stage a and b will be compensated based on the standard value of the investment made; trees at stage c, instead will be compensated at the net market value of 1-year income x the number of the PIU needed to grow a new fully productive tree.
164. The unit compensation rates will be assessed by Project consultants based on clear and transparent methodologies acceptable to WB. The detailed RAP will define replacement cost values which will be used to determine actual compensation. All cash amounts will be adjusted to reflect any economic changes and buying power of currency after the preparation of the RAP. The PIU and the World Bank will evaluate the compensation amounts recommended in the RAP and ensure that they reflect market reality and that it is consistent with Georgia laws as long as it meets the requirements of World Bank ESS5. The assessed compensation rates will then be verified and certified by the Resettlement Officer and by PIU.

Table 29. Compensation Entitlement Matrix

Type of Loss	Application	Definition of Aps	Compensation Entitlements
Land			
Permanent loss of agricultural land	AF /SME agribusiness losing agricultural land regardless of impact severity	Owner with full registration	Compensation in cash at full replacement cost or replacement land of same value of land lost and at location acceptable to APs where feasible. If residual plots become unusable the project will acquire it in full if so the PAP desires. Technical or/and financial or/and material assistance provided to ensure full restoration of livelihoods according to individual plan as per RAP if required
		Legalizable Owner ⁹	These AP will be legalized and provided with cash compensation at full replacement cost and if needed assistance acquiring replacement land at location acceptable to AP if feasible. Measures provided to ensure full restoration of livelihoods according to individual plans per RAP if required
		Informal Settlers/ APs with no registration/valid documentation/ non-legalizable owner	One-time self-relocation allowance in cash equal to 12 months at minimum subsistence income as defined by Geostat, measures provided to ensure full restoration of livelihoods according to individual plan as per RAP if required
		PAP's occupied or using land that is owned by private investors.	One-time self-relocation allowance in cash equal to 12 months at minimum subsistence income as defined by Geostat, measures provided to ensure full restoration of livelihoods according to individual plan as per RAP. All above mentioned costs will be covered by private investor if required
Non-Agricultural Land	AH/SME agribusiness losing them commercial/ residential land	Owner with full registration	Cash compensation at full replacement cost or replacement land of same value of land lost and at location acceptable to APs where feasible measures provided to ensure full restoration of livelihoods according to individual plan as per RAP.
		Legalizable Owner	APs will be legalized and provided with cash compensation at full replacement cost. Measures provided to ensure full restoration of livelihoods according to individual plan as per RAP.
Land use restrictions under servitude/ agricultural land	All PAPs impacted by servitude for underground installation of water pipe	Registered Owner	Lump sum cash compensation to offset the decreased value of the land plot as a result of servitude land use restrictions.

Land use restrictions under servitude/ residential land	All PAPs impacted by servitude for underground installation of water pipe	Registered Owner	Lump sum cash compensation to offset the decreased value of the land plot as a result of servitude land use restrictions.

Type of Loss	Application	Definition of Aps	Compensation Entitlements
Land			
		Informal Settlers/ APs with no registration/valid documentation/ non legalizable owner	One-time self-relocation allowance in cash equal to 1 year at minimum subsistence income. Measures provided to ensure full restoration of livelihoods according individual plans as per RAP.
Buildings and Structures			
Residential and Nonresidential structures/assets		All AHs / SME businesses regardless of legal ownership/ registration status (including legalizable and Informal Settlers/non legalizable owner)	All impacts will be considered as full impacts disregarding the actual impact percentage. Impacts will be compensated in cash at full replacement costs free of depreciation and transaction costs.
Residential and Non-residential structures	AF/SME agribusinesses losing incomes or residential buildings	PAP's occupied or using land that is owned by private investors.	One-time self-relocation allowance in cash equal to 1 year at minimum subsistence income. Measures provided to ensure full restoration of livelihoods according individual plans per RAP. All above mentioned costs will be spend by private investor.
Temporary structures (kiosks, stalls)		Owners of temporary, structures (kiosks, stalls)	Approved and suitable site to re-locate, and if the structure is damaged, cash compensation at replacement rates for affected structure and other fixed assets, based on material cost, construction and labor costs free of salvageable materials, depreciation and transaction costs.
Loss of Community Infrastructure/Common Property Resources			

Loss of common property resources	Community/Public Assets	Community/Government	Reconstruction of the lost structure in consultation with community and restoration of their functions
Type of Loss	Application	Definition of Aps	Compensation Entitlements
Land			
Crops	Standing crops affected or loss of planned crop incomes**	All AHs regardless of legal status (including legalizable and Informal Settlers/non legalizable owner)	Crop compensation in cash at gross market value of actual or expected harvest. Compensation for this item will be provided In any case, despite the fact whether the crops was harvested or harvest time has not yet come.
Trees a) Timber Trees b) Fruit/Productive trees	Trees affected	All AHs regardless of legal status (including legalizable and Informal Settlers/non legalizable owner)	Cash compensation at market rate on the basis of type, age and productive value of the trees. valued based on age category (a. seedling; b. medium growth and c. full growth) and timber value and volume; will be valued based on age (a. seedling; b. adult-not fruit bearing; and c. fruit bearing). Stage (a) and (b) trees will be compensated based on the value of the investment made; stage (c) trees will be compensated at net market value of 1 year income x number of years needed to grow a new fully productive tree.
Business/Employment	Business/employment loss	All AFs /SME businesses regardless of legal status (including legalizable and Informal Settlers/non legalizable owner)	Owner: (i). (permanent impact) cash indemnity of 1-year net income; (ii) (temporary impact) cash indemnity of net income for months of business stoppage. Assessment to be based on tax declaration or, in its absence, minimum subsistence income for a five-person household (if the family is five persons or less, and adjusted accordingly for larger households). Permanent worker/employees: indemnity for lost wages equal to 3 months of regular salaries or three months of the minimum subsistence income (if the salary is higher than minimum subsistence income) for a five
Restriction to public Space	The involuntary restriction of access to legally designated parks and protected areas Resulting in adverse impacts on the livelihoods of the displaced	All PAPs regardless of legal status (including legalizable and Informal Settlers/non legalizable owner)	a) Measures to assist the displaced persons in their efforts to improve their livelihoods according individual matrix created based on the assessment of each PAPs loss aimed at restoring the livelihood in real terms, while maintaining the sustainability of the park or protected area, will be identified9; and (d) Potential conflicts involving displaced persons will be resolved.

Type of Loss	Application	Definition of Aps	Compensation Entitlements
Land			
Allowances			
Severe Impacts	>10%income loss	All severely affected AHs including informal settlers/non legalizable owner (severe impact	Agricultural income: 2 additional crop compensation covering 1 year yield from affected land. Other income: 1 additional compensation for 3 months of minimum subsistence income.
Relocation/Shifting	Transport/transition costs	All AHs to be relocated	Provision of allowance covering transport expenses
Temporary Loss			
Unforeseen resettlement impacts, if any			Unforeseen resettlement impacts, if any will be addressed and mitigated/compensated.

12.4 Allowances for Vulnerable Groups

165. According to WB ESS5 and the RAP criteria, vulnerable groups may include households below the poverty line/registered as poor, women-headed households, households with persons with disabilities, elderly/pension-age members, IDPs or other persons who may face disproportionate barriers to accessing compensation, information or livelihood restoration measures. Vulnerability eligibility for allowances shall be verified against the RAP criteria and available official/social-service information before compensation payment.
- Heads of household might not be as able to negotiate fair replacement value compensation for their affected immovable assets.
 - Women could experience greater difficulties in keeping or saving compensation payments. Because poverty is more prominent among women-headed households, women might feel pressured to spend the compensation they receive for food or for the care of the sick.
 - Should any of the affected customary land belong to vulnerable households, these might face discrimination in replacement land allocations.
 - Women and children could face severe time constraints in building replacement dwellings because of other economic and household responsibilities.
 - Vulnerable households could be at a disadvantage in making contractual arrangements with local builders.
166. For this RAP, the current SES identifies potential vulnerability indicators in the wider surveyed group, including 4 female-headed households, 9 APs above 60 years old and 5 pensioners. However, the current RAP file does not confirm that any directly affected AH is registered as poor or otherwise qualifies for a vulnerability allowance under the RAP criteria. Therefore, no vulnerability allowance is included in the current budget. Before compensation payment, the PIU/SSC shall complete individual verification for directly affected AHs, document the result in the RAP implementation file, and update the budget if any vulnerable AH is confirmed. Additional support shall include documentation assistance, accompaniment during registration/servitude signing where needed, priority information disclosure, and priority access to project-related employment opportunities where skills match.

Table 29A. Vulnerability screening of directly affected private owners/AHs/legal entities

Affected owner/AH or entity	Current status based on RAP data	Required action before compensation
Akaki Ugrehelidze; Tornike Gavasheli; Samir Mamedov; Emzar Tsaliani; Alakhverd Kerimovi; Eldar Huseinovi; Temur Demuradze; Aleksandze Ochkhikidze; Imran Sardarov	No vulnerability status is confirmed in the current RAP file.	PIU/SSC shall verify social-assistance, disability, female-headed and pension-age criteria before payment and record the result.
Ekaterine Pilauri	Female owner identified; female-headed/vulnerable AH status not confirmed.	Invite the female owner/co-owner to disclosure, signing and payment meetings; verify vulnerability eligibility and payment arrangements.
AGROINVEST 146 and LTD Lasago	Legal entities; vulnerability allowance not applicable.	Compensate eligible servitude/asset losses according to valuation; no vulnerability allowance.
Absent/untraceable/deceased PAP cases	Status not confirmed.	Maintain documented contact attempts and reserved entitlements; verify vulnerability if/when the claimant appears.

12.5 Expropriation and Legalization

167. Acquisition of land through expropriation proceedings entails lengthy procedures. Such an approach will thus be pursued under the Project only in extreme cases when negotiations between PAPs and PIU fail and no alternative land is available to implement a subproject. In these cases, however PIU will not occupy the needed plots until: (i) the proper judicial process as defined by the law is initiated; (ii) a court injunction has been obtained and properly communicated to the APs. APs, who do not have proper registration or titles but are legitimate occupants legalized owners of the plots they lose, will be legalized and registered in the land records. After this is done, they will receive full compensation as the legal APs.

12.6 Gender Impact and Mitigation Measures

168. Women have important economic roles in the project area and participate in agricultural production, household decision-making and marketing activities. Compensation delivery shall therefore be organized so that women owners, co-owners, spouses and de facto household heads receive information and are not disadvantaged in the signing, registration, payment or grievance process. The SES identified 4 female-headed households and 10 female APs among surveyed persons; therefore, gender-related measures must be applied during RAP implementation, not only described in general terms.
169. ensure that female owners, co-owners and spouses are informed and invited to consultation, valuation disclosure, servitude/agreement signing and compensation payment meetings;
 - provide information to women in a clear, user-friendly format and in a language understood by them, with sufficient staff available to answer questions;
 - ensure that compensation is paid to the legal owner/co-owner or jointly where applicable, and that women are not excluded from bank-account opening, documentation, registration or signing procedures;
 - record women's participation in consultations, agreement signing, compensation receipt and grievances, and include gender-disaggregated indicators in RAP monitoring reports;
 - provide additional facilitation to female-headed households, elderly women or women with documentation barriers, including help with documents and access to the GRM;
 - ensure that any livelihood restoration, employment or information-disclosure measures are accessible to women as well as men;
 - include gender-disaggregated monitoring of compensation receipt, grievances, satisfaction with the process, and any unresolved issues before civil work commence on affected sections.

13. ESTABLISHMENT OF THE CUT-OFF DATE

170. Compensation eligibility is limited to PAPs by a cut-off date. Therefore, the cut-off date is the date when Census, socio-economic survey of PAPs and inventory of project affected assets has been started. If there are delays in actual displacement and land take for project purposes, after one (1) year the census should be updated and a new cut-off date set.
171. The cut of date was communicated to the effected persons during the site visit conducted on February 9 2026. During which the APs were provided information regarding the resettlement process, eligibility criteria, compensation entitlements, and other relevant socio-economic aspects of the Project. For the purposes of this RAP, the cut-off date was established as 2 April 2026. Socio-economic surveys, asset inventories, and consultations were undertaken between November 2025 and April 2026, with field investigations completed on 2 April 2026. The valuation of the land and assets is based on a valuation report prepared by the independent licensed valuator from LLC "EVALIT" in April of 2026.
172. Information on the cut-off date and the actual boundaries of the ROW/servitude corridor shall be documented and disclosed throughout the project area in written, verbal and locally understandable forms, including Georgian and Azerbaijani where relevant. Disclosure shall clearly state that persons who occupy the affected area or establish new assets after the cut-off date will not be eligible for compensation for those new assets.

14. METHODS FOR VALUATING AFFECTED ASSETS

173. Compensation value for affected assets and impacts associated with land acquisition and/or servitude/easement has been calculated by an independent valuation expert from LLC “EVALIT” (see Annex 5. Valuation Methodology). The valuation shall be applied in a manner consistent with WB ESS5, meaning that compensation must be sufficient to replace lost assets and cover eligible transaction costs before site access.
174. Replacement value: The calculation of replacement costs of land and structures will be based on (i) fair market value at the time of dispossession, (ii) transaction/legalization costs, other taxes and fees (iii) transitional and restoration (land preparation and reconstruction) costs, and (v) other applicable payments. In order to ensure compensation at replacement cost, good practice examples in compliance with ESS5 will be followed for determining the replacement cost of acquired assets. As part of the valuation process, the PIU will ask local/village administrations to identify replacement land that meets these requirements and to determine the costs for PAPs or the project to obtain this land. Where replacement land cannot be found locally, a value for monetary compensation shall be developed. Regardless of whether land is replaced in kind or with monetary compensation, valuation shall include the cost to prepare the land to a level similar to that of the affected land, plus the cost of land registration, including any applicable taxes. Valuation of structures shall consider size and construction materials used. In determining replacement cost or design of replacement structures, depreciation of the asset and the value of salvageable materials shall not be taken into account.

14.1 Valuation Principles

175. Valuation of land and assets shall consider the following:
- Applicable current regional schedules for land values obtained from municipal land commissions, if available
 - Applicable current schedules for valuing structures, crops, and trees from local municipalities, if available
 - Applicable current market prices
176. The calculation of unit value will be done keeping in consideration the current market rate so as to meet with the replacement cost of the land and lost assets etc. An experienced and registered independent authorized auditing company shall be employed to do the valuation of land, structures, buildings, trees, and crops. The PAP has an option to choose the valuation company at his or her own expense. The approach of the evaluator will consider the assessment for each type of land and assets by location. The valuation should be done when the census and DMS (detailed measurement survey) are conducted by the surveying company who prepares the map of affected plots with demarcation of cut-off areas. The valuation company will engage experts for respective areas who will undertake site visits for physical verification of each category of the losses. The expert team will also consider the reference of previous valuation if available and use latest release of market survey. The methodology for assessing compensation values of different items is described below.

14.2 Land

177. Agricultural Land will be valued at replacement rates according to two different methodologies depending on whether in affected areas active land market exist or not:
178. Where active land markets exist land will be compensated at replacement rate based on a survey of land sales in the year before the impact survey.
179. Where active land markets do not exist land will be compensated based on the reproduction cost of a plot with equal features, access and productivity to the plot lost.
180. Land valuation for easement/servitude agreements shall use the market value of affected land and the independently assessed impairment factor resulting from the permanent restriction of use. Where the servitude allows continued use for shallow-rooted annual crops or other low-risk agricultural activities, the compensation may reflect the residual use retained by the landowner. This servitude compensation is separate from compensation for crops, trees and other assets removed or damaged during construction or maintenance. If a servitude restriction eliminates productive use or if full acquisition is required, compensation shall be recalculated at full replacement cost in accordance with ESS5.

14.3 Annual Crops

181. Crops will be valued at gross market rates at the farm gate for the first-year crop. In the eventuality that more than one year of compensation is due to the AP, the crops after the first will be compensated at net market value. An independent and impartial third-party specialist will be contracted in agricultural land values to identify market rates and value.

14.4 Trees

182. Trees will be valued according to different methodologies depending whether the tree lost is a timber tree or a productive tree.
183. a. Timber trees will be valued based on age category (a. seedling; b. medium growth and c. full growth) and timber value and volume.
184. b. Fruit/productive trees will be valued based on age (a. seedling; b. adult-not fruit bearing; and c. fruit bearing). Stage (a) and (b) trees will be compensated based on the value of the investment made; stage (c) trees will be compensated at net market value of 1year income x number of years needed to grow a new fully productive tree. The unit compensation rates will be assessed by Project consultants or by the authorized independent evaluator based on clear and transparent methodologies acceptable to WB.

14.5 Vulnerable Affected Households

185. Vulnerable Affected Households (AHs), if confirmed during verification, are entitled to an allowance equivalent to three months of minimum subsistence income and priority for project-related employment where skills match the available work. AHs are considered vulnerable where they meet RAP criteria, including registration as poor in the social assistance system or other documented vulnerability factors defined in this RAP. The PIU/SSC shall verify vulnerability status before payment, document the result, and update the budget if any eligible vulnerable AH is identified.

15. GRIEVANCE REDRESS MECHANISM

15.1 Introduction

186. The main objective of a Grievance Redress Mechanism (GRM) is to assist to resolve complaints and grievances in a timely, effective and efficient manner that satisfies all parties involved. Specifically, it provides a transparent and credible process for fair, effective and lasting outcomes. It also builds trust and cooperation as an integral component of broader community consultation that facilitates corrective actions. The Grievance Resolution Mechanism (GRM) addresses grievances in an efficient, timely and cost-effective manner, that arise in the Project under Sub-Component 1.1. either due to actions by PIU or the contractor/sub-contractors employed by PIU, from affected communities and external stakeholders.
187. PIU aims to engage with stakeholders on land acquisition and resettlement in a manner that is conciliatory, fair and transparent. Care will always be taken to prevent grievances rather than going through a redress process. Through careful land acquisition design and implementation, by ensuring full participation and consultation with the PAP's, and by establishing extensive communication and coordination among the various implementation entities, PIU will try to collect feedback and questions from interested parties. A grievance can be defined as an actual or perceived problem that might give grounds for complaint. Nonetheless, PAP's may find disagreeable a decision, practice or activity related to land acquisition and resettlement. This section summarizes the grievance redress mechanism for the Project, which will accept grievances, inquiries, and feedback related to resettlement as well as other project-related concerns.

15.2 Project Grievance Redress Principles

188. The following principles underlie the grievance redress mechanism:
- PAPs are fully informed of their rights and of the procedures for addressing complaints whether verbally or in writing during consultation, survey, and at the time of compensation;
 - Each grievance is registered, its receipt acknowledged, and tracked until closure;
 - All grievances are processed and responded to within 14 days and the complex grievances up to 30-day time period;
 - Language, literacy and gender are not an impediment for complainants. Presentation of complaints does not incur undue costs to the complainant;
 - At any moment in the project or throughout the GRM process PAPs are free to address their grievances in court.

15.3 Grievance Resolution Process

189. Step 1: Submission of grievances either in writing via through telephone hotline/mobile, mail, social media (FB etc.), website, grievance logbook via a contractor organization and directly to the MEPA. The GRM will also allow anonymous grievances to be raised and addressed.
190. Step 2: Recording of grievance, classifying the grievances based on the typology of complaints and the complainants in order to provide more efficient response, and providing the initial response immediately as possible. The typology will be based on the characteristics of the complainant (e.g., vulnerable groups, persons with disabilities, people with language barriers, etc.) and also the nature of the complaint.
191. Step 3: Grievance can be investigated in five stages, namely:
- (i) PIU's RAP team will maintain a system for logging grievances. PIU SSC will set up registry for complaints;
 - (ii) In the first instance, PAP's can lodge a grievance, and resolution will be attempted at an informal level with the involvement of relevant Project entities (for instance design, cadastral, evaluation) or local representatives within ten 10 days after submission of the grievance. Such grievances will still be recorded in the grievance logbook;
 - (iii) If still unsettled, the PAP's can submit the complaint with PIU who has 15 days to decide on the case;
 - (iv) If still unsettled, the PAP's grievance will move within 15 days to a Grievance Resolution Committee (see the details on the Committee below) which has 15 days to decide on the case;

(v) At any stage of the process the PAP is free to submit the case to the appropriate Georgian court of law.

192. The Project resettlement grievance resolution process is summarized in Table 30.

Table 30. Resettlement Grievance Resolution Process

Steps	Grievance Redress Actions
1	PIU's resettlement team will maintain a system for logging grievances. PIU SSC will set up registry for complaints.
2	In the first instance, PAP's can lodge a grievance, and resolution will be attempted at an informal level with the involvement of relevant Project entities (for instance design, cadastral, evaluation) or local representatives within ten 10 days after submission of the grievance. Such grievances will still be recorded in the grievance log.
3	If still unsettled, the PAP's can submit the complaint with PIU who has 15 days to decide on the case.
4	If still unsettled, the PAP's grievance will move within 15 days to a Grievance Resolution Committee (see the details on the Committee below) which has 15 days to decide on the case
5	At any stage of the process the PAP is free to submit the case to the appropriate Georgian court of law.

193. PIU will establish the Land Acquisition Grievance Resolution Committee consisting of the representatives of PIU, MEPA, land valuation / acquisition consultant(s), and concerned PAP's. Where relevant, the committee will consult the village / community leaders and authorities in order to facilitate the resolution of grievances. PIU representatives on the Committee can include a legal team member, Engineers, Social Safeguard Consultant, Regional Coordinator, Project Manager and the Deputy Project Director. When relevant, the committee consults with community leaders and representations in order to finalize actions. This committee will review and discuss the received grievances internally, take decisions as to how to resolve them, implement a solution, and inform the PAP about compliant result and closure.

194. The point of contacts regarding grievance management and the local stakeholder engagement activities- GM Focal Point from PIU will be:

PIU – Gender and Communication Specialist Ekaterine Gurgenidze

Phone: 555593788

E-mail: ekaterine.gurgenidze@mepa.gov.ge

16. CONSULTATION, PARTICIPATION AND DISCLOSURE

195. The World Bank's Environmental and Social Framework (ESF)'s Environmental and Social Standard (ESS) 10, "Stakeholder Engagement and Information Disclosure", recognizes "the importance of open and transparent engagement between the Borrower and project stakeholders as an essential element of good international practice"⁷. Public consultations and disclosure should be carried out also following national laws.
196. In preparation of this RAP, 3 public consultations were conducted in with local communities covered by Zeda-Arkhi irrigation scheme.
197. First consultation was conducted on December 1, 2023. During the meeting Project Stakeholders received general information regarding Project Environmental and Social Management Framework as well as World Bank and Georgian Legislation Standards and Norms relevant to Project planning and implementation stage. Addition to this were discussed: External and Internal Grievance Mechanism, WB Gender Based Violence Operating Procedure; procedures described in Resettlement Policy Framework, Occupational Health and Safety management, as well as Grant program and its opportunities within the Project.
198. The second consultation was conducted on April 2, 2026, between the social and resettlement specialists of Geo-Consulting/Yooshin Dasan and local communities with identified land acquisition and resettlement impacts from the sub-project. During the visit, APs were informed about the expected temporary and permanent restrictions on agricultural land, the census/cut-off date, compensation principles, servitude arrangements, and the grievance redress mechanism; socio-economic surveys were also conducted.
199. The third consultation was held on April 21, 2026, with local communities of the Zeda-Arkhi irrigation scheme, including persons who may benefit from the rehabilitation of the irrigation scheme. The Social and Resettlement Specialist from Geo-Consulting provided additional information on resettlement issues, completed socio-economic questionnaires, explained the grievance redress mechanism, and left GRM boxes and information booklets in Georgian, English and Azerbaijani languages at the local municipality/head office and other accessible points.
200. In total, 50 APs/community members were consulted, including 13 persons from minority groups. Given that 37.5% of surveyed APs are Azerbaijani, the PIU shall ensure that final disclosure and pre-signing consultations are conducted in languages understood by participants, with Azerbaijani-language materials or interpretation for key messages on the cut-off date, entitlements, compensation process, servitude restrictions, GRM and construction timing.
201. The details of each visit, including minutes of meetings, photographs, socio-economic questionnaires, information booklets and evidence of language-accessible disclosure, are attached in Annex 6. Public Consultations.

⁷ <https://documents1.worldbank.org/curated/en/476161530217390609/ESF-Guidance-Note-10-Stakeholder-Engagement-and-Information-Disclosure-English.pdf>

17. RESETTLEMENT BUDGET AND FINANCING

202. The corrected total estimated RAP budget is GEL 7,560 (approximately USD 2,810). This includes: (i) GEL 1,998 for permanent servitude/easement restrictions on private land; (ii) GEL 4,302 for annual crops and perennial trees; and (iii) GEL 1,260 contingency, calculated as 20% of the compensation subtotal of GEL 6,300. The servitude amount is not calculated by applying the full land market values of GEL 4.80/m² and GEL 3.40/m² to the whole affected private area; those values are the underlying market land values. The servitude compensation is based on the easement valuation in Annex 5.3, applying the net one-time servitude rates of GEL 1.15/m² for Type I land and GEL 0.82/m² for Type II land. A plot-by-plot calculation showing land type, affected area, gross rate, tax/transaction-cost treatment and net payable amount shall be attached or verified before payment. If any affected area is acquired outright or becomes unusable for agriculture, the budget shall be updated at full replacement cost and cleared by the World Bank before civil work.
203. PIU will cover all RAP costs from Government counterpart funds and shall ensure timely allocation of the RAP budget for compensation, assistance and RAP implementation. Compensation and any applicable assistance shall be paid before acquisition, servitude registration, contractor access or commencement of civil works on the relevant affected section.
204. Compensation for permanent servitude/easement restrictions on private land is estimated at GEL 1,998 (Table 31). The affected state-owned non-agricultural land under Georgian Railway will be addressed through the applicable state/railway use-right procedure for project needs. Loss of trees and crops on state land, where cultivated by actual users/APs, shall be compensated to the affected users as provided in this RAP.

Table 31. Servitude/easement compensation for private lands

Property type	No. of plots	Impact area, m ²	Servitude rate applied	Amount, GEL
Private lands affected by servitude	12	2,220.88	Type I: 1.15 GEL/m ² ; Type II: 0.82 GEL/m ²	1,998

205. Compensation for perennial crops is estimated at GEL 3,498 (Table 32). The value of perennial crops is determined based on their age, productivity and the period required to restore equivalent productive capacity. The value of fruit/productive trees is calculated by multiplying the market value of annual yield by the number of years required to grow replacement trees to the age/productivity of the affected trees.

Table 32. Affected Trees

Type	Area, m ²	No.	Age	Compensation per tree, GEL	Total compensation, GEL
Mulberry	429.06	27	30+	84	2,268
Walnut	429.06	3	30+	410	1,230
Total	429.06	30	30+	494	3,498

206. Compensation for annual crops is estimated at GEL 805 (Table 33). Based on the reconciliation of data obtained from consultations with specialists, interviews with landowners and field inspections, compensation values were established for corn, wheat and potato. These values are derived from crop-yield data and corresponding market prices.

Table 33. Annual Crops

Type	Area, m ²	Compensation per 1 m ² , GEL	Total compensation, GEL
Corn	101	0.80	81

Wheat	777	0.24	187
Potato	357.67	1.50	537
Total	1,235.67	-	805

207. Contingency and updated valuation. If compensation payment or assistance allowances are delayed for more than one year from the current RAP valuation date, the PIU shall update the valuation through an independent valuation entity before payment. A contingency of GEL 1,260, equal to 20% of the compensation subtotal (GEL 6,300), is included in the RAP budget to address updated valuation, rounding, documentation or other unanticipated RAP implementation costs. If vulnerable AHs are confirmed during pre-payment verification, the applicable vulnerability allowance shall be added to the budget before payment.

Table 34 presents the corrected summary of the RAP budget.

Table 34. Budget summary

No.	Budget item	Amount, GEL
1	Permanent servitude/easement restrictions on private land (12 private plots / 2,220.88 m ²)	1,998
2	Crop compensation, including annual crops and perennial trees	4,302
3	Contingency (20% of compensation subtotal: GEL 6,300)	1,260
4	Total RAP budget	7,560

18. RAP IMPLEMENTATION SCHEDULE

208. This is a draft RAP. Following World Bank clearance and RAP approval, the PIU will secure the required budget from Government funds and implement all RAP activities. All APs shall receive full compensation and any applicable allowances before acquisition, servitude registration, contractor access or commencement of civil works on the relevant affected section. Commencement of civil works for any subproject section with LAR impacts shall be conditional on full implementation of the approved RAP and submission/clearance of a RAP implementation/compliance report acceptable to the World Bank.
209. As per Project ESMF, if land acquisition, physical relocation of residents, or other forms of involuntary resettlement is required under Component 1 of the Project, MEPA PIU will prepare RAP or an abbreviated
210. RAP, as required, following RPF.8
211. RAPs will be developed in a participatory manner, disclosed, and discussed with PAPs. RAPs will be agreed with the World Bank and implemented prior to mobilization of contractor to the individual worksite.
- RAP implementation report will be produced and, also, agreed with the World Bank, after which commencement of works will be authorized.
 - MEPA will support legalization of property in the name of PAPs if their property is not formally registered that hinders payment of compensations as per national legislation.
 - In case of physical relocation and economic displacement, livelihood restoration options will be explored, agreed with the PAPs, and implemented to ensure that no one is worse off as a result of GRAIL Project implementation.
 - GRM will be in place by the time MEPA starts preparation of RAPs.
 - PAPs and other potential complainants shall be fully informed of the GRM, its functions, procedures, timelines and contact persons during consultations meetings and other stakeholder engagement activities.
 - A pamphlet in Georgian and, where relevant, Azerbaijani, summarizing compensation eligibility, entitlement provisions, cut-off date, servitude restrictions, GRM and contact details, will be distributed to all PAPs and affected households before the compensation/rehabilitation process and before signing any servitude or land-rights agreement.
 - The consultation process will be continued throughout the Project cycle.
 - Financing for actions under the RAP will come from project proceeds.
 - PAP will be assisted to acquire all necessary and available documentation (extract from public registry, demarcation act, audit conclusion, copy of ID, bank requisites, etc.) On the basis of these submitted documents the local Commission will approve delivery of compensation and in case of owner's consent makes a deed of purchase.
 - Based on contract with the owner the amount will be transferred on private bank account, and afterwards PIU will obtain its right on the land.
212. The project shall conduct property expropriation only in exceptional cases as the last resort: (i) when negotiation over the purchase price of land and other project affected properties fails; and (ii) re-design of investments is impossible.
213. When vacant land requiring acquisition is owned by persons who cannot be physically identified or located, the compensation amount due to the PAP shall be deposited into the state budget account. All reasonable efforts shall be undertaken to identify and contact the absent PAP, including at least three documented attempts through written correspondence, home visits, and communication with relatives, neighbours, and other relevant local contacts. These efforts shall continue until the PAP is identified or all reasonable means of identification have been exhausted.
214. Table 35 shows a tentative implementation schedule and key tasks for RAP implementation (the green marked actions are completed during the TRTA). The schedule shall be updated as necessary and streamlined with schedule of

⁸ <https://mepa.gov.ge/En/PublicInformation/34061>

construction works. The implementation schedule pertains only to the updated RAP for the Zeda-Arkhi Irrigation Scheme Right- of-Way ROW.

Table 31. RAP Implementation Schedule

RAP activities	Completed during the TRTA					Months 2026				
<i>A. Project design</i>	By Jan- May 2026					May	June	July	Aug	Sep
1.Preparation of the project design										
2.Conducting APs census and social- economic surveys										
3.DMS, RAP impact assessment and valuation										
4.Public consultations and census-date										
5.Preparing the RAP										
6.PIU endorses and WB approves the RAP										
7.PIU request/secure funds for the RAP budget										
8.Disclosure of the final RAP										
<i>B. Implementation (project approval)</i>										
9.Mobilization of the Resettlement Specialists (PIC)										
10.Setting up formally the GRM and nominate members										
11.Consultations with APs and compensation contract signing										
12.Payment of compensation and entitlements to Aps										
<i>C. Monitoring and Reporting</i>										
13.Internal Monitoring and Reporting by PIU to WB										

19. MONITORING AND REPORTING

215. The PIU will develop a mechanism to monitor implementation of the RAPs. Indicators for monitoring and evaluating RAP implementation will include indicators that look at the process of RAP implementation and indicators which track the impact of asset loss and compensation on PAP. Monitoring will be carried out routinely by PIU. The results will be communicated to WB through the annual project implementation reports. Indicators for the monitoring will be those related to process and immediate outputs and results. Indicative indicators for monitoring RAP implementation are:

- Public consultation meetings held
- Census, assets inventories, assessments, and socioeconomic studies completed
- Grievance and redress procedures in place and functioning
- Compensation payments disbursed
- Land acquisition, if needed, completed
- Income restoration activities initiated
- Grievances addressed
- Degree of knowledge and concerns among PAP regarding the resettlement process, their entitlements, and rehabilitation
- Degree of satisfaction amongst PAP for the effective functioning of the grievance redress system⁹

⁹ <https://mepa.gov.ge/En/PublicInformation/34061>

Annex 1. Methodology and concurrence with PIU on the ROW for RAP impact assessment

Concurrence of the ministry of environmental protection and agriculture on right-of-way and land acquisition and resettlement impact assessment methodology

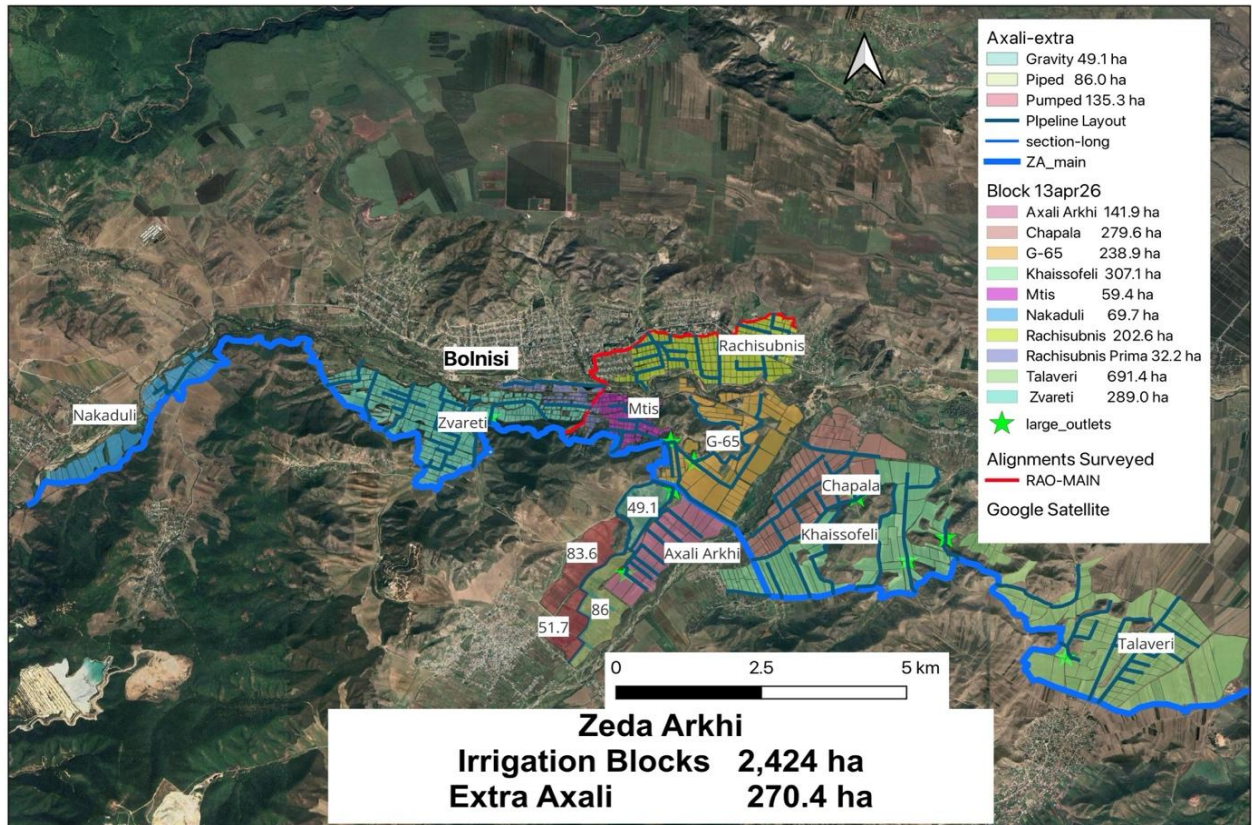
Annex 1.1 Background

216. Based on WB environmental and social risk screening, the sub-project is rated as moderate for WB ESS5: Land Acquisition, Restrictions on Land Use and Involuntary Resettlement. Modernization works will cause land-related impacts along the existing canal and pipeline alignments on 16 registered plots, with a total affected area of 2,419.95 m². This includes 12 private agricultural plots with 2,220.88 m² affected and 4 state-owned non-agricultural plots under Georgian Railway with 199.07 m² affected. Most agricultural impacts relate to annual crops, while one affected private plot includes perennial trees. The RAP does not identify impacts on residential or commercial buildings, businesses, workers or physical relocation. Private land impacts are expected to be managed through servitude/easement for Georgian Amelioration operation and maintenance access, and the exact legal instrument, affected area and restrictions shall be disclosed to each PAP before signing.
217. The LAR surveys and impact assessment included activities such as site visits and impact examination on the site, detailed measurement surveys (DMS), and land ownership and land-use rights verification, inventory of losses and valuation (for replacement cost compensations to be paid prior to land acquisition and site access) of assets/livelihoods affected land owners/land users and other affected persons who may experience any economic and/ or physical displacement, census of affected persons, and socio-economic surveys of affected persons including through face-to-face interviews and statistical data, and public consultations with affected persons. The RAP is to be implemented and compliance implementation to be reported to WB and the RAP compliance report to approved by WB, prior to land acquisition and site access.

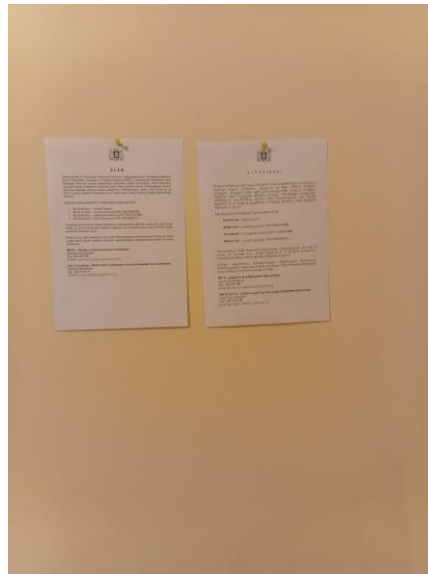
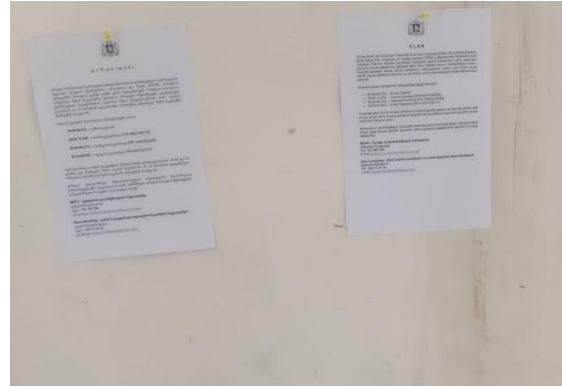
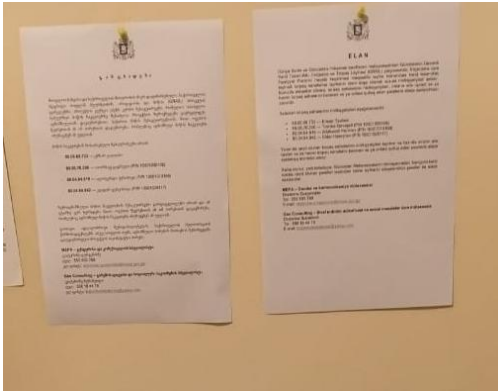
Annex 1.2 Approach for LAR surveys and impact assessment in the preliminary ROW of pipelines

218. The LAR impact assessment has been conducted within the project ROW and construction-impact corridor. For the Zeda-Arkhi scheme, the temporary construction buffer is 7.5 m, consisting of approximately 3.0 m for machinery access, 3.0 m for temporary storage of excavated material, and the 1.5 m trench/servitude corridor. The permanent right-of-way/servitude corridor for the main canal and main pipelines is 1.5 m. For private land, this RAP treats the permanent corridor as a servitude/easement restriction rather than outright alienation, unless the final legal procedure requires acquisition of a specific plot or section.
219. Considering the above, the following approach will be applied for using the preliminary ROW and corridor of impact for land acquisition and resettlement (LAR) assessment at this stage of the project preparation:
- (i) Construction buffer width of 7.5 m: approximately 3.0 m on one side for machinery access during rehabilitation, approximately 3.0 m on the other side for temporary storage of excavated material, and a 1.5 m trench/servitude corridor for the pipe/main canal ROW.
 - (ii) The above clauses shall be reconfirmed based on the final detailed design showing the exact locations of pipelines and modernization works before construction starts. If the final design or construction method causes any LAR impact beyond the approved 1.5 m servitude corridor or 7.5 m temporary construction buffer, the RAP shall be updated, affected persons shall be consulted, and additional compensation shall be paid before civil works in the affected section.

Figure 5: Zeda Arkhi Areas to be Modernized



Annex 2. Official Announcements for missing Aps



Annex 3. Letter to the Georgian Railway



**გარემოს დაცვისა და სოფლის
მეურნეობის სამინისტრო**

04 მაისი 2026

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N 2578/01

სს „საქართველოს რკინიგზა“-ს

საქართველოს გარემოს დაცვისა და სოფლის მეურნეობის სამინისტრო მსოფლიო ბანკის დაფინანსებით მიმდინარე „საქართველოს მდგრადი სოფლის მეურნეობის, ირიგაციისა და მიწის პროექტის (GRAIL)“ ფარგლებში, დაგეგმილია ბოლნისის მუნიციპალიტეტში არსებული ზედა არხის სამელიორაციო ინფრასტრუქტურის რეაბილიტაცია.

აღნიშნული პროექტის ფარგლებში, ზედა არხი კვეთს რკინიგზის ლიანდაგს ორ ლოკაციაზე, საიდანაც ერთ შემთხვევაში დაგეგმილია ახალი გადაკვეთის მოწყობა, ხოლო მეორე შემთხვევაში – არსებული გადაკვეთის აღდგენა/რეაბილიტაცია. გადაკვეთის ლოკაციებზე დაგეგმილია HDPE (პლასტმასის) მილების მოწყობა, მაქსიმალური დიამეტრით 200 მმ, რომლებიც განთავსდება ტრანშეაში მინიმუმ 1.5 მ სიღრმეზე, ხოლო რკინიგზის ლიანდაგიდან ვერტიკალური მიმართულებით არანაკლებ 2,0 მ-ის სიღრმეზე, მათი მოწყობა გათვალისწინებულია ჰორიზონტალური ბურღვის მეთოდით.

ზემოაღნიშნულიდან გამომდინარე, გთხოვთ, მოგვაწოდოთ თქვენი მოსაზრება, ან შესაბამისი ტექნიკური პირობები აღნიშნული გადაკვეთების მოწყობისა და რეაბილიტაციისთვის.

თანდართულად გიგზავნით სქემატურ მასალებს (shapefile-ებს), რომელთა მიხედვითაც შესაძლებელია ზუსტად განისაზღვროს გადაკვეთის ლოკაციები.

გთხოვთ, შესაძლებლობის ფარგლებში, მოგვაწოდოთ ინფორმაცია უმოკლეს ვადაში.

წინასწარ გიხდით მადლობას თანამშრომლობისთვის.

დანართი: 1 შეიკ-ფაილი.

პატივისცემით,

ლაშა დოლიძე

მინისტრის მოადგილე



<https://edocument.ge/mea/public/#/2578-01-2-202605040955>



Annex 4. Sample for Servitude Agreement

სერვიტუტის ხელშეკრულება

ქ. თბილისი _____ 2026 წელი

ერთის მხრივ, შპს „საქართველოს მელიორაცია“ (შემდგომში - „კომპანია“) (საიდენტიფიკაციო ნომერი: 204524568), წარმოდგენილი მისი გენერალური დირექტორის თენგიზ ნასარიძის უფლებამოსილი წარმომადგენლის _____ სახით (პ/ნ: _____)

და

მეორეს მხრივ, ფ/პ _____ (შემდგომში - „მესაკუთრე“) (პ/ნ: _____), ვთანხმდებით და ვაფორმებთ წინამდებარე ხელშეკრულებას შემდეგი პირობებით:

მუხლი 1. ხელშეკრულების საგანი

- ხელშეკრულების საგანს წარმოადგენს საგარეჯოს მუნიციპალიტეტში, „მესაკუთრის“ საკუთრებაში არსებულ მიწის ნაკვეთზე (ს/კ: _____) არსებული სამელიორაციო დანიშნულების მილსადენის სარეაბილიტაციო ან/და საექსპლუატაციო ღონისძიებებისათვის საჭირო მონაკვეთის „კომპანიის“ სასარგებლოდ სერვიტუტით დატვირთვა.
- „კომპანიის“ სასარგებლოდ სერვიტუტით იტვირთება:
ს/კ: _____ მიწის ნაკვეთზე ხელშეკრულების დანართით (საკადასტრო აზომვითი ნახაზი) განსაზღვრული მონაკვეთი, ფართობით _____ მ² (სიგანე: _____ მეტრი მილსადენის პერიმეტრის ორივე მხარეს).

მუხლი 2. უფლების მინიჭება

- ვინაიდან, სერვიტუტის უფლების სანაცვლოდ „მესაკუთრეს“ წინამდებარე ხელშეკრულების გაფორმებამდე საქართველოს გარემოს დაცვისა და სოფლის მეურნეობის სამინისტროსგან უკვე მიღებული აქვს სათანადო კომპენსაცია, „მესაკუთრე“ უფლებას ანიჭებს „კომპანიას“ სერვიტუტით დატვირთულ მიწის ნაკვეთზე, ხელშეკრულების მოქმედების განმავლობაში შეუფერხებლად განახორციელოს სამელიორაციო დანიშნულების მილსადენის სარეაბილიტაციო ან/და საექსპლუატაციო ღონისძიებები.
- სერვიტუტის უფლება რეგისტრირებული უნდა იქნეს სსიპ - საჯარო რეესტრის ეროვნულ სააგენტოში, „კომპანიის სასარგებლოდ“, უვადოდ, მილსადენის ფიზიკური არსებობის მთელი პერიოდის განმავლობაში. აღნიშნული ვალდებულება ვრცელდება მიწის ნაკვეთის, როგორც ამჟამინდელ, ასევე ყოველ მომდევნო მესაკუთრეზე.

მუხლი 3. მხარეთა უფლება-მოვალეობები

- „კომპანიას“ უფლება აქვს:

1.1. მილსადენის სარეაბილიტაციო ან/და საექსპლუატაციო ღონისძიებების განხორციელების მიზნით, შეუფერხებლად შევიდეს სერვიტუტით დატვირთულ მიწის ნაკვეთზე, მასზე განათავსოს შესაბამისი სამშენებლო ტექნიკა, სამშენებლო მასალები და განახორციელოს შესაბამისი სარეაბილიტაციო ან/და საექსპლუატაციო ღონისძიებები.

2. „მესაკუთრე“ ვალდებულია:

2.1. პროექტით ზეგავლენის ქვეშ მყოფმა პირმა, შეინარჩუნოს საკუთრების/ფლობის უფლება პროექტის ზემოქმედების ქვეშ მოქცეულ მიწის ნაკვეთებზე და კვლავ შეძლოს მათ სასოფლო-სამეურნეო დანიშნულებით დამუშავება.

2.2. აღნიშნული ნაკვეთები გამოიყენოს, ერთწლიანი კულტურებისა და იმ მრავალწლიანი კულტურების მოსაყვანად, რომლებიც არ აღემატება 4 მეტრს სიმაღლეში.

2.3. აცნობოს მიწის ნაკვეთის მოსარგებლეებსა და ყოველ მომდევნო მესაკუთრეს, სერვიტუტით დატვირთულ მიწის ნაკვეთზე მოქმედი შეზღუდვების შესახებ.

მუხლი 4. ხელშეკრულების მოქმედების ვადა

ხელშეკრულება ძალაში შედის სსიპ - საჯარო რეესტრის ეროვნულ სააგენტოში რეგისტრაციის დღიდან და მოქმედებს უვადოდ, მილსადენის ფიზიკური არსებობის მთელი პერიოდის განმავლობაში.

მუხლი 5. პასუხისმგებლობა

1. ხელშეკრულების მოქმედების განმავლობაში ერთმანეთისთვის ან ნებისმიერი სხვა პირისთვის მიყენებული ზიანისთვის მხარეები პასუხს აგებენ საქართველოს კანონმდებლობით დადგენილი წესით.

2. „კომპანია“ პასუხს არ აგებს „მესაკუთრის“ მიერ ამ ხელშეკრულების მე-3 მუხლის მე-2 პუნქტით ნაკისრი ვალდებულების შეუსრულებლობით გამოწვეულ ზიანზე.

მუხლი 6. დავების გადაწყვეტა

მხარეთა შორის წარმოშობილი ნებისმიერი დავა უნდა გადაწყდეს მოლაპარაკების გზით. შეუთანხმებლობის შემთხვევაში დავას განიხილავს სასამართლო, საქართველოს კანონმდებლობით დადგენილი წესით.

მუხლი 7. დასკვნითი დებულებები

1. ხელშეკრულება შედგენილია ქართულ ენაზე თანაბარი იურიდიული ძალის მქონე სამ ეგზემპლარად. ერთი ეგზემპლარი გადაეცემა „კომპანიას“, მეორე „მესაკუთრეს“, ხოლო მესამე საჯარო რეესტრის ეროვნულ სააგენტოს, რეგისტრაციის მიზნით.

2. ხელშეკრულებაში მხარეთა შეთანხმებით შესაძლებელია შეტანილი იქნეს ცვლილებები ან/და დამატებები.

3. ხელშეკრულებაში ნებისმიერი ცვლილება ან/და დამატება ხორციელდება მხოლოდ წერილობითი ფორმით. ხელშეკრულებაში შეტანილი ნებისმიერი ცვლილება ან/და დამატება, ასევე ხელშეკრულების ყოველი დანართი წარმოადგენს ამ ხელშეკრულების განუყოფელ ნაწილს.

„კომპანია“

შპს „საქართველოს მელიორაცია“

საიდენტიფიკაციო ნომერი: 204524568

იურიდიული მისამართი: თბილისი, გ.
გულუას ქ. N6

„კომპანიის“ წარმომადგენელი

„მესაკუთრე“

ფ/პ _____

პირადი ნომერი: _____

„მესაკუთრე“

SERVITUDE AGREEMENT	
Tbilisi	_____ 2026

On the one hand, LLC Georgian Amelioration (hereinafter referred to as the “Company”) (Identification Number: 204524568), represented by _____, the authorized representative of its General Director, Tengiz Nasaridze (P/N: _____)
and on the other hand, Individual _____ (hereinafter referred to as the “Owner”)
(P/N: _____), agree and conclude this Agreement under the following terms:
Article 1. Subject of the Agreement
1. The subject of this Agreement is the encumbrance, in favour of the Company, with a servitude over the section required for rehabilitation and/or operation measures of the existing irrigation-purpose pipeline located on the land plot owned by the Owner in Bolnisi Municipality (Cadastral Code: _____). 2. The following shall be encumbered with a servitude in favour of the Company: the section of the land plot with Cadastral Code: _____, as defined by the annex to this Agreement (cadastral survey drawing), with an area of _____ m² (width: _____ metres on both sides of the pipeline perimeter).
Article 2. Granting of Rights
3. Whereas, prior to the execution of this Agreement, the Owner has received appropriate compensation from the Ministry of Environmental Protection and Agriculture of Georgia in exchange for the servitude right, and has been informed in a language understood by him/her about the affected area, duration, restrictions, compensation amount, future access rights and grievance mechanism, the Owner grants the Company the right, during the term of this Agreement, to carry out rehabilitation and/or operation measures of the irrigation-purpose pipeline on the land plot encumbered with the servitude. 4. The servitude right shall be registered with the LEPL National Agency of Public Registry in favour of the Company, for an indefinite term, throughout the entire period of the physical existence of the pipeline. This obligation shall apply to the current owner of the land plot as well as to every subsequent owner.
Article 3. Rights and Obligations of the Parties
5. The Company has the right to: 6. enter the land plot encumbered with the servitude, without unreasonable obstruction, for the purpose of carrying out rehabilitation, inspection, repair, emergency response and/or operation and maintenance measures of the pipeline; place relevant machinery and materials only to the extent necessary; and perform the relevant works while avoiding unnecessary damage to the Owner’s remaining land and assets.

7. The Owner is obliged to:
8. retain ownership/possession rights to the affected land plot and continue permitted agricultural use that does not damage the pipeline, restrict access, or compromise the safety and operation of the irrigation infrastructure;
9. use the encumbered area only for annual crops and other low impact uses permitted under this Agreement and applicable technical safety requirements;
10. If future construction, operation, repair or maintenance access causes additional damage to crops, trees, fences, structures or other assets not already compensated under the servitude payment, such damage shall be recorded and compensated at replacement cost through the Project/Company grievance and compensation procedure.
11. Notify the users of the land plot and every subsequent owner of the restrictions applicable to the land plot encumbered with the servitude.

Article 4. Term of the Agreement

12. This Agreement shall enter into force from the date of its registration with the LEPL National Agency of Public Registry and shall remain valid for an indefinite term, throughout the entire period of the physical existence of the pipeline.

Article 5. Liability

13. During the term of this Agreement, the Parties shall be liable, in accordance with the procedure established by the legislation of Georgia, for any damage caused to each other or to any other person.
14. The Company shall not be liable for any damage caused by the Owner's failure to fulfil the obligation undertaken under Article 3, Paragraph 2 of this Agreement.

Article 6. Dispute Resolution

15. Any dispute arising between the Parties shall be resolved through negotiations. In the event that no agreement is reached, the dispute shall be considered by a court in accordance with the procedure established by the legislation of Georgia.

Article 7. Final Provisions

16. This Agreement is drawn up in the Georgian language in three counterparts having equal legal force. One counterpart shall be provided to the Company, the second to the Owner, and the third to the National Agency of Public Registry for registration purposes.
17. Amendments and/or additions may be made to this Agreement by agreement of the Parties.
18. Any amendment and/or addition to this Agreement shall be made only in written form. Any amendment and/or addition made to this Agreement, as well as each annex to this Agreement, shall constitute an integral part of this Agreement.

“Company”

LLC Georgian Amelioration

Identification Number: 204524568

Legal address: 6 G. Gulua St., Tbilisi

Representative of the Company

“Owner”

Individual _____

Personal Number: _____

“Owner”

Annex 5. Valuation methodology

Annex 5.1 Valuation Methodology

220. In valuation practice, three principal approaches are commonly applied, each based on distinct assumptions and analytical logic. These approaches are:

- Cost Approach
- Market Approach
- Income Approach

221. Cost Approach: This approach is applied in specific cases, particularly when valuing specialized buildings and structures where the market is inactive and where it is not possible to derive a sufficiently reliable value using either the income or market approaches.

222. Market Approach: Data from an active market is generally considered the most reliable evidence of value. Provided that there is sufficient and relevant information on recent transactions of comparable properties, that data on listings of comparable assets is available, that the comparable assets do not significantly differ from the subject property, and that transaction conditions are similar and do not require substantial subjective adjustments, the market approach is considered appropriate and reliable.

223. Income Approach: This valuation technique estimates the market value of an asset based on its ability to generate future economic benefits over its useful life. The Discounted Cash Flow (DCF) method is applied; whereby projected future cash flows are discounted to their present value using an appropriate required rate of return.

224. Given that the subject of valuation is an agricultural land plot, the application of the market approach is considered sufficient to provide a reliable estimate of the asset's market value.

Annex 5.2 Land Plot Valuation

225. Under the market approach, the appraiser determines the market value of a land plot through comparison with similar (comparable) properties.

226. The appraiser shall undertake the following procedures:

- Conduct market research;
- Verify the accuracy and reliability of the collected information;
- Select appropriate units of comparison;
- Compare the comparable sales properties with the subject property using relevant elements of comparison;
- Reconcile the results to arrive at a final value indication.

227. Through the elements of comparison, the specific characteristics of individual properties are identified, which explain differences in prices paid or offered for real estate. Market analysis determines which elements have a greater or lesser impact on price.

228. The principal elements of comparison used in the analysis of comparable sales include:

- Property rights conveyed;
- Financing terms;
- Conditions of sale;
- Expenditures made immediately after purchase;
- Market conditions;
- Location;
- Physical characteristics;
- Economic characteristics;
- The land plots subject to valuation are located within Bolnisi Municipality in the Zeda-Arkhi Irrigation Scheme command area, including plots within/near the administrative boundaries of Bolnisi, Talaveri and Samtredo as reflected in the cadastral list used for this RAP.
- The affected area comprises 12 registered private agricultural plots and 4 registered state-owned non-agricultural plots under Georgian Railway. Affected agricultural uses recorded in this RAP include annual crops (corn, wheat and potato) and perennial trees (mulberry and walnut). No residential structures, commercial structures or high-voltage transmission towers were identified within the affected area.

229. Accordingly, for valuation purposes, the land plots have been categorized into two types:

Type I – Land plots located within the administrative boundaries of the City of Bolnisi: №80.06.70.097, №80.06.70.206, №80.06.74.526, №80.06.73.373, №80.06.73.437, №80.06.69.733

230. **Type II** – Land plots located within the administrative boundaries of the villages of Talaveri and Samtredo: №80.05.65.432, №80.04.64.619, №80.04.64.842, №80.04.65.006, №80.08.62.269, №80.08.62.034.

231. With the purpose of fixing the market values in the course of evaluation, we obtained the data about similar properties based on the present market proposals and transaction details provided by the National Agency of Public Registry (the source of information is given in the table) what is given in Table 1.

During the valuation process, for the purpose of determining the market value of the land plots, data on comparable properties were collected based on market listings (the source of information is indicated in Table No. 1).

Table 1. Data on comparable properties

#	Area (sq.m.)	Designation	Address/location	Transaction/proposal unit price, Gel	Source of information (ss.ge)
1	2010	Agricultural, Residential,	Bolnisi, Village Vanati Cadastral Code: 80.05.66.408, Serviced with all utilities	1 sq.m. – 5.37	www.ss.ge ID: 28301933 25.03.2026
2	3168	Agricultural, Residential	Bolnisi, Village Vanati Cadastral Code: 80.04.64.713,	1 sq.m. . – 5.39	www.ss.ge ID: 35021810

			Serviced with all utilities		01.04.2026
3	9.2 ha	Agricultural, Arable	Bolnisi, Viillage Chapala Cadastral Code: 80.02.74.085, 80.02.74.086, 80.02.74.089. electricity Water	1.0 sq.m. - 2.47 Gel	www.ss.ge ID: 35024408 01.04.2026
4	6.8 ha	Agricultural, Arable	Bolnisi, Village Khatishopeli Cadastral Code: 80.03.61.126	1.0 sq.m. – 2.10 Gel	www.ss.ge ID: 34543789 24.03.2026
5	9.98 ha	Agricultural, Arable	Bolnisi, Village Kvemo-Akevani Cadastral Code: 80.03.64.722, Serviced with all utilities	1.0 sq.m. – 5.38 Gel	www.ss.ge ID: 30551999 19.04.2026

Table 2. Corrections to the land parcels of the I type to be evaluated located in the impact zone

	Elements of comparison	Analog 1	Analog 2	Analog 3
1	Address	Bolnisi, Village Vanati Cadastral Code: 80.05.66.408	Bolnisi, Village Vanati Cadastral Code: 80.04.64.713	Bolnisi, Village Chapala Cadastral Code: 80.02.74.085, 80.02.74.086, 80.02.74.089
	Price (GEL)	1080 0	1710	229000
	Area sq.m.	2010	3168	92768
	1 sq.m. - price in (GEL)	5.37	5.40	2.47
2	Property rights conveyed	Full	Full	Full
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	5.37	5.40	2.47
3	Financing terms	Typical	Typical	Typical
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	5.37	5.40	2.47
4	Conditions of sale	Proposed sale	Proposed sale conditions	Proposed sale conditions
	<i>Correction</i>	-5%	-5%	-5%

	<i>Corrected price</i>	5.10	5.13	2.35
5	Costs to be borne immediately after the purchase	No	No	NO
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	5.10	5.13	2.35
6	Market Conditions (time)	March 2026	April 2026	April 2026
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	5.10	5.13	2.35
7	Location	Similar	Similar	Inferior
	<i>Correction</i>	0%	0%	15%
	<i>Corrected price</i>	5.10	5.13	2.70
7.1	Access Road	Similar	Similar	Inferior
	<i>Correction</i>	0%	0%	10%
	<i>Corrected price</i>	5.10	5.13	2.97
8	Physical characteristics			
8.1	Area	2010	3168	92768
	<i>Correction</i>	0%	0%	10%
	<i>Corrected price</i>	5.10	5.13	3.26
8.2	Utilities	Typical	Typical	Typical
	<i>Correction</i>	0%	0%	10%
	<i>Corrected price</i>	5.10	5.13	3.59
8.3	Restrictions (including servitude and others)	No	No	No
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	5.10	5.13	3.59
9	Designation	Agricultural	Agricultural	Agricultural
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	5.10	5.13	3.59
10	Land Use	Similar	Similar	Similar
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	5.10	5.13	3.59

11	Non-realty components of the sale	No	No	No
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	5.10	5.13	3.59
	Area s q . m .	2010	3168	92768
	All Price Corrected price	5.10	5.13	3.59
	Weighting factor	0.4	0.4	0.2
	Weighting Price	2.04	2.05	0.72
	1.0 sq.m. price in (Gel)	4.81		
	Rounded assessed value	4.80		

Table 3. Corrections to the land parcels of the II type to be evaluated located in the impact zone

	Elements of comparison	Analog 1	Analog 2	Analog 3
1	Address	Bolnisi, Village Khataveti Cadastral Code: 80.03.61.126	Bolnisi, Village Kvemo Arkevani Cadastral Code: 80.03.64.722	Bolnisi, Village Chapala Cadastral Code: 80.02.74.085, 80.02.74.086, 80.02.74.089
	Price (GEL)	143000	505000	229000
	Area sq.m.	68000	93800	92768
	1 sq.m. - price in (GEL)	2.10	5.38	2.47
2	Property rights conveyed	Full	Full	Full
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	2.10	5.38	2.47
3	Financing terms	Typical	Typical	Typical
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	2.10	5.38	2.47

4	Conditions of sale	Proposed sale	Proposed sale conditions	Proposed sale conditions
	<i>Correction</i>	-5%	-5%	-5%
	<i>Corrected price</i>	2.00	5.11	2.35
5	Costs to be borne immediately after the purchase	No	No	NO
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	2.00	5.11	2.35
6	Market Conditions (time)	March 2026	April 2026	April 2026
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	2.00	5.11	2.35
7	Location	Similar	Better	Similar
	<i>Correction</i>	0%	-5%	0%
	<i>Corrected price</i>	2.00	4.86	2.35
7.1	Access Road	Similar	Similar	Similar
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	2.00	4.86	2.35
8	Physical characteristics			
8.1	Area	68000	93800	92768
	<i>Correction</i>	10%	10%	10%
	<i>Corrected price</i>	2.20	5.34	2.58
8.2	Utilities	Similar	Similar	Inferior
	<i>Correction</i>	0%	0%	10%
	<i>Corrected price</i>	2.20	5.34	2.84
8.3	Restrictions (including servitude and others)	No	No	No
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	2.20	5.34	2.84
9	Designation	Agricultural	Agricultural	Agricultural
	<i>Correction</i>	0%	0%	0%
	<i>Corrected price</i>	2.20	5.34	2.84
	Land Use	Similar	Similar	Similar

10	Correction	0%	0%	0%
	Corrected price	2.20	5.34	2.84
11	Non-reatly components of the sale	No	No	No
	Correction	0%	0%	0%
	Corrected price	2.20	5.34	2.84
	Area s q . m .	6800	938	92768
	All Price Corrected price	2.20	5.34	2.84
	Weighting factor	0.35	0.3	0.35
	Weighting Price	0.77	1.60	0.99

1.0 sq.m. Price in (Gel)	3.37
Rounded assessed value	3.40

Accordingly, the values of the land plots were determined as follows:

Land Category	Cadastral Code			Market price in (Gel) for 1 sq.m.
Type I	№80.06.70.097, №80.06.73.373,	№80.06.70.206, №80.06.73.437	№80.06.74.526, №80.06.69.733	4.80
Type II	№80.05.65.432, №80.04.65.006,	№80.04.64.619, №80.08.62.269,	№80.04.64.842, №80.08.62.034	3.40

Annex 5.3 Determination of One-Time Compensation for Perpetual Easement Rights

232. The one-time compensation per sq.m. for granting an easement right is determined based on the market value of the land and the proportion of damage caused and/or loss of income.
233. Considering that the land plots are agricultural in nature, located far from residential areas, and that adjacent plots are used for the same purpose, the imposition of an easement is not expected to significantly affect or alter the functional use of the land. Taking into account the degree of impact, deterioration, and restrictions resulting from the easement, and based on established practice for similar land areas, the one-time compensation is estimated at 30% of the market value of the affected land.
234. Furthermore, in accordance with Articles 79, 80, 81, and 82 of the Tax Code of Georgia, income received from compensated easement rights is subject to 20% personal income tax. Accordingly, the one-time compensation payable per sq.m. for the use of easement rights on affected land plots will be subject to a 20% tax deduction in the case of individuals, resulting in a net amount payable to the beneficiary.

Land Category	Cadastral Code		Market price in (Gel) on 1sq.m.	One time compensation for easement right	Net amount in Gel
Type I	№80.06.70.097, №80.06.74.526, №80.06.73.437	№80.06.70.206, №80.06.73.373, №80.06.69.733	4.80	1.44	1.15
Type II	№80.05.65.432, №80.04.64.842, №80.08.62.269,	№80.04.64.619, №80.04.65.006. №80.08.62.034	3.40	1.02	0.82

Annex 5.4 Methodology for Calculating Compensation for Perennial Crops

235. In order to determine the compensation value of perennial crops (fruit trees), the lost income approach was applied. This method estimates the income that would be lost during the period required to grow a new tree of the same type to the age of the existing one.
236. The value of perennial crops is determined based on their age. The value of fruit trees is calculated by multiplying the market value of annual yield by the number of years required to grow new perennial crops to the age of the existing trees.
237. The valuation of fruit trees is carried out using the following formula:
- $$\{(B \times D) \times C\} + A - M$$
- Where:
- A** – Cost of the seedling
 - B** – Unit value of yield
 - C** – Number of years to be compensated
 - D** – Full annual productivity
 - M** – Costs required to obtain the yield
238. Based on the above formula, the compensation amount for perennial crops has been calculated in accordance with the lost income principle, reflecting the total value of yields that would have been generated during the period required for a new tree to reach the age of the existing one.
239. The final compensation values for perennial crops, by species, are presented in Table No. 4.

Table 4. The final compensation values for perennial crops, by species

Crop Type	Age Group	Seedling Cost (GEL)	Unit Crop Value (GEL)	Number of Compensable Years	Total Annual Yield (kg)	Compensation for One Year's Yield (GEL)	Total Value Excluding Costs (GEL)	Compensation Amount Including Costs (GEL)
1	2	3	4	5	6	7	8	9
Sour Chery/Sweet Cherry	seedling (<5)	10	2	4	4	8	42	30
	5-9	10	2	6	12	24	154	100
	10-30	10	2	8	18	36	298	210
	>30	10	2	8	15	30	250	170
Apple	seedling (<5)	8	1	4	5	5	28	20
	5-8	8	1	6	25	25	158	110
	9-25	8	1	7	55	55	393	290
	>25	8	1	7	35	35	253	170
Mulberry	seedling (<7)	8	1.5	5	4	6	38	25
	7-15	8	1.5	7	8	12	92	65
	16-35	8	1.5	9	16	24	224	140
	>35	8	1.5	9	12	18	170	100
Hazelnut	seedling (<4)	3	4	3	2	8	27	15
	4-8	3	4	4	3.5	14	59	40
	9-20	3	4	7	6	24	171	100
	>20	3	4	7	5	20	143	80
Walnut	seedling (<5)	10	5	4	4	20	90	70
	5-10	10	5	6	15	75	460	340
	11-45	10	5	10	30	150	1510	1100
	>45	10	5	10	40	200	2010	1450
Quince	seedling (<5)	7	1.5	4	3	4.5	25	15
	5-9	7	1.5	5	15	22.5	119.5	80
	10-30	7	1.5	7	25	37.5	269.5	190
	>30	7	1.5	7	20	30	217	120
Pear	seedling (<5)	7	1.2	5	7	8.4	49	30
	5-8	7	1.2	7	20	24	175	120
	9-25	7	1.2	7	70	84	595	415
	>25	7	1.2	7	45	54	385	270
Apricot	seedling (<5)	6	2	4	4	8	38	25
	5-8	6	2	5	15	30	156	100
	9-20	6	2	7	22	44	314	190
	>20	6	2	7	18	36	258	155

Grapevine (Rkatsiteli)	seedling (<5)	2.5	1.5	4	2.5	3.75	17.5	16
	5-8	2.5	1.5	5	4	6	32.5	28
	9-25	2.5	1.5	8	5.5	8.25	68.5	57
	>25	2.5	1.5	8	5	7.5	62.5	49
Cherry plum	seedling (<5)	8	2	4	5	10	48	35
	5-9	8	2	5	13	26	138	100
	10-35	8	2	8	22	44	360	250
	>36	8	2	8	18	36	296	200
Plum/wild plum	seedling (<5)	8	0.8	4	8	6.4	33.6	25
	5-9	8	0.8	5	15	12	68	45
	10-25	8	0.8	8	30	24	200	125
	>25	8	0.8	8	20	16	136	95
Peach	seedling (<3)	8	1.5	4	5	7.5	38	30
	3-7	8	1.5	5	20	30	158	90
	8-18	8	1.5	5	40	60	308	210
	>18	8	1.5	5	25	37.5	195.5	140
Pomegranate	seedling (<5)	6	2	3	5	10	36	30
	5-9	6	2	4	10	20	86	55
	10-25	6	2	8	25	50	406	260
	>25	6	2	8	20	40	326	220
Almond	seedling (<5)	8	10	4	2	20	88	65
	5-8	8	10	5	4	40	208	200
	9-25	8	10	8	7	70	568	420
	>25	8	10	8	6	60	488	360

240. The total cost of standard materials required for establishing a vineyard row (including posts, wire, fasteners, hooks, anchors, etc.) and installation works (post placement, alignment, and wire stretching) amounts to **GEL 4.20 (four and 20/100) per linear meter**.

Annex 5.5 Calculation of Compensation for Annual Crops

241. To determine compensation for agricultural crops located on land plots affected by the project, the lost income method was applied. This method is based on the productivity of a specific crop and its market value, calculated in relation to one year's yield for the affected agricultural land area.

242. Based on the reconciliation of data obtained from consultations with specialists, interviews with landowners, and field inspections, the compensation values for annual crops were established. These values are derived from crop yield data and corresponding market prices.

243. The annual productivity, market values, and compensation amounts for annual crops are presented in Table No. 5

Table N5 The annual productivity, market values, and compensation amounts for annual crops

Agricultural crops	Measureme nt unit	Yield per hectar e	Market price per unit of crop (GEL)	<i>Compensation for agricultural crop yield per hectare (GEL)</i>	<i>Compensation for agricultural crop yield per square meter (GEL)</i>
Maize (corn)	Kg	8000	1	8000	0.80
Barley	T	3	100	3000	0.30
Wheat	T	4	60	2400	0.24
Alfalfa	Bale	350	9.0	3150	0.32
Potato	T	25	60	1500	1.5
Beans	Kg	1000	5	5000	0.50
Tomato	T	20	80	1600	1.50

Annex 6. Public Consultations

Information Booklet Georgia Resilient Agriculture, Irrigation and Land Project

Detailed Design for Zeda Arkhi Irrigation Scheme Information for the Project-affected landowners and users

Information is preliminary.

6.1 Introduction

244. The Georgia Resilient Agriculture, Irrigation, and Land (GRAIL) Project is co-financed by the World Bank and the Government of Georgia, with a total project cost of USD 150 million. The project plans to implement the rehabilitation and modernization of irrigation and drainage infrastructure in six selected schemes, covering 26,687 hectares of agricultural land.
245. The GRAIL project covers five districts of Georgia: Shida Kartli, Kvemo Kartli, Kakheti, Mtskheta-Mtianeti, and Samegrelo-Zemo Svaneti. Five of the irrigation schemes are located near Tbilisi, within a 2–3-hour drive, while one Shavgele Massif Scheme is in the western part of the country, approximately 325 km from Tbilisi.
246. The project is developed by the Yooshin Dasan Consultancy. Designing and assessment of resettlement issues are carried out with consideration of active legislation of Georgia and international requirements. RAP is prepared by Yooshin Dasan Consultancy under the guidance of PIU according to WB ESS 5.
247. This particular RAP is related to the modernization and rehabilitation of Zeda-Arkhi irrigation scheme. The length of the project main canal is 34.1 km. The width of the project buffer is 7.5 m, including construction zone/right of way (ROW) 1.5m width.
248. Based on the confirmed RAP impact assessment, the Zeda-Arkhi Irrigation Scheme rehabilitation will affect 16 registered land plots, with a total affected area of 2,419.95 m². Private land impacts are expected to be managed through permanent servitude/easement restrictions rather than full transfer of ownership, unless the final legal procedure requires otherwise.
249. RAP impacts during rehabilitation works include permanent servitude restrictions within the 1.5 m pipeline/main canal ROW and compensation for affected crops and trees. Any temporary construction access, machinery movement or construction-related damage outside the permanent servitude corridor shall be avoided where feasible and compensated by the Contractor/PIU if verified.
250. Servitude establishment may impose permanent restrictions on land use during system operation and maintenance. The restrictions, allowed uses, prohibited uses, affected area and compensation calculation shall be disclosed to each PAP before signing and registration of the servitude agreement.
 - (i) RAP impacts during rehabilitation works include affected crops and trees within the confirmed 1.5 m ROW/servitude corridor and any verified temporary construction impacts outside this corridor. The final working limits shall be disclosed to PAPs before civil work, and any additional impact beyond the approved RAP impact inventory shall require consultation, valuation and compensation before works proceed in the affected section.
 - (ii) Servitude/easement restrictions required for operation and maintenance shall be limited to the confirmed ROW areas and reflected in the signed agreements. The agreement shall identify the affected area, duration, allowed and prohibited uses, compensation amount, future access rights and GRM options. If the final design requires additional servitude areas not covered by this RAP, the RAP shall be updated and cleared before such areas are used.

6.2 Compensation Entitlements and Eligibility Eligibility

- PAPs entitled for compensation or at least rehabilitation provisions under the Project are:
 - All PAPs losing land, or access to land, permanently or temporarily either covered by legal title/traditional land rights or without legal status;
 - Tenants and sharecroppers whether registered or not;
 - Owners of affected buildings, crops, plants, trees or other objects attached to the land; and
 - PAPs losing business, income, and salaries.
251. Compensation eligibility will be limited by a cut-off date that was set on the day of the beginning of the Census and is April 2, 2026. Persons who settle in the affected areas after a locally publicized cut-off date will not be considered project-affected, and persons initiating improvements to land or structures after a locally publicized cut-off date will not be eligible for additional compensation. They, however, will be given sufficient advance notice, requested to vacate premises or dismantle affected structures prior to project implementation. Their dismantled structures materials will not be confiscated and they will not pay any fine or suffer any sanction.
252. Private landowners, including those with formal, recognizable or legalizable rights, whose land will be acquired, expropriated or encumbered by servitude/easement to implement the subproject.
253. At present, following categories of people are expected to be affected by the project (see Entitlement Matrix, below):
- Private landowners (with or without an established legal title to the land) whose land will be purchased or expropriated to implement subprojects.¹⁰
 - Private owners (with or without an established legal title to the property) whose assets such as residence, stables, workshops, fences, barns, warehouses, trees, standing crops, and other valuable assets need to be damaged, purchased, or expropriated.
 - Affected persons will be compensated for land acquired for permanent structures, if any, and for permanent servitude/easement restrictions on existing and new alignments for land they own or use, formally or informally. Affected persons, including owners, informal users and leaseholders, will also be compensated for standing crops, trees, structures, access restrictions, income losses and other economic assets affected by construction or operation/maintenance activities. Persons affected temporarily by rehabilitation activities will be compensated for verified lost income, assets and damages.
 - PAPs (including formal and informal businesses) who experience loss of income or asset as a result of purchase or expropriation of land for implementation of subprojects.
254. Affected persons will be compensated for any land acquired for permanent structures, if such acquisition becomes necessary, and for servitude/easement restrictions on existing and new alignments for land they own or use, formally or informally. Affected persons, including owners, informal users and leaseholders, will also be compensated for structures, standing crops, trees, access restrictions, income losses and other economic assets affected by construction, operation or maintenance activities. If physical relocation becomes involved, replacement housing/land, transitional support and livelihood restoration measures shall be provided in accordance with WB ESS5 and the approved RAP/RPF.

¹⁰ Landowners without legal documentation for land and whose land ownership cannot be legalized are considered informal/illegal occupants.

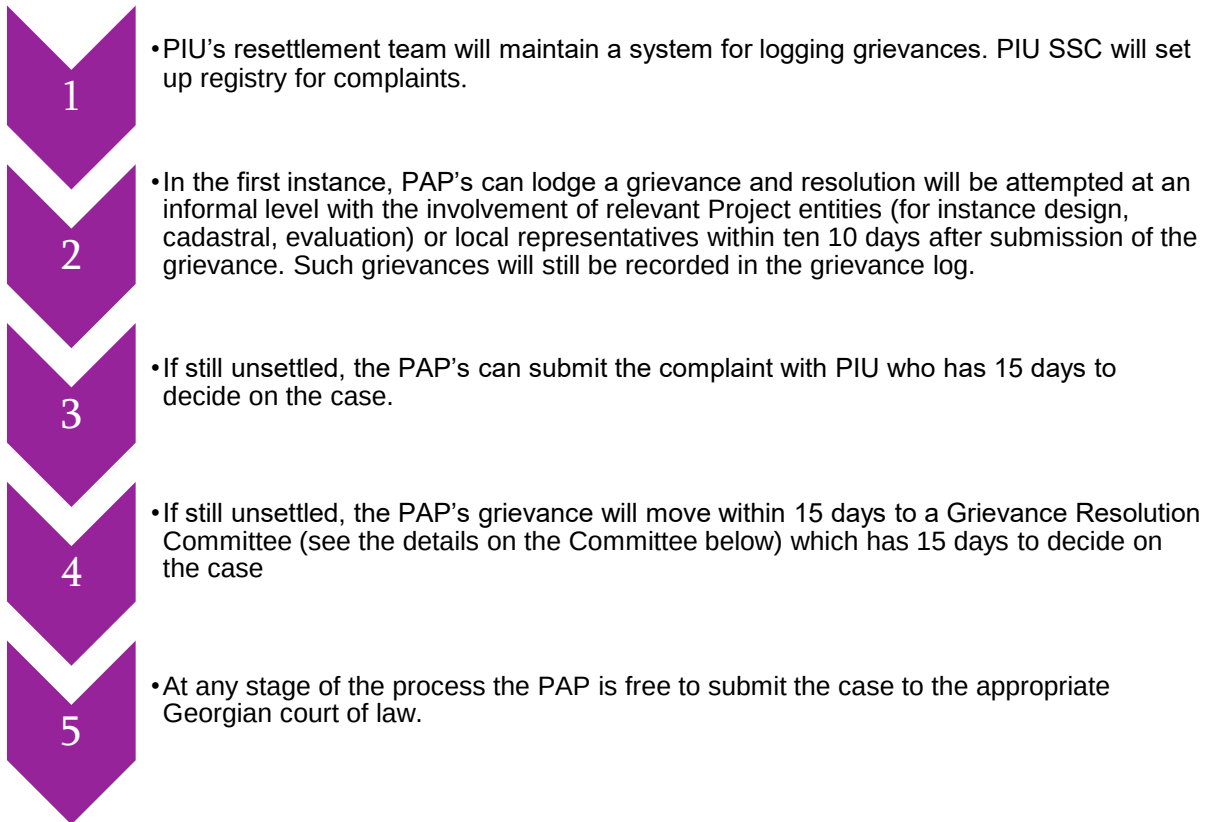
6.3 Land Acquisition and Resettlement Process

255. MEPA PIU shall adhere to the negotiated RAP process with the affected persons, through consultations with affected person and disclosure of project and RAP information, consideration of APs preference on compensation options, and sign a Land Acquisition Agreement with each of them. Legalization through state registration of land and property rights are required by law for compensating the assets' losses of legalizable affected households. MEPA PIU shall assist the affected households with legalizable land rights, in state registration and legalization of lands and properties they possess. The RAP shall identify any legalizable affected households and define the process, roles and tasks of MEPA PIU in assisting for free the affected households with legalization process to become eligible for compensation for loss of lands they possess. The project shall cover the legalization cost to be reserved in the RAP.
256. MEPA PIU ensure disclosure of project and RAP documents, and conducting meaningful consultation with affected households in preparing the RAP and during the RAP and the project implementation. It will be conducted with affected households when RAP impacts are identified based on designs for Zeda Arkhi Irrigation Scheme.

6.4 Grievance Resolution Process

257. PIU will establish the Land Acquisition Grievance Resolution Committee consisting of the representatives of PIU, MEPA, land valuation / acquisition consultant(s), and concerned PAP's. Where relevant, the committee will consult the village / community leaders and authorities in order to facilitate the resolution of grievances. PIU representatives on the Committee can include a legal team member, Engineers, Social Safeguard Consultant, Regional Coordinator, Project Manager and the Deputy Project Director. When relevant, the committee consults with community leaders and representations in order to finalize actions. This committee will review and discuss the received grievances internally, take decisions as to how to resolve them, implement a solution, and inform the PAP about compliant result and closure.

Resettlement Grievance Resolution Process



The point of contacts regarding grievance management and the local stakeholder engagement activities named as GM Focal Points are:

PIU – Gender and Communication Specialist Ekaterine Gurgenidze

Phone: 555593788

E-mail: ekaterine.gurgenidze@mepa.gov.ge

GA Head of Service Center - Revaz Rakviashvili

Phone: 577 55 14 82

E-mail: reziko.rakviashvili@ag.ge

Annex 6.5 Public Consultation - December 3, 2023



შეიქმნა პირადობის
1 ფურცელი 2023 წელს



მთავრობის ბაზის მართვაში მონაწილე
მფლობელობის მფლობელობის, ირგავის და მინის პროექტი

საქონლუბილი მფლობელობის მფლობელობის
დასაწყისი სია

N	გვარი სახელი	ბილეთი	პირადობა	ხელმოწერა
1	პეტრიაშვილი პეტე	599-98-28-44	გვარამა	გვარამა
2	ნუგუზი პეტრიაშვილი	599-97-33-45	გვარამა	გვარამა
3	მედი ხმარობი	599-85-99-89	გვარამა	გვარამა
4	ნუგუზი პეტრიაშვილი	599-98-28-44	გვარამა	გვარამა
5	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
6	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
7	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
8	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
9	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
10	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
11	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
12	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
13	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
14	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
15	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა



16	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
17	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
18	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
19	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
20	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
21	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
22	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
23	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
24	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
25	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
26	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
27	ნუგუზი პეტრიაშვილი	599-85-99-89	გვარამა	გვარამა
28				
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Annex 6.6 Public Consultation - April 2, 2026





**მსოფლიო ბანკის მხარდაჭერით მიმდინარე
მდგრადი სოფლის მეურნეობის, ორთგადის და მიწის პროექტი**

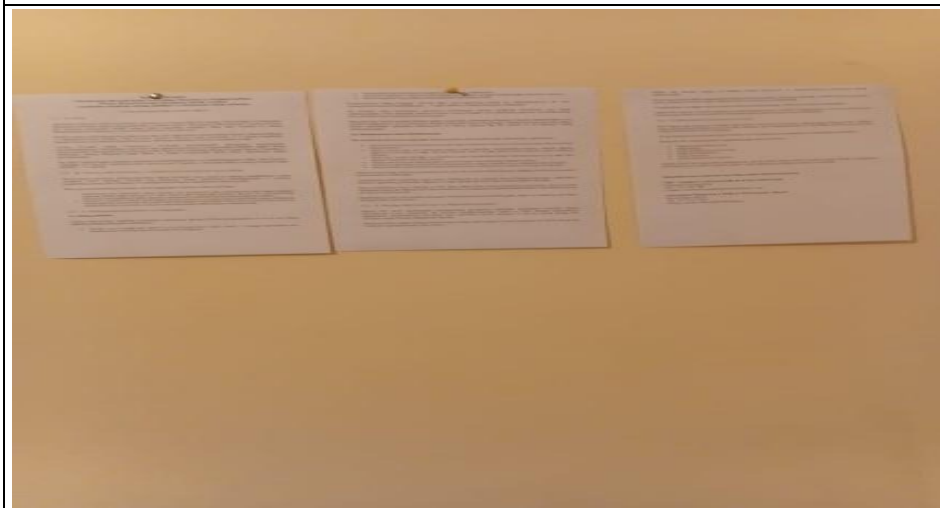
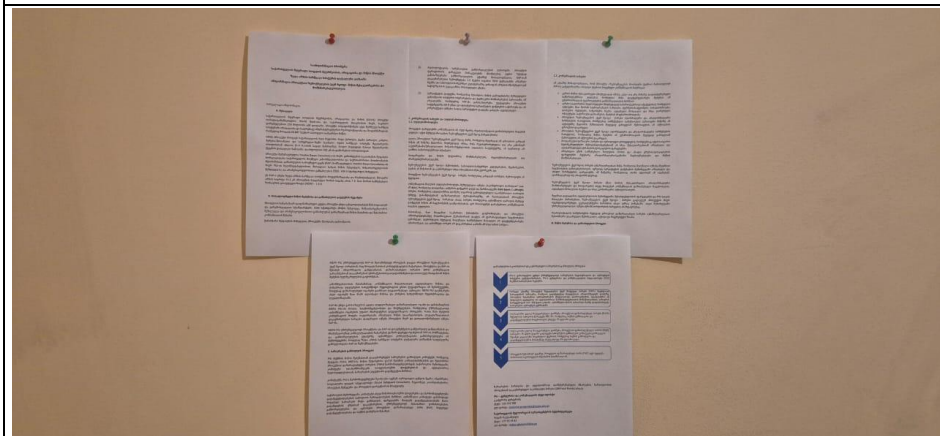
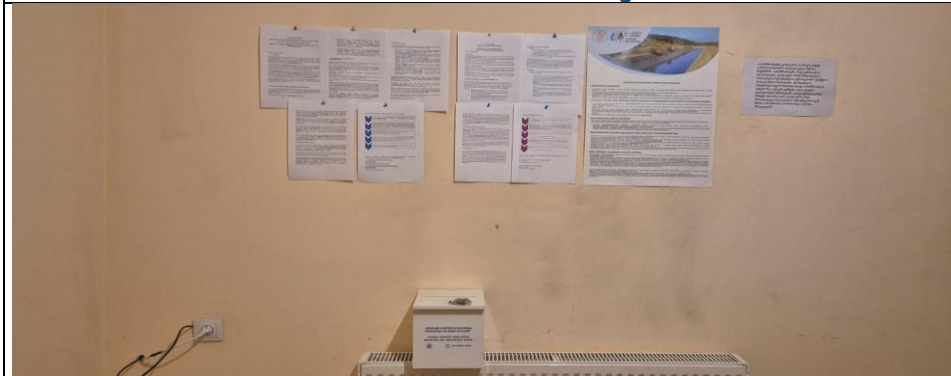
**საკონსულტაციო შეხვედრები დაინტერესებულ მხარეებთან
დამსწრეთა სია**

N	გვარი სახელი	ტელეფონი	ხელმოწერა
1	აკაკი უგრეხელიძე	577 59 35 64	
2	ნადია ფილაური (ეკატერინე ფილაური)		
3	თემურ დემურაძე		
4	სამირ მამედოვი	577 32 82 62	
5	შპს აგროინვესტი	555 75 15 46	

Annex 6.7 Public Consultation - April 21, 2026



Annex 6.8 Information booklets and grievance box





შოთლეთი პანკის შტარდაქერით მიმდინარე
მდგრადი სოფლის მეურნეობის, ირიგაციის და მანის პროექტი
საკონსულტაციო შეხვედრები დაინტერესებულ მხარეებთან
დამსწრეთა სია

1	ალექსანდრე თქიჩიძე	593 92 13 65	
2	ზაზა რეხვიაშვილი	599 99 91 05	
3	ელვარ პაშაიშვილი		
4	ასლან გელაშვი	591 60 42 44	
5	ოშარ ჭანალაშვილი		
6	დავით გელაშვი	591 97 38 49	
7	ელმარ მამუდოვი		
8	რუსუდან ლორგოშვილაშვი	595 91 31 07	



9	მუჟუნა გელაშვი		
10	რონალდი ლორგოშვილაშვი		
11	გურამ იკოპიძე		
12	შორენა გელაშვი		
13	ნათელა ივაშვილი		
14	თარლან პერიშვილი		
15	მამიდაშვილი ნურადინი		
16	მამიდაშვილი მინია		
17	მუსაიევი ალი		
18	ალაძერია სეველი		



18	თენა დიმიტრაშვი		
19	ზაური შანთაძე		

