

**UZBEKENERGO LAND ACQUISITION AND
RESETTLEMENT ACTION PLAN (LARAP)**
for the Navoi Thermal Power Station Modernization Project
Draft (8 January 2013 ver)

January, 2013

TABLE OF CONTENTS

I.	EXECUTIVE SUMMARY	8
I.1.	PROJECT SCOPE	10
I.2.	SUMMARY OF IMPACTS	10
II.	PROJECT DESCRIPTION	13
II.1.	GENERAL DESCRIPTION.....	13
II.2.	PROJECT AREA	13
II.3.	ALTERNATIVES CONSIDERED	15
III.	SCOPE OF LAND ACQUISITION AND RESETTLEMENT.....	18
III.1.	PROJECT IMPACTS	18
III.2.	SCOPE OF LAND ACQUISITION AND RESETTLEMENT	18
IV.	SOCIOECONOMIC INFORMATION AND PROFILE.....	19
IV.1.	ECONOMIC AND SOCIAL DEVELOPMENT IN NAVOI PROVINCE AND KARMANA DISTRICT	19
IV.2.	POVERTY AND SOCIOECONOMIC ASSESSMENT.....	19
IV.3.	PROJECT CENSUS.....	19
IV.4.	GENDER AND ETHNIC MINORITY ISSUES	22
IV.5.	THE “ILLEGAL PERSONS” (IP)	22
IV.6.	INVENTORY OF LOSS (IOL)	22
V.	INFORMATION DISCLOSURE, CONSULTATION, AND PARTICIPATION.....	26
V.1.	PROJECT STAKEHOLDERS	26
V.2.	SUMMARY OF PROJECT CONSULTATIONS	26
V.3.	FURTHER INFORMATION DISCLOSURE.....	29
VI.	GRIEVANCE REDRESS MECHANISM.....	30
VI.1.	GENERAL PRINCIPLES.....	30
VI.2.	GRIEVANCE COORDINATION	30
VI.3.	GRIEVANCE PROCEDURES	30
VII.	LEGAL FRAMEWORK.....	32
VII.1.	RELEVANT PROVISIONS FOR INVOLUNTARY RESETTLEMENT IN UZBEKISTAN	32
VII.2.	JICA’S POLICY ON INVOLUNTARY RESETTLEMENT (IR)	32
VII.3.	COMPARISON OF UZBEK AND JICA GUIDELINES, REGULATIONS AND PROCEDURES.....	35
VII.4.	ACTIONS MADE TO ADDRESS THE GAPS.....	35
VII.5.	PRINCIPLES AND POLICIES FOR THE PROJECT	38
VIII.	ENTITLEMENTS, ASSISTANCE, AND BENEFITS	40
VIII.1.	ENTITLEMENTS FOR COMPENSATION.....	40
VIII.2.	FORMALIZATION OF TITLE/REGISTRATION	40
VIII.3.	CALCULATION OF COMPENSATION AND SUPPORT	40
VIII.4.	VALUATION PROCESS.....	45
VIII.5.	ENTITLEMENT MATRIX	46
VIII.6.	RELOCATION LAND	47
IX.	RELOCATION OF HOUSING AND SETTLEMENTS.....	48
X.	INCOME RESTORATION AND REHABILITATION	49
X.1.	OPPORTUNITIES TO DERIVE DEVELOPMENT BENEFITS.....	49
X.2.	OTHER COSTS.....	49
XI.	RESETTLEMENT BUDGET AND FINANCIAL PLAN.....	51
XI.1.	RESPONSIBILITIES.....	51
XI.2.	BUDGET SUMMARY	51
XII.	INSTITUTIONAL ARRANGEMENTS	52
XII.1.	STATE JOINT-STOCK COMPANY “UZBEKENERGO” (SJSC UZBEKENERGO)	52
XII.2.	PROJECT IMPLEMENTATION UNIT (PIU)	52
XII.3.	DISTRICT SUELICIS	52

XII.4.	DISTRICT GOVERNMENT.....	52
XII.5.	DISTRICT GRIEVANCE REDRESS COMMITTEE (GRC)	53
XII.6.	SUPERVISION CONSULTANTS (INTERNAL MONITORING)	53
XII.7.	EXTERNAL MONITORING AGENCY (EMA)	53
XIII.	IMPLEMENTATION SCHEDULE	55
XIII.1.	PRE-RESETTLEMENT ACTIVITIES.....	55
XIII.2.	IMPLEMENTATION PHASE	56
XIII.3.	POST-RESETTLEMENT IMPLEMENTATION PHASE.....	56
XIV.	MONITORING AND REPORTING	58
XIV.1.	INTERNAL MONITORING	58
XIV.2.	EXTERNAL MONITORING AGENCY (EMA)	59
XV.	ANNEX.....	60
XV.1.	ANNEX 1. JICA’S AND UZBEKISTAN’S RESETTLEMENT POLICIES	60
XV.2.	ANNEX 2. PICTURES AT RESETTLEMENT AREA	70
XV.3.	ANNEX 3. MEETING MINUTES AND THE LIST OF PARTICIPANTS ON THE MEETING OF 30 OCTOBER 2012	72
XV.4.	ANNEX 4. RESOLUTION OF THE KARMANA DISTRICT HOKIM No. 605-K.....	75
XV.5.	ANNEX 5. RESOLUTION OF THE KARMANA DISTRICT HOKIM No. 612-K.....	78
XV.6.	ANNEX 6. RESOLUTION OF THE KARMANA DISTRICT HOKIM No.8/61 DATED ON AUGUST 14, 2006	79
XV.7.	ANNEX 7. THE LIST OF RESETTLED HOUSEHOLDS WITH THE NAMES OF HOUSEHOLD HEADS	81
XV.8.	ANNEX 8. THE PHOTOS OF THE RELOCATION PLACES	82
XV.9.	ANNEX 9. THE VALUATION REPORT (No. 327 OF 28 SEPTEMBER 2012) MADE BY “NAVOIY BAXOLASHVA KONSALTING MARKAZI”, LTD.	83

ABBREVIATIONS

AB	Affected Business
ANSI	American National Standard Institute
APs	Affected Persons
ASME	American Society of Mechanical Engineers
ASTM	American Society for Testing and Materials
C/P	Counterpart
CCCGP	Combined Cycle Cogeneration Plant
CCPP	Combined Cycle Power Plant
CDM	Clean Development Mechanism
CSS	Country Safeguard System
Df/R	Draft Final Report
DI	Design Institute
DP	Displaced Person
EIA	Environmental Impact Assessment
EIRR	Economic Internal Rate of Return
EMA	External Monitoring Agency
ES	Engineering Stage
EPC	Engineering, Procurement and Construction Contract
FIRR	Financial Internal Rate of Return
F/R	Final Report
F/S	Feasibility Study
GFP	Grievance Focal Point
GRC	Grievance Redress Committee
GT	Gas Turbine
GTW	Gas Turbine World
HH	Household
HHV	Higher Heating Value
HP	High Pressure
HRSG	Heat Recovery Steam Generator
I&C	Instrumentation and Control
Ic/R	Inception Report
IA	Implementing Agency
IMA	Internal Monitoring Agency
IFC	International Finance Corporation
IP	Illegal Persons
IPP	Independent Power Producer
ISO	International Standard Organization
JICA	Japan International Cooperation Agency
JSC	Joint Stock Company
LAR	Land Acquisition and Resettlement

LARAP	Land Acquisition and Resettlement Action Plan
LARC	Land Acquisition and Resettlement Committee
LC	Land Code
LHV	Lower Heating Value
LP	Low Pressure
MW	Mega Watt
NG	Natural Gas
NGO	Non-Governmental Organization
NHC	National Holding Company
NOx	Nitrogen Oxide
O&M	Operation and Maintenance
ODA	Official Development Assistance
OEM	Original Equipment Manufacturer
PIU	Project Implementation Unit
PSA	Poverty and Socio-Economic Assessment
PSS/E	Power System Simulator for Engineering
RP	Resettlement Plan
ROW	Right Of Way
SPS	Safeguard Policy Statement
SJSC	State Joint Stock Company
SOx	Sulfur Oxide
ST	Steam Tribune
SUELICS	State Unitary Enterprise Land and Immovable Cadastre Service
TA	Technical Assistance
TEPSCO	Tokyo Electric Power Services Co., LTD.
TPP	Thermal Power Plant
TPS	Thermal Power Station
UE	State Joint Stock Company “Uzbekenergo”
USD	United States Dollar
Uzbekistan	Republic of Uzbekistan
VAT	Value Added Tax
W/S	Work Shop
WB	World Bank

GLOSSARY OF TERMS

Affected Persons	Term used to describe all people that are affected by the project impacts. In the context of LARAP it refers to those that are economically or physically displaced by the project.
Compensation	Term means payment in cash or kind for an asset to be acquired or affected by a project at replacement cost at current market value.
Cut-off-date	Term means the date after which people will NOT be considered eligible for compensation, i.e. they are not included in the list of APs as defined by the census. Normally, the cut-off date is the date of the detailed measurement survey.
Displaced Persons	Sometimes referred to as Affected Persons (APs). In the context of involuntary resettlement, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Economic Displacement	Loss of land, assets, access to assets, income sources, or means of livelihoods as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Encroachers	Term means those people who move into the project area after the cut-off date and are therefore not eligible for compensation or other rehabilitation measures provided by the project.
Entitlement	Term means the range of measures comprising cash or kind compensation, relocation cost, income rehabilitation assistance, transfer assistance, income substitution, and relocation which are due to /business restoration which are due to APs, depending on the type and degree nature of their losses, to restore their social and economic base.
Hokim	An Executive Head in the Republic of Uzbekistan (the same as governor or mayor). There are province, district and city/town hokims. Hokim is a head of local authority organization – Hokimiyat.
Inventory of losses	Term means the pre-appraisal inventory of assets as a preliminary record of affected or lost assets.
Land acquisition	Term means the process whereby a person is compelled by a public agency to alienate all or part of the land s/he owns or possesses, to the ownership and possession of that agency, for public purposes, in return for fair compensation.
Makhalla	A traditional neighboring community. At present the term means an administrative and territorial unit in the Republic of Uzbekistan. The unit has local public authorities – makhalla committee.
Meaningful Consultation	A process that (i) begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle; (ii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) is gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.
Non-titled	Term means those who have no recognizable rights or claims to the land that they are occupying and includes people using private or state land without permission, permit or grant i.e. those people without legal title to land and/or

	structures occupied or used by them. JICA's policy explicitly states that such people cannot be denied compensation.
Poor	Official government statistics for share of people living under poverty line ¹ is not available. The method used to determine poverty, was based on the World Bank's under \$2.15 per person per day measure (see: http://www.undp.uz/en/mdgs/?goal=1). This figure was calculated with respect to climate conditions and other set of factors. The local equivalent was calculated based on the official exchange rate.
Physical Displacement	Relocation, loss of residential land, or loss of shelter as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Replacement cost	Term means the method of valuing assets to replace the loss at current market value, or its nearest equivalent, and is the amount of cash or kind needed to replace an asset in its existing condition, without deduction of transaction costs or for any material salvaged.
TEPSCO	Study Team of Preparatory Survey on Navoi Thermal Power Station Modernization Project.
Vulnerable	Term means any people who might suffer disproportionately or face the risk of being marginalized from the effects of resettlement and includes; (i) female-headed households with dependents; (ii) disabled household heads; (iii) poor households (within the meaning given previously); (iv) landless; (v) elderly households with no means of support; (vi) households without security of tenure; (vii) ethnic minorities; and (viii) marginal farmers (with landholdings of five acres or less).

CURRENCY EQUIVALENTS

(as of 15 September, 2012)

Currency Unit – Uzbekistan Sum (UZS)

UZS 1.00 = \$0.00052

\$1.00 = UZS 1,930.25

NOTE

In this report,

- “\$” refers to United States dollars (USD)
- “UZS” refers to Uzbekistan Sum (UZS)

¹There is no term “poverty line” in the official usage of Uzbek Government. The terms “be in straitened circumstances” and “lower-income families” are using in the legal documents. The social aid is paying for “lower-income families” if the average total monthly income per family member is less than 1.5 minimum monthly wage fixed by Government. At the moment the minimum monthly wage is equal 79,590 UZS (40.3 USD). So, an average monthly income per family member must be less than 119,385 UZS (60.4 USD) for receipt of the social aid.

I. EXECUTIVE SUMMARY

1. This Land Acquisition and Resettlement Action Plan (LARAP) has been developed by Center for Social and Marketing Research “Expert-Fikri”. It follows the format and includes the required information as specified in JICA’s Guidelines for Environmental and Social Considerations² and The World Bank’s Operational Policy (OP 4.12 – Involuntary Resettlement). It is based on survey carried out in October 2012.
2. The data provided by this LARAP is not completed, so final alignment during detailed design will require a new review and additional information on the part of State Joint Stock Company “Uzbekenergo”. To ensure that impact and other data is updated based on the final design and guarantee that the DPs are fully compensated or rehabilitated before their land is taken, the following basic project implementation conditions related with this LARAP have been established:
 - Contract awards for civil work construction will be approved only after LARAP has been reviewed and confirmed the final detailed design.
3. The main objective of this LARAP is to provide an effective guideline to the State Joint Stock Company “Uzbekenergo” (UE) and the Project Implementation Unit (PIU) to implement land acquisition and compensation along JICA’s Guideline and the World Bank OP’s principles; the requirements of the prevailing legal norms of Uzbekistan; and, in compliance with the JICA’s Guidelines. The Table 1 shows the summary of LAR cost.

²See: www.jica.go.jp/english/our_work/social_environmental/guideline/pdf/guideline100326.pdf

Table 1. LAR Cost Summary		
	‘000 UZS	\$US
<i>Compensation for land</i>		
Land Preparation Costs*	20,000	10,361
<i>Compensation</i>		
Housing and Structures	1,233,656	641,501
Trees	7,831	4,072
<i>Support and Assistance</i>		
Structures for illegal	39,400	20,488
<i>Other Costs</i>		
Resettlement Consultant under PIU**	-	-
Sub-Total	1,300,887	676,422
Contingency (10%)	130,089	67,642
TOTAL	1,430,976	744,064

*"Land Preparation Costs" may be increased because 20 mil sum is cost of independent company who estimate cost of land and houses only. Other land preparation cost such as land registration cost is not estimated yet.

** Resettlement consultant is to be estimated later because TOR of Resettlement consultant is not determined yet.

1.1. Project Scope

4. The Project comprises the construction of a new Unit of combined-cycle plant at Navoi Thermal Power Station. The new Unit (450MW) is going to be adjacent to another combined-cycle plant, which has been constructed in 2012, on the side of the local highway M-37 (see the Map 1). Construction of this Unit involves relocation of a high voltage (220kV) power lines, - as shown in Map 1.
5. This project intends to decommission units No. 3 and 8 (310 MW in total) of the existing Navoi Thermal Power Plant (1,250 MW) near the Navoi City, Uzbekistan by 2015 and to construct CCCGP No. 2 featuring high efficient cogeneration plant with a power generation capacity of 450 MW on the site adjacent to this plant. It is considered that CCCGP No. 2 may have different systems from CCCGP No. 1, since this plant contains facilities for supplying a large quantity (200 Gcal/hr. at the maximum) of heat (in the form of steam and hot water). For example, the heat recovery steam generator (HRSG) is equipped with a duct firing system and the firing capacity may be much greater than CCCGP No. 1 to produce far more amount of heat energy (please see Map 1).

1.2. Summary of Impacts

6. Tables 2 and 3 show a summary of the key of assets that will be acquired. 33 households will be affected due to the project. 23 inhabited households will be provided the alternative land and monetary compensation.
7. Although, 10 uninhabited houses are determined to be illegal at the court, the expense for the uncompleted houses will be paid by the Navoi TPS as a support activity

Table 2. Summary of Impacts		
No.	Type of impact	Quantity
1	Private structure completed – inhabited	23
	Vulnerable households	(11)
2	Uncompleted houses (without roof or walls) - uninhabited	10
Total households		33

Table 3. Summary of Affected Structures								
Households		Land (Ha)			Structures Lost		Displaced Persons	
No.	Household's Number (ID)	Total	Lost	%	No.	m ²	M	F
“Uyrot” makhalla								
1	Household No. 1	0.07	0.07	100%	1	405.0	2	1
2	Household No. 2	0.33	0.33	100%	1	1,460.3	4	1
3	Household No. 3	0.06	0.06	100%	1	258.3	1	4
4	Household No. 4	0.13	0.13	100%	1	524.2	2	2
5	Household No. 5	0.03	0.03	100%	1	385.4	3	1
6	Household No. 6	0.28	0.28	100%	1	323.2	1	1
7	Household No. 7	0.08	0.08	100%	1	158.4	2	3
8	Household No. 8	0.18	0.18	100%	1	310.9	1	4
9	Household No. 9	0.07	0.07	100%	1	167.8	1	4
10	Household No. 10	0.06	0.06	100%	1	227.2	1	1
11	Household No. 11	0.17	0.17	100%	1	177.1	2	2
12	Household No. 12	0.24	0.24	100%	1	348.1	3	3
“Yangiobod” makhalla								
13	Household No. 13	0.02	0.02	100%	1	275.0	2	4
14	Household No. 14	0.14	0.14	100%	1	158.9	2	2
15	Household No. 15	0.01	0.01	100%	1	47.5	1	2
16	Household No. 16	0.02	0.02	100%	1	168.6	3	1
17	Household No. 17	0.06	0.06	100%	1	108.2	2	1
18	Household No. 18	0.07	0.07	100%	1	219.5	2	2
19	Household No. 19	0.05	0.05	100%	1	173.0	1	2
20	Household No. 20	0.07	0.07	100%	1	215.2	3	2
21	Household No. 21	0.05	0.05	100%	1	160.7	2	2
22	Household No. 22	0.06	0.06	100%	1	192.1	2	2
23	Household No. 23*	0.08	0.08	100%	2	293.5	1	2
24	Household No. 24**	0.06	0.06	100%	2	54	1	7
25	Household No. 25**	0.08	0.08	100%	1	180	3	1
26	Household No. 26**	0.08	0.08	100%	1	192	2	3
27	Household No. 27**	0.08	0.08	100%	2	178	1	4
28	Household No. 28**	0.12	0.12	100%	1	200	3	3
29	Household No. 29**	0.08	0.08	100%	1	108	1	1
30	Household No. 30**	0.08	0.08	100%	1	76	2	2
31	Household No. 31**	0.08	0.08	100%	2	92	1	3
32	Household No. 32**	0.06	0.06	100%	1	45	2	2
33	Household No. 33**	0.06	0.06	100%	2	103	1	3
Total		3.11	3.11	100%	38	7,986	61	78

* This household was included in the “legal” list after Decree of Hokim on 17 October 2012 was issued.

** These are uninhabited households that didn't get registration in District Cadastre.

Map 1. Location of the Areas of Resettlement within the Project Zone



II. PROJECT DESCRIPTION

8. This section provides a general description of the project, its components and the alternatives considered to avoid or minimize resettlement.

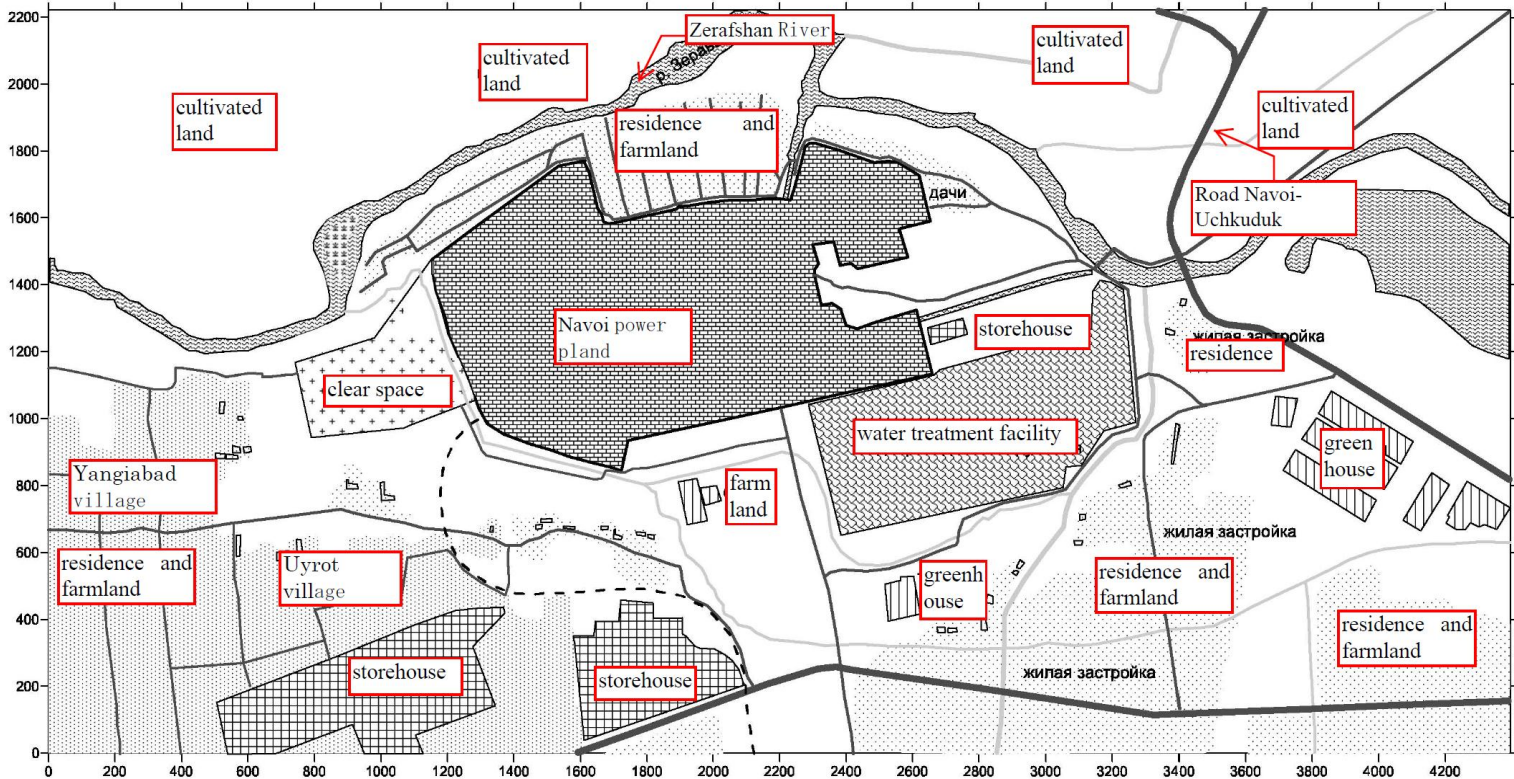
II.1. General Description

9. According to Resolution by President of the Republic of Uzbekistan dated 19.08.2009 No. PP-1196 the construction of combined-cycle at Navoi Thermal Power Station was approved and included in the Investment Program of Uzbekistan for 2009-2012.
10. The proposed investment program targets the construction of combined-cycle plant at Navoi Thermal Power Station.(TPS) project is financed through JICA. The Executing Agency for the Project is the State Joint Stock Company “Uzbekenergo”.

II.2. Project Area

11. This Project intends to decommission units No. 3 and 8 (310 MW in total) of the existing Navoi Thermal Power Plant (1,250 MW) near the Navoi City, Uzbekistan by 2015 and to construct CCCGP No. 2 featuring high efficient cogeneration plant with a power generation capacity of 450 MW on the site adjacent to this plant.
12. Uzbekistan is characterized by typical continental climate consisting of a very hot summer, comparatively cold winter, a great temperature difference between daytime and night time, and dry weather with little precipitation. The planned project site is adjacent to the existing Navoi thermal power plant located in the suburbs of Navoi of Uzbekistan approximately 360 km west-southwestern (WSW) of Tashkent, capital of Uzbekistan. The CCCGP No.2 (450MW) power plant is considered to require a site area of approximately 9.0 ha.
13. The existing Navoi power plant site is located 6km northwest of Navoi City, at altitude of 334.2m, with the area of approximately 100ha. The land facing the north side of the site is farmland and residential area, and the south side is the residential area of Uyrot Village and the road connecting Tashkent and Bukhar. In the east side, the residential area of Michurin Village, Zerafshan River, and the road connecting Navoi and Uchkuduk are located. The west side is the mixture of residential area and farmland of Yangiabad Village; the residential area is located up to about 2.5km from the power plant, and only farmland exists beyond that point. The near residential area from the existing power plant site is located 650m west and 400m south west of the site (Map 2).

Map 2: Land use around Navoi thermal power plant



II.3. Alternatives Considered

14. Consideration of the zero option : In the case where CCCGP No.2 is not constructed and the existing old-type power plants (Unit 3 and Unit 8) continue operation, the air quality around the plant area will remain in a bad condition, the reliability of the facility will decrease, and the risk of accident will increase.
15. Consideration of the alternative project site: In the EIA, the north end of the existing power plant site is considered as an alternative site for constructing CCCGP No.2 (Figure 1).However, further consideration of this plan was called off by the reasons described in the table 4 below. The current proposed site facing the west of CCCGP No.1, even though resettlement of 33 households is predicted, is considered the most favorable alternative.

Table 4: Comparison of the alternative site

Item	The north end of the existing power plant site (Site A)	The site facing west of CCCGP No1 (proposed site) (Site B)
Techniques	-Construction of gas supply facility is necessary within the operating plant site and the construction activity involves high risk.	New site and low risk for construction of gas supply facility.
Topology	-Not enough space for construction activity. -Not enough space for constructing a storage facility.	-Enough space for construction activity. -Enough space for constructing a storage facility.
Resettlement	-Destruction and resettlement of the existing 200 living houses and 400 summer houses within the site is predicted.	-There is no house within the site and no resettlement is predicted. -There are 23 houses and basis of 10 houses within ROW of Transmission line.

16. Consideration of the ROW of transmission line: In order to reduce the number of resettlement, the ROW of transmission line was considered.

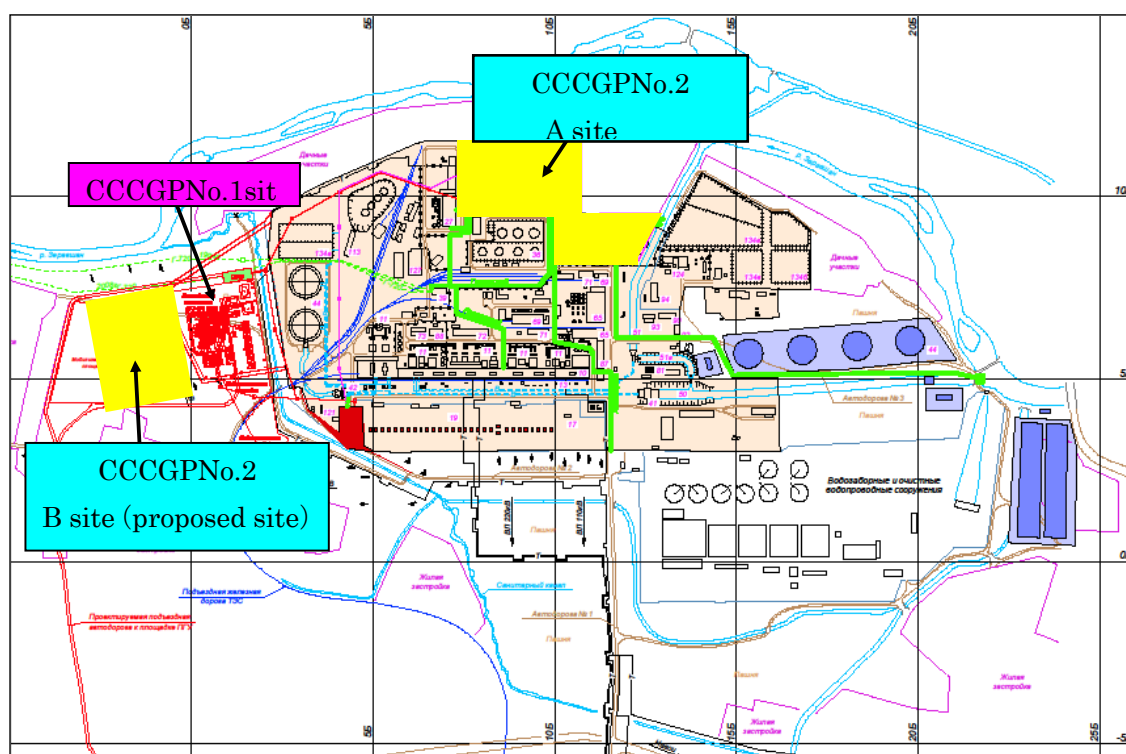


Figure 1: Location of Alternative project site A and B

17. The DI has designed the proposed Units with relocation of high voltage power line within the constraints of several criteria.
18. **Key Infrastructure Objects** – The proposed General Plan tries to lay the high voltage power line closer to the existing highway M-37 and another small rural road (not marked in Map 1), and to avoid all significant telecom, water, gas, electricity and cell-phone infrastructure where possible.
19. **Existing Businesses and Households** – Where possible, businesses, households, agricultural fields and temporary structures have been avoided in the designs provided by the DI. This follows existing Uzbekistan Law that requires the minimization of all impacts. Nevertheless, the high voltage power line exposure area is going to cover a number of residential households and agricultural plots of land which will need to be relocated for the realization of the Project. These will be the subject of this Land and Resettlement Action Plan (LARAP).

III. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

20. This section discusses the project potential impacts, the scope of land acquisition and summarizes the key effects in terms of acquired assets and displaced persons.

III.1. Project Impacts

21. The Project is going to significantly affect two makhallas located in close proximity to the designed second Unit of Navoi TPS – “Uyrot” (12 HHs) and “Yangiobod” (11 HHs). All the residential buildings and household outbuildings in these makhallas are to be alienated and demolished since they fall into the area of the high voltage power line relocation (see Annex 2).
22. A resolution was issued by Karmana District Hokim № 605-K of 11th July, 2012 (see Annex 4) on forming a special commission to estimate the size of compensation to citizens whose households fall into the resettlement zone.
23. Besides, there are 10 households located at makhalla “Yangiobod” that were refused by local authorities to register as the legal owners of assets on the using land plots. The main official cause for this decision is that these owners didn’t live on the land plots. According to the rule of the State Cadastre the persons who didn’t complete the construction on their land plots and didn’t live there can be refused in the registration. Anyway, this is the official cause to refuse them in registration.³

III.2. Scope of Land Acquisition and Resettlement

24. The Project will affect to 33 households located at two makhallas “Uyrot” and “Yangiobod” (see Annex 8). These households will be entirely demolished because they are into the zone of action of the high voltage power line closer to the existing highway M-37.
25. Thus, there are 139 DPs at this zone. All of the DPs will be needed of the compensations and another types of help. The complete list of affected households with DPs you can see in the Table 3 above.

³There are the legal causes to refuse in registration. In the “Directions on the procedure for official registration of the rights to land plots in the Republic of Uzbekistan” registered by Ministry of Justice of the Republic of Uzbekistan (No. 736 May 27, 1999) it is the following: “4.3. The rights to land plots are registered on the basis of the following documents: - when there emerges the right of ownership of the land plot - on the basis of the official warrant to the right of ownership, purchase-and-sale contracts and other documents specified under the law; - when there emerges the right of possession and use of the land plot - on the basis of a decision to allocate a land plot taken by an appropriate authority (an official)...”. The “illegal households” have no any required by law documents.

IV. SOCIOECONOMIC INFORMATION AND PROFILE

IV.1. Economic and Social Development in Navoi Province and Karmana District

26. Navoi Province is located in the central part of Uzbekistan. The area of the province constitutes 110.8 thousand square kilometers or 24.8% of total area of the country. Population is 886 thousand. The volume of GDP of Navoi Province was 3,681 billion UZS (\$1.907 billion), GDP per capita – \$2,152.⁴
27. The structure of Navoi Province GDP is formed from industry (45% GDP), construction (25% GDP) and agriculture (22% GDP). The biggest enterprises of Navoi Province are Navoimining-and-metallurgical Integrated works, “Navoiazot”, “Elektrokhimzavod”, “Kyzylkum-cement”, Navoi TPS, etc.⁵
28. Karmana District is located in the south of Navoi Province. The area of the district constitutes 0.95 thousand square kilometers or less than 1% of total area of the province. Population is 105.6 thousand (12% of total population of the province, ethnic Uzbeks – 91%).
29. The main specialization of Karmana District is the agriculture (cotton, wheat). There are some enterprises on the territory of Karmana District, including one of the biggest – Navoi TPS.⁶

IV.2. Poverty and Socioeconomic Assessment

30. This Project is going to affect the territory adjacent to Navoi TPS, with 33 households falling into the resettlement zone. According to the TEPSCO survey, the households are going to be relocated within the same settlement, at a distance of, approximately, 2-3 kilometers from their current location.
31. The relocation place was selected because the place is near the current residential area, main road, public facilities such as schools, basic infrastructures like electricity and gas line has been installed close to the site. Affected households agree with the relocation places.

IV.3. Project Census

32. The project census was undertaken over period 10th to 18th September, 2012. The census data were added during the second and third visits in the affected area in November 1st to 4th and December 1st to 3rd. It comprised the household questionnaire made by TEPSCO and Expert-Fikri. Most of the respondents were willing to answer the questions and tell about their concerns as to their possible resettlement. There were no problems with gathering information in makhalla “Uyrot” because all the households in this makhalla are residential; however, there were some difficulties in gathering information in makhalla “Yangiobod” where most of the buildings are not residential but yet incomplete, hence not listed in the State Cadastre.
33. In addition, the resettlement survey by the district and the survey by an independent evaluation consultant/agency that “Uzbekenergo” hires which was been conducted for land resettlement by this project.

⁴ The State Committee of the Republic of Uzbekistan on statistics: <http://www.stat.uz/en/reports/214/>

⁵ The official site of Navoi Province Hokimiyat: http://www.navoi.uz/ru/aboutnavoi/potential/general_info/

⁶ The official site of Navoi Province Hokimiyat: <http://www.navoi.uz/ru/abouthokim/cityhokimiyats/>

Household Structure

Table 5. Household Composition by Gender and Age								
№	Household No.	Gender		Number of household's member:				
		Male	Female	working	college student	pensioner, housewife	school and preschool children younger 18 years old	unemployed older 18 years old
Makhalla "Uyrot"								
1	Household No. 1	2	1	1	1	1		
2	Household No. 2	4	1	2			3	
3	Household No. 3	1	4	2			3	
4	Household No. 4	2	2				2	2
5	Household No. 5	3	1			1	2	1
6	Household No. 6	1	1			2		
7	Household No. 7	2	3	1		1	3	
8	Household No. 8	1	4	2			3	
9	Household No. 9	1	4	1		1	3	
10	Household No. 10	1	1			2		
11	Household No. 11	2	2	1		1	2	
12	Household No. 12	3	3	2		1	3	
Makhalla "Yangiobod"								
13	Household No. 13	2	4	1		1	4	
14	Household No. 14	2	2	1			2	1
15	Household No. 15	1	2	1			2	
16	Household No. 16	3	1	1		1	2	
17	Household No. 17	2	1	1		1	1	
18	Household No. 18	2	2	1		1	2	
19	Household No. 19	1	2	1		1	1	
20	Household No. 20	3	2	1		1	3	
21	Household No. 21	2	2	1		1	2	
22	Household No. 22	2	2	1		1	1	1
23	Household No. 23 *	1	2	1		1	1	
"Illegal persons" from makhalla "Yangiobod"								
24	Household No. 24	1	7	2			4	2
25	Household No. 25	3	1	1		1	2	
26	Household No. 26	2	3	1		3	1	
27	Household No. 27	1	4	1		2	1	1
28	Household No. 28	3	3	1		1	2	2
29	Household No. 29	1	1	1			1	
30	Household No. 30	2	2			1	2	1
31	Household No. 31	1	3				2	2
32	Household No. 32	2	2	1			2	1
33	Household No. 33	2	2			1		3

* This household was included in the "legal" list after Decree of Hokim on 17 October 2012 was issued.

Education

34. The census showed that of all the adult household members aged 18+ (75 persons including “illegal households”), 61% had secondary education, 21% – college or technical school, 11% – higher or incomplete higher and 7% – less than 9 grades. All the children of school age attend secondary school. 88% of the households have children attending secondary schools or preschool facilities.

Employment

35. Of all the adult household members (18years old and over – 75 persons), 52% work somewhere, 23% are housewives, 11% are pensioners, and 12% are permanently or temporary unemployed. 23% of 39 all employed members work at the Navoi TPS, 26% of them work at ‘Navoiyazot’ enterprise, 5% (2 persons) – outside Uzbekistan, 5% (2 persons) – self-employed, and 41% (17 persons) work at other enterprises (state and private).
36. 80% of all the employed household members’ positions do not require specialized formal education (driver, watchman, worker, guard), and 20% – require such education (inspector, operator, foreman, engineer).

Household Income and Expenditures⁷

37. The average monthly income per households is 535,000 UZS (\$277); that is 4,400 UZS (\$2.28) per household member a day. This amount is somewhat higher than \$2.15 (4,150 UZS) – the poverty level established by the World Bank and other international organizations in Uzbekistan as a required minimum per person a day for purchasing basic food items.

Table 6. Household Income from the Different Sources					
Source of income	Per household		Per person		% of 22 HH
	1,000 UZS	USD	1,000 UZS	USD	
Wages or salary	377	195	92	48	70.4
Pensions received from government	62	32	15	8	11.6
Money earned from vegetables and fruits from own or lease land	22	12	5	3	4.2
Money earned from animal breeding and selling	17	9	4	2	3.1
Money earned from small trade or small business	14	7	3	2	2.5
Loan	9	5	2	1	1.7
Scholarships received by students	7	3	2	1	1.2
Other	28	15	7	4	5.3
TOTAL	535	277	131	68	100.0

⁷ The data were collected only for 22 households that really live in the replacement area.

Table 7. Household Average Expenditures by Different Items

Item	Per household		Per person		% of 22HH
	1,000 UZS	USD	1,000 UZS	USD	
Food	5,675	2,940	63	33	60.8
Clothes	955	494	11	5	10.2
Education	860	446	10	5	9.2
Health care/medicines	498	258	6	3	5.3
Utilities	487	252	5	3	5.2
Fuel	227	118	3	1	2.4
Recreation	205	106	2	1	2.2
Taxes	117	61	1	1	1.3
Other	312	162	3	2	3.3
TOTAL	9,336	4,836	104	54	100.0

38. The main share of average household expenses is for food (60.8%) and clothes (10.2%) (Table 7). 50% of the households (# 2, 3, 5, 9, 13, 14, 15, 17, 18, 19 and 20) are living below the poverty line, and will need certain allowances to be paid to them since they fall under the category of vulnerable groups.
39. One of the households is comprised of three different families (# 2, 4 and 6 in Table 5). A 75-year old pensioner, household NO.6 has the highest income and actually supports his eldest son's family in which neither the son himself nor his wife work. Besides, one of household No.4's sons is disabled.

IV.4. Gender and Ethnic Minority Issues

40. A single woman with two small children (aged 9 and 10) lives in household #15. She is disabled (is lame in one leg), however, she still works because disability pension is somewhat less than the salary she is being paid at the Navoi TPS. That is why she does not apply for a pension (the Law does not allow to work and get disability pension at the same time).
41. Apart from this case, the census did not reveal any gender or ethnic minority problems.

IV.5. The "Illegal Persons" (IP)

42. In this paragraph it will be described the situation with the 10 households in makhalla "Yangiobod". Karmana District Cadastre refused to register the 10 households. The uninhabited houses are determined to be illegal at the court, but the expense for the completed houses will be paid by the Navoi TPS as a support activity.

IV.6. Inventory of Loss (IOL)

43. The loss for land, buildings and trees is shown in Table 8-10.

Table 8. Land Required for the Project				
No	Household No.	Land (ha)		
		Total	Acquired	%
Makhalla “Uyrot”				
1	Household No. 1	0.07	0.07	100%
2	Household No. 2	0.33	0.33	100%
3	Household No. 3	0.06	0.06	100%
4	Household No. 4	0.13	0.13	100%
5	Household No. 5	0.03	0.03	100%
6	Household No. 6	0.28	0.28	100%
7	Household No. 7	0.08	0.08	100%
8	Household No. 8	0.18	0.18	100%
9	Household No. 9	0.07	0.07	100%
10	Household No. 10	0.06	0.06	100%
11	Household No. 11	0.17	0.17	100%
12	Household No. 12	0.24	0.24	100%
	Total for makhalla “Uyrot”	1.70	1.70	100%
Makhalla “Yangiobod”				
13	Household No. 13	0.02	0.02	100%
14	Household No. 14	0.14	0.14	100%
15	Household No. 15	0.01	0.01	100%
16	Household No. 16	0.02	0.02	100%
17	Household No. 17	0.06	0.06	100%
18	Household No. 18	0.07	0.07	100%
19	Household No. 19	0.05	0.05	100%
20	Household No. 20	0.07	0.07	100%
21	Household No. 21	0.05	0.05	100%
22	Household No. 22	0.06	0.06	100%
23	Household No. 23	0.08	0.08	100%
	Total for makhalla “Yangiobod”	0.63	0.63	100%
	Total for both makhallas	2.33	233	100%
“Illegal persons” from makhalla “Yangiobod”				
24	Household No. 24	0.06	0.06	100%
25	Household No. 25	0.08	0.08	100%
26	Household No. 26	0.08	0.08	100%
27	Household No. 27	0.08	0.08	100%
28	Household No. 28	0.12	0.12	100%
29	Household No. 29	0.08	0.08	100%
30	Household No. 30	0.08	0.08	100%
31	Household No. 31	0.08	0.08	100%
32	Household No. 32	0.06	0.06	100%
33	Household No. 33	0.06	0.06	100%
	Total for “Illegal persons”	0.78	0.78	100%

Table 9. Loss of Structures			
No	Household Number	Type of structure	Affected area (m²)
Makhalla “Uyrot”			
1	Household No. 1	Housing and household outbuildings	405.0
2	Household No. 2	Housing and household outbuildings	1,460.3
3	Household No. 3	Housing and household outbuildings	258.3
4	Household No. 4	Housing and household outbuildings	524.2
5	Household No. 5	Housing and household outbuildings	385.4
6	Household No. 6	Housing and household outbuildings	323.2
7	Household No. 7	Housing and household outbuildings	158.4
8	Household No. 8	Housing and household outbuildings	310.9
9	Household No. 9	Housing and household outbuildings	167.8
10	Household No. 10	Housing and household outbuildings	227.2
11	Household No. 11	Housing and household outbuildings	177.1
12	Household No. 12	Housing and household outbuildings	348.1
	Total for makhalla “Uyrot”		4,745.9
Makhalla “Yangiobod”			
13	Household No. 13	Housing and household outbuildings	275.0
14	Household No. 14	Housing and household outbuildings	158.9
15	Household No. 15	Housing and household outbuildings	47.5
16	Household No. 16	Housing and household outbuildings	168.6
17	Household No. 17	Housing and household outbuildings	108.2
18	Household No. 18	Housing and household outbuildings	219.5
19	Household No. 19	Housing and household outbuildings	173.0
20	Household No. 20	Housing and household outbuildings	215.2
21	Household No. 21	Housing and household outbuildings	160.7
22	Household No. 22	Housing and household outbuildings	192.1
23	Household No. 23	Housing and household outbuildings	293.5
	Total for makhalla “Yangiobod”		2,012.2
“Illegal persons” from makhalla “Yangiobod”			
24	Household No. 24	basis	54
25	Household No. 25	basis	180
26	Household No. 26	basis	192
27	Household No. 27	basis	178
28	Household No. 28	basis	200
29	Household No. 29	basis	108
30	Household No. 30	basis	76
31	Household No. 31	basis	92
32	Household No. 32	basis	45
33	Household No. 33	basis	103
	Total for “Illegal persons”		1,228.0

Table 10 Loss of Trees			
No	Household Number	Type of structure	Affected trees
Makhalla “Uyrot”			
1	Household No. 1	Trees	35
2	Household No. 2	Trees	6
3	Household No. 3	Trees	33
4	Household No. 4	Trees	39
5	Household No. 5	Trees	2
6	Household No. 6	Trees	98
7	Household No. 7	Trees	23
8	Household No. 8	Trees	161
9	Household No. 9	Trees	21
10	Household No. 10	Trees	77
11	Household No. 11	Trees	28
12	Household No. 12	Trees	129
	Total for makhalla “Uyrot”		652
Makhalla “Yangiobod”			
13	Household No. 13	Trees	78
14	Household No. 14	Trees	13
15	Household No. 15	Trees	
16	Household No. 16	Trees	
17	Household No. 17	Trees	
18	Household No. 18	Trees	
19	Household No. 19	Trees	23
20	Household No. 20	Trees	
21	Household No. 21	Trees	
22	Household No. 22	Trees	
23	Household No. 23	Trees	
	Total for makhalla “Yangiobod”		114

V. INFORMATION DISCLOSURE, CONSULTATION, AND PARTICIPATION

44. This section outlines the consultation and participation processes that have already been undertaken to prepare the LARAP and those that are required during its update and implementation.

V.1. Project Stakeholders

45. The project consists of a number of stakeholders, all of whom will have some involvement in the RP process and mitigation of impacts. These were identified early in the RP process and targeted through a series of consultations. They include:

- Displaced Persons.
- Local officials from Karmana District Hokimiyat and include cadastral, road, environment, medical, economic and rural committee members.
- Land and resettlement Committee Members (LARC).
- Representative of Citizen's Gathering from "Yangi Aryk" Village, "Uyrot" Makhalla and "Yangiobod" Makhalla.

V.2. Summary of Project Consultations

• Public consultation

46. Summary of Project Consultations are shown the below.

Table 11: Summary of Project Consultations

1st

Date and Time	December 20 th , 2012
Language	Uzbek
Attendance	Representatives of Makhalla Representatives of District Managing Director of Navoi HES 31 affected households (The other 2 households did not attend this meeting. These households are about to start constructing houses, not residing at this moment.)
Agenda	Project Description Land Acquisition and resettlement
Remarks	

2nd

Date and Time	February, 2012
Language	Uzbek
Attendance	Navoi State Governor Representatives of Makhalla Representatives of District Managing Director of Navoi HES 33 affected households
Agenda	Compensation to the affected households
Remarks	- Navoi State Governor explained to the affected households that 33 households were not entitled to receive compensation since they are illegal residents. - Navoi State Governor, however, decided to provide compensation to the affected households because of the complaints from the residents.

3rd

Date and Time	May, 2012
Language	Uzbek
Attendance	Navoi State Governor Representatives of Makhalla

	Representatives of District Managing Director of Navoi HES 33 affected households
Agenda	Compensation to the affected households
Remarks	<ul style="list-style-type: none"> - Resolution was issued, and only residents that are actually residing in the affected properties are entitled to receive compensation. - Uzbekenergo hired an independent agency for evaluating replacement cost of buildings, and the cost survey started in July.

4th

Date and Time	August 29 th , 2012
Language	Uzbek
Attendance	Representatives of Makhalla Staff of Navoi HES TEPSCO members Special Commission on determining the amount of the compensation and type of compensation for the citizen (Mr. Kurbonov (Chairman of local resettlement), Mr. Inoyatov (Uyrot Village Citizen's Gathering), Mr. Mamatov (Chairman of local residential area "Yangibad"), Mr. Ergashev (Chairman of local residential area "Uyrot")), Deputy of Navoi HEP
Agenda	Explanation of JICA project Progress of resettlement
Remarks	<ul style="list-style-type: none"> - Real estate agency has been conducting asset inventory survey at each affected household. The survey on 12 households to be relocated in Uyrot village has already been finished, and approval signatures on the survey result have been acquired. The survey on the remaining 11 households in Yangibad village will be completed by September 10th. - The resettlement site will be prepared at about 2km away from the power plant site. - One household receives 600m² of land at the resettlement site, totaling 4.4ha of land been prepared. - The procedure of the resettlement is as follows: 1) notifying the residents, 2) conducting social survey, 3) acquiring residents' approvals on asset inventory survey and the survey result, 4) calculating compensation cost, 5) paying compensation, 6) preparing land by local government, 7) constructing houses by residents, 8) relocating to the new site. - Consultation to the residents has been conducted since NO.16-68 was issued on December 27th, 2011. - Compensation will be paid based on the market price. - The alternative site located at north of the existing power plant has about 400 of summer houses (temporary residential houses) and about 200 of permanent residential houses.

5th

Date and Time	October 30 th , 2012
Language	Uzbek
Attendance	Resettled residents Navoi TPS Director Navoi TPS Deputy Director Navoi TPS Assistant Director Navoi TPS Chairman of a union Navoi TPS of PIU Navoi TPS Chief of information Navoi TPS Secretary Navoi region, Karmana District, Hokim Karmana District, Makhalla "Yangiobod", Posbon Karmana District, Rural Citizen Assembly "Yangiobod", Chairman Karmana District, Makhalla "Uyrot", Chairman Karmana District, Makhalla "Yangiobod", Chairman Karmana District, Makhalla "Yangiobod", Female Issues Consultant Karmana District, Makhalla "Yangiobod", Secretary Karmana District, Chief of Land and Assets Cadaster Karmana District, Deputy Chief of Architecture and Construction Department Residents and representatives of JICA and TEPSCO

Agenda	Opening remarks, project description Presentation of the project Speech by Governor of Karmana district Questions and Answers, Discussion with residents to be resettled
Remarks	- Residents have no objection to the new project. - Governor Ismatov proposed the residents to begin construction on new allocated sites today at their own expense. Compensation money will be paid in spring, so that they could start construction the main building. - According to the law, monetary compensation cannot be made by cash.

•Stake holder meeting.

47. The main goals of these consultations are: (a) to identify DPs' concerns and needs related to the development and implementation of the RP; (b) to define DPs' preferences as to the type and form of compensation to be provided to them; (c) to minimize DPs' concerns and assure them of transparency of all the actions related to the RP; (d) to help avoid unnecessary delays in the progress and implementation of the Project.
48. This Project triggered the discussion among the general public and stakeholders. In particular, there were conducted several meetings during the second visit of TEPSCO to Navoi (27-31 October 2012) both with households falling under the RP and with different official representatives of local authorities (Karmana District Hokim, Makhalla committee chairman, etc.).
49. During the meetings with DPs (presentation of the draft version of the LARAP, 30 October 2012), JICA's guideline, compensation policy and entitlement, grievance redress mechanism and resettlement schedule were explained. Participants did not voice any doubts that representatives of local authorities were trying to make people say something that was not actually true. All the participated in this meeting DPs know that their households will be relocated as a result of the Project implementation and expansion of Navoi TPS (the list of the participants in this meeting see in the Annex3). Ten households who were considered as illegal households did not attend this meeting.
50. Representatives of local authorities (Karmana District hokim and chairman of makhalla committee who is also in charge of "Uyrot" and "Yangiobod" makhallas to be resettled) showed their willingness to do their best so that the DPs did not suffer any damage as a result of the resettlement.
51. At the same time, after the meeting the TEPSCO Team was met by the few people who complained that Navoi Province Hokim refused them in compensation for their destroyed assets as the result of the expansion of Navoi TPS.
52. As it turned out these people have the land plots at Makhalla "Yangiobod" but don't have the legal papers for ones. Some years ago these people have purchased the land plots from the certain local farmer who doesn't live now in Karmana District. The permission for this deal was received from previous Karmana Hokim but it was the illegal deal because a land cannot be a subject of purchase and sale according to Uzbek Law (Land Code, Articles 16, 17). So, the new Karmana Hokim said that he cannot offend against law.
53. Of course, such answer could not satisfy the "illegal persons" as we name of these people from Makhalla "Yangiobod". They are complaining for the current situation and requiring satisfy their requirements about the providing of the new land plots.
54. The list of the "illegal persons" (10 persons – households' heads) as the following:

Household No.24	– land plot 0.06 ha and 2 non-built houses (only foundation),
Household No.25	– land plot 0.08 ha and 2 non-built houses (1 – only foundation and 1 – without roof),
Household No.26	– land plot 0.08 ha and 4 non-built rooms (only walls),

Household No.27	– land plot 0.08 ha and 4 built living rooms and toilet room (but they didn't live there),
Household No.28	– land plot 0.12 ha and 4 non-built living rooms (only foundation),
Household No.29	– land plot 0.08 ha and 3 non-built rooms (only walls),
Household No.30	– land plot 0.08 ha and non-built house (only walls),
Household No.31	– land plot 0.08 ha and non-built house (without roof),
Household No.32	– land plot 0.06 ha and non-built house (only foundation),
Household No.33	– land plot 0.06 ha and non-built house (only foundation)

V.3. Further Information Disclosure

55. Further information disclosure will occur once approval of the RP has been obtained by the UE and JICA.
56. The full RP (translated into Uzbek) will be distributed to each makhalla for display and reference by all APs. An index sheets outlining each DP, maps of the new land plots, assets and entitlements will also be on available for review. All DPs have been informed of this, and understand that they will be able to provide comments or grievances through the normal channels.
57. Details of the updated implementation timeline, procedures and activities; entitlement matrix; and, grievance procedures will be provided at that time to each DP. The updated LARAP (in English) will be disclosed, and prior to any resettlement activities.

VI. GRIEVANCE REDRESS MECHANISM

58. This section describes mechanisms to receive and facilitate the resolution of affected persons' concerns and grievances.

VI.1. General Principles

59. JICA's Guideline requires that a grievance redress mechanism is established and maintained. It should be designed to efficiently receive and facilitate the resolution of affected peoples' concerns and grievances about project levels social and environmental issues. The grievance redress mechanism should be scaled to the risks and impacts of the project. It should address affected people's concerns and complaints promptly, using an understandable and transparent process that is gender responsive, culturally appropriate, and readily accessible to all segments of the affected people.

VI.2. Grievance Coordination

60. The contact details:
Mr. Sh.Ismatov (Governor of Karama District)
Address: Karamana District, SSG Yangi-Ariq, MSG Talqoq

Mr. G. Mamatov (Chairman of Makhalla Yangiobod)
Address: Uyrot ishogi QFY Makhalla Yangiobod
Tel: +998 79 436-603-71-83

Mr. N.Ergashev (Chairman of Makhalla Uyrot)
Address: Karamana District Uyrot QFY, Makhalla Uyrot,
61. GFP is an organization handling all the complaints from the local inhabitants, and is established within Makhalla which is an organization of the inhabitants, and within districts which is an administrative organization.
62. The GFP will be assisted and supported by members of the District Land and Resettlement Committee (LARC) who will maintain a register of complaints, keep track of their status and report to the PIU's Head. They will regularly track complaints received, actions taken and the status of resolution. Complaint forms will be distributed to the heads of local makhalla's and the District GFP to facilitate recording of complaints.

VI.3. Grievance Procedures

63. The APs should be informed in prepared brochures on all contacts and contacts persons (GFP) responsible for the realization of the resettlement project. They will be able to call or submit personally any complaints to these persons. There should also be envisaged a possibility of a GFP's visit directly to a place of resettlement.
64. The duration for redressing all the complaints or requests submitted by the APs is one week. If there is no reaction to the APs' complaints within this period, APs should be able to turn to District GFP (e.g. in writing a complaint, faxing it, etc.) if necessary.
65. The District GFP will have one week from the day of submission of a complaint to provide a well-reasoned reply to APs and take an appropriate decision. The written complaint and attempts will be registered to be solved it. If complaint is not resolved in one week, it is passed by the GFP to the District LARC for resolution.

66. In the event that a satisfactory answer cannot be provided, the written complaint and attempts with the AP will be registered in the Land Acquisition and Resettlement Committee (LARC) the District Hokimiya to be resolved it. If a solution is not reached within two weeks, the LARC refers it to UE PIU.
67. UE PIU will assist the activities of the GFP and LARC to resolve the complaints and makes a decision within two weeks. If the District is not able to resolve the dispute within the elapsed time, the UE PIU will have further two weeks to resolve the issue. If the decision is still unacceptable to the AP, the APs can take it to the District Court although all court costs (preparation and representation) will be paid for by the project – no matter the outcome.
68. The District Court will make a final decision. The decision will bind on all parties. Table 12 shows the summary of grievance procedure.

Table 12. Summary of Grievance Procedure		
Step	Stage in Response Handling	Required Activities
1	Makhalla Head or Makhalla GFP	Verbally responds to questions and/or complaints. If no response within one week, or response is unsatisfactory, AP prepares a grievance in writing (utilize standard forms where possible).
2	District GFP	Registers the written complaint and attempts to solve it. If complaint is not resolved in one week, it is passed by the GFP to the District LARC for resolution.
3	District Land Acquisition and Resettlement Committee (LARC)	Registers the written complaint and attempts to resolve it with the AP within two weeks. If a solution is not reached, the LARC refers it to UE PIU.
4	Uzbekenergo PIU	Assists in the activities of the GFP and LARC in the resolution of complaints. Makes a decision within two weeks. In the event that the District is not able to resolve the dispute within the elapsed time, the UE PIU will have further two weeks to resolve the issue. If the decision is still unacceptable to the AP, they make take it before the District Court, with all costs paid for by the project.
5	District Court of Law	The District Court hears the case and makes a final decision that is binding on all parties.

VII. LEGAL FRAMEWORK

69. This section describes National and Local Laws and the gaps with JICA Policy.

VII.1. Relevant Provisions for Involuntary Resettlement in Uzbekistan

70. There are no laws or legislation in Uzbekistan that specifically address matters related to involuntary resettlement. Rather land acquisition is governed by the following laws and resolutions:
- **The Civil Code.** – This Code is enacted by Oliy Majlis of Uzbekistan No. 257-I of August 29, 1996. Amended according to different laws of Uzbekistan of 1996-2012.
 - **The Land Code.** – This Code is approved by the Statute of Uzbekistan No. 598-I of April 30, 1998. Amended according to Division XIX of the Statute of Uzbekistan of August 30, 2003, item 41 of the Statute of Uzbekistan of December 3, 2004.
 - **The State Land Cadastre.** – This Law is approved by the Statute of Uzbekistan No. 666-I of August 28, 1998. Amended according to different laws of Uzbekistan of 2002-2004.
 - **The State Cadastre.** – This Law is approved by the Statute of Uzbekistan No. 171-II of December 15, 2000. Amended according to different laws of Uzbekistan of 2002-2011.
 - **Cabinet of Ministers Resolution on “Order of realization into private property of objects of trade and public services together with land plots where they are located, and land plots into life inheritance tenure”.** – This Resolution No. 126 is adopted of April 11, 1995. Amended according to Resolution of CM No. 202 of April 30, 1999.
 - **Cabinet of Ministers Resolution on “Order of compensation of citizens’ and legal entities’ losses due to land plots acquisition for state and public needs”.** – This Resolution No. 97 is adopted of May 29, 2006. Amended according to Resolutions of CM No. 248 of November 9, 2010 and No. 146 of May 25, 2011.
 - **Annex to Cabinet of Ministers Resolution No. 97.** – This Annex includes all prime rules and regulation that assign the order of compensation.
71. Collectively, these regulations provide a sound basis for acquiring land for public purposes and for compensating land users according to the registered use of the land.

VII.2. JICA’s Policy on Involuntary Resettlement (IR)

72. JICA’s main principle of involuntary resettlement is finding a way to avoid it if possible by analyzing all actual alternatives. The meetings with local authority’s representatives and the analysis of the developed Project for construction of two new Units of Navoi TPS showed that there are no alternatives to involuntary resettlement within the frames of this Project.
73. That is why, all the APs should receive proper compensation and support so that they could improve, or at least restore, their customary way of life and earn incomes at the level existing prior to the realization of the Project. Compensation should be based on the cost of replacement in the maximum fullest extent. Compensation and other types of assistance should be provided prior to resettlement.
74. When developing the LARAP, JICA’s policy towards IR is also being agreed with the World Bank Strategy specified in the OP (Operating Policy) 4.12 Involuntary Resettlement (December, 2001).
75. The Government of Uzbekistan will use the Project Resettlement Policy (the Project Policy) for the Navoi Thermal Power Station Modernization Project specifically because existing national laws and regulations have not been designed to address involuntary resettlement according to international practice, including JICA’s policy. The Project Policy is aimed at filling-in any gaps in what local laws and regulations cannot provide in order to help ensure that PAPs are able to rehabilitate themselves to at least their pre-project condition. This section discusses the principles of the Project Policy and the entitlements of the PAPs based on the type and degree of their losses. Where there are gaps between

the Uzbekistan legal framework for resettlement and JICA's Policy on Involuntary Resettlement, practicable mutually agreeable approaches will be designed consistent with Government practices and JICA's Policy.

76. Land acquisition and involuntary resettlement will be avoided where feasible, or minimized, by identifying possible alternative project designs that have the least adverse impact on the communities in the project area.
77. Where displacement of households is unavoidable, all PAPs (including communities) losing assets, livelihoods or resources will be fully compensated and assisted so that they can improve, or at least restore, their former economic and social conditions.
78. Compensation and rehabilitation support will be provided to any PAPs, that is, any person or household or business which on account of project implementation would have his, her or their:
 - Standard of living adversely affected;
 - Right, title or interest in any house, interest in, or right to use, any land (including premises, agricultural and grazing land, commercial properties, tenancy, or right in annual or perennial crops and trees or any other fixed or moveable assets, acquired or possessed, temporarily or permanently;
 - Income earning opportunities, business, occupation, work or place of residence or habitat adversely affected temporarily or permanently; or
 - Social and cultural activities and relationships affected or any other losses that may be identified during the process of resettlement planning.
79. All affected people will be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing and any such factors that may discriminate against achievement of the objectives outlined above. Lack of legal rights to the assets lost or adversely affected tenure status and social or economic status will not bar the PAPs from entitlements to such compensation and rehabilitation measures or resettlement objectives. All PAPs residing, working, doing business and/or cultivating land within the project impacted areas as of the date of the latest census and inventory of lost assets(IOL), are entitled to compensation for their lost assets (land and/or non-land assets), at replacement cost, if available and restoration of incomes and businesses, and will be provided with rehabilitation measures sufficient to assist them to improve or at least maintain their pre-project living standards, income-earning capacity and production levels.
80. PAPs that lose only part of their physical assets will not be left with a portion that will be inadequate to sustain their current standard of living. The minimum size of remaining land and structures will be agreed during the resettlement planning process.
81. People temporarily affected are to be considered PAPs and resettlement plans address the issue of temporary acquisition.
82. Where a host community is affected by the development of a resettlement site in that community, the host community shall be involved in any resettlement planning and decision-making. All attempts shall be made to minimize the adverse impacts of resettlement upon host communities.
83. The resettlement plans will be designed in accordance with Uzbekistan's Land law and JICA's Policy on Involuntary Resettlement..
84. The Resettlement Plan will be translated into local languages and disclosed for the reference of PAPs as well as other interested groups.
85. Payment for land and/or non-land assets will be based on the principle of replacement cost..

86. Compensation for PAPs dependent on agricultural activities will be land-based wherever possible. Land-based strategies may include provision of replacement land, ensuring greater security of tenure, and upgrading livelihoods of people without legal land titles. If replacement land is not available, other strategies may be built around opportunities for re-training, skill development, wage employment, or self-employment, including access to credit. Solely cash compensation will be avoided as an option if possible, as this may not address losses that are not easily quantified, such as access to services and traditional rights, and may eventually lead to those populations being worse off than without the project.
87. Replacement lands, if the preferred option of PAPs, should be within the immediate vicinity of the affected lands wherever possible and be of comparable productive capacity and potential . As a second option, sites should be identified that minimize the social disruption of those affected; such lands should also have access to services and facilities similar to those available in the lands affected.
88. Resettlement assistance will be provided not only for immediate loss, but also for a transition period needed to restore livelihood and standards of living of PAPs. Such support could take the form of short-term jobs, subsistence support, salary maintenance, or similar arrangements.
89. The resettlement plan must consider the needs of those most vulnerable to the adverse impacts of resettlement (including the poor, those without legal title to land, ethnic minorities, women, children, elderly and disabled) and ensure they are considered in resettlement planning and mitigation measures identified. Assistance should be provided to help them improve their socio-economic status.
90. PAPs will be involved in the process of developing and implementing resettlement plans..
91. PAPs and their communities will be consulted about the project, the rights and options available to them, and proposed mitigation measures for adverse effects, and to the extent possible be involved in the decisions that are made concerning their resettlement.
92. Adequate budgetary support will be fully committed and made available to cover the costs of land acquisition (including compensation and income restoration measures) within the agreed implementation period. The funds for all resettlement activities will come from the Government.
93. Displacement does not occur before provision of compensation and of other assistance required for relocation. Sufficient civic infrastructure must be provided in resettlement site prior to relocation. Acquisition of assets, payment of compensation, and the resettlement and start of the livelihood rehabilitation activities of PAPs, will be completed prior to any construction activities, except when a court of law orders so in expropriation cases. (Livelihood restoration measures must also be in place but not necessarily completed prior to construction activities, as these may be ongoing activities.)
94. Organization and administrative arrangements for the effective preparation and implementation of the resettlement plan will be identified and in place prior to the commencement of the process; this will include the provision of adequate human resources for supervision, consultation, and monitoring of land acquisition and rehabilitation activities.
95. Appropriate reporting (including auditing and redress functions), monitoring and evaluation mechanisms, will be identified and set in place as part of the resettlement management system. An external monitoring group will be hired by the project and will evaluate the resettlement process and final outcome. Such groups may include qualified NGOs, research institutions or universities.
96. The cut-off-date of eligibility refers to the date prior to which the occupation or use of the project area makes residents/users of the same eligible to be categorized as PAPs and be eligible to Project entitlements. In the Project, the cut-off date is the first date of census survey including illegal households. The establishment of the eligibility cut-off date is intended to prevent the influx of ineligible non-residents who might take advantage of Project entitlements
97. Principle of Replacement Cost: All compensation for land and non-land assets owned by households/shop owners who meet the cut-off-date will be based on the principle of replacement cost.

Replacement cost is the amount calculated before displacement which is needed to replace an affected asset without depreciation and without deduction for taxes and/or costs of transaction.

VII.3. Comparison of Uzbek and JICA Guidelines, Regulations and Procedures

98. The main variations between Uzbekistan laws/regulation and JICA IR policy are outlined in Annex 1. Any key differences have been resolved in favor of JICA policy, particularly in areas where practices are less subject to independent oversight.
99. Comparison of the Uzbekistan LAR Policy with the JICA Involuntary Resettlement Policy indicates that key elements of the JICA Policy are present – particularly those related to valuation of immovable property. The JICA’s principle of avoidance or minimization of resettlement is reflected in Uzbekistan Legislation.
100. The key policy difference regards DPs without title, or registration (businesses and structures). In order to remedy this, Uzbekistan has ensured that all land and structures will be registered prior to resettlement, at no cost to the DP, and then transferred or compensated under the relevant entitlement.
101. Overall, Uzbekistan’s Country Safeguard System (CSS) is approaching that of JICA Guidelines for Environment and Social Consideration. The main area of concern is the application of laws in practice before and during construction – where differences have been noted in the field. This is mainly an issue of information dissemination to those responsible for implementation at the district level. This has been addressed in the information dissemination activities during preparation, and will be a core area for the monitoring activities during the LAR update and implementation.

VII.4. Actions Made to Address the Gaps

102. In this section, it will be necessary to mention measures taken to overcome the gaps in Uzbek legislation and JICA’s policy towards involuntary resettlement. Please refer to the following table 13;

Table 13: Comparison of JICA and Uzbekistan Policy Pertaining to Land Acquisition and Resettlement

JICA Resettlement Policy	Uzbekistan Law	Remarks/Conclusions
DPs should be involved in meaningful consultation	DPs are involved in Province and Government officials	National legislation does not provide for public consultation This LARAP provides for meaningful consultation and information dissemination
Preference will be given to land-based resettlement strategies for displaced persons whose livelihoods are land-based	Since the Land is owned by state, Land Code does not recognize individual ownership of land, but only permits use of land	Practice has to be in conformance
Lack of title should not be a bar to compensation or rehabilitation secured tenure to relocation land Untitled land owners are eligible for compensation for improvements to the land, at full replacement cost	People apply for registration for a particular land use Untitled land use is ineligible for compensation	Non-titled land user will receive either rehabilitation assistance equal to the land improvements they have undertaken after they register it accordingly at Project cost; or, Equivalent land titled similar to those with title
All houses/buildings are compensated for damage or demolition caused by a project irrespective of the status of formal title	All houses/buildings/shops which are registered under Land Code are valued at the respective regional/district level Unregistered buildings are not liable for compensation	All buildings compensated at current replacement cost (not market value) Unregistered buildings will be registered at project cost, prior to compensation
Prompt replacement of assets with better housing at resettlement sites with comparable access to employment and production opportunities Pay compensation and provide other resettlement entitlements before physical or economic displacement	Buildings are compensated at replacement value Payments are not made during construction	All buildings are compensated at current replacement cost (not market value) 100% of payments to be made prior to resettlement Resettlement to be completed prior to road construction beginning
Crop losses compensation to be provided to landowners and sharecroppers/lease tenants whether registered or not	Construction waits for harvest. If unable to wait then crops are compensated No compensation unless titled land	Titled and non-title downers will receive full compensation for all losses of trees and standing crops Untitled land will be registered at no cost to allow compensation to be paid
DPs should be compensated for all their losses at replacement cost	A commission will assess value of agricultural land; loss of crop/tree income; and market value for lands appropriated	All losses are at replacement cost –in the case of land, crops, trees etc. this is based on prevailing market rates
DPs should be timely compensated	Compensation will occur prior to construction of works	In compliance. All LAR activities, compensation, finalization of relocation, construction of replacement assets will occur prior to Construction

JICA Resettlement Policy	Uzbekistan Law	Remarks/Conclusions
DPs should be compensated and/or assisted, so that their economic or social future is generally as favorable as it would have been without the Project	RU law has social policies for all citizens. No specific policy directed at DPs	JICA Policy is followed using livelihood allowances and income/social restoration activities
Assess past and current involuntary resettlement risks	Only the current IR situation is assessed, whether legal or not	Where fees and taxes have been charged due to initial project preparation (such as title and registration charges), these will be repaid by the project following formal application to grievance committee
Pay particular attention to vulnerable groups especially those below the poverty line, the landless, the elderly, women and children, and indigenous peoples, and those without legal title to land	All DPs are treated equally under Uzbek Law	The LARP will include schemes and benefits targeted at vulnerable groups
Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns	Resettlement has a standard mechanism to address grievances	Practice has to be in conformance
Provide DPs with transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities	No specific policy. Covered under RU social policies	The JICA's policy will be followed where possible with activities contained in the GAP
Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards	RU policy relates to compensation only. Living standard improvement applies to all citizens. DPs are not specifically targeted	JICA's policy is to ensure that all DPs are brought up to minimum standards through the project. This relates to land, housing and livelihood
Develop procedures in a transparent, consistent, and equitable manner Ensure coercion or power differentials do not adversely impact DPs negotiations or grievances	RU policy ensures that all negotiations are conducted in an equitable and transparent manner	Practice has to be in conformance Monitoring will ensure that these policies are followed

103. The actions taken should be reflected in Minutes of Meeting prepared and signed by UE. This document should guarantee the following:
- Compensation will be provided for all relocated residential and household outbuildings at the market prices existing at the moment of resettlement.
 - Those APs who do not have proprietary rights will be provided with means of existence for rehabilitation at the new place.
 - APs from vulnerable groups will be provided with additional subsidies or assistance.
 - All APs having land plots will be provided with similar land plots at the new place.

VII.5. Principles and Policies for the Project

104. The JICA's policy regarding involuntary resettlements lies in the fact that the valuation of DPs' property and assets should be at the replacement value. The JICA's practices also recognize this principle to ensure protection of interests and the well-being of the DPs.
105. The LARAP sets eligibility and entitlement provisions establishing compensation rates in accordance with guidelines from the Land Code of the Republic of Uzbekistan and JICA Guidelines for Environmental and Social Considerations.
106. The compensation policy is as follows;

Cut-off date

- According to Chapter V, the first public consultation was held on 20th December, 2011. On that day, the project outline, land acquisition and resettlement has been noticed to the affected 33 households. Therefore, 20th December, 2011 has been decided as Cut-off date for this project.

Compensation for Land

- 23 households are entitled to receive land compensation of 0.06 ha per each household.
- 23 households have been/will be registered by Land Cadastre so that they can hold the right to use the land. Then they will receive the compensation.
- In addition to the 0.06 ha of land compensation, the legal households (23 HHs), that own more than 0.06 ha of their building area, are entitled to receive monetary compensation.

Compensation for Buildings, Tree

- Monetary compensation for buildings, trees, crops, etc. are provided based on the replacement cost researched by the survey which is been conducted by an independent evaluation consultant/agency that "Uzbekenergo" hires.
- 23 households which are not engaged in agriculture will not be compensated for crops since they do not earn their living with crops.
- The expense for the houses of 10 uninhabited illegal households will be paid by Navoi TPS as an support activity. Karamana District has discussed with each household and 10 households have decided amount of expenses by themselves. Karamana District has requested UE to pay the expenses.

Responsibility

- All the compensation cost will be paid by "Uzbekenergo".
- As for land compensation, it is Karmana District that will receive budget from Navoi TPS for land compensation and provide the land (0.06 ha per household) to the affected households.

- As for monetary compensation for other assets including insufficient land, trees, it is “Uzbekenergo” that will pay the compensation directly to the affected households.

107. The following principles for the compensation/rehabilitation of families affected by the Project were explained to the DPs and stakeholders during consultations:

- There will be some permanent acquisition of land and buildings. Identification compensation and assistance will be provided prior to any construction commencing.
- All affected persons (APs) (identified before the cut-off date) will receive compensation even if they are without title or formal recognition. This includes any temporary residential structures, informal agricultural activities or temporary business use.
- All construction through agricultural land will be timed to minimize any impacts on the income and activities of adjoining land parcels.
- A defined grievance procedure has been established. When a land owner or user does not agree with a decision regarding compensation or change of the ownership or land use (lease), it may not be exercised before the dispute is resolved judicially. In addition, any person who feels that they are in any way worse off can take their grievance to the highest level, at the cost of the project.
- Those people who face significant impacts (more than 10% of their land being affected and/or physically displaced from housing) will receive additional support, assistance and compensation.
- Vulnerable groups, including female-headed households, the poor, disabled, or families with significant numbers of elderly members will receive additional support, assistance and compensation to ensure that they are not severely affected.
- DPs may use and exercise their rights to a land plot and make necessary expenditures in compliance with its purpose after notification on acquisition for public needs until compensation is agreed. However, there will be no entitlement to additional compensation based on these improvements.

VIII. ENTITLEMENTS, ASSISTANCE, AND BENEFITS

108. This section outlines DP's entitlements and eligibility and describes all resettlement assistance measures including an entitlement matrix. It also specifies all assistance to vulnerable groups, including women, and other special groups; and outlines opportunities for affected persons to derive appropriate development benefits from the project.

VIII.1. Entitlements for Compensation

109. The following groups of affected persons (APs) are included in the LAR and also will be addressed in this Land Acquisition and Resettlement Action Plan (LARAP) for the Project:
- all DPs losing land either with legal title, lease holding land rights or without legal status,
 - owners of buildings, crops, plants, or other objects attached to the land (registered and unregistered).

VIII.2. Formalization of Title/Registration

110. To enable the Project to compensate unregistered land users under Uzbekistan laws, representatives from the District Cadastral Offices have advised affected land users to register or update the registration of their lands and structures. Under the LARAP those who have unregistered land or structures will be registered free of charge prior to compensation. This will be facilitated by the UE.
111. The assets/structures on the affected plots of land users without titles shall be evaluated by exactly the same criteria as those with titles.

VIII.3. Calculation of Compensation and support

112. This section will outline how compensation has been calculated for each component of the RP, and a summary of that calculation.

1. Land

113. Compensation for the land will be on a "land for land" basis, with land being provided to owners by the District Hokimiyat following assessment by LARC. Such land will be of equal value/productivity in a nearby location and with comparable associated services/ facilities, or compensation to provide such services. Transaction cost, registration fees, if any, will be borne by the Project.
114. For DPs using land without a formal lease, their land will be formalized without any cost to the DP. The land will then proceed under normal process.
115. A total of 3.11 hectare of land is required for the Project. All DPs will lose 100% of their land. Table 13 shows a summary of the land required.

Table 14. Land Required for the Project				
No	Household No.	Land (ha)		
		Total	Acquired	%
Makhalla “Uyrot”				
1	Household No. 1	0.07	0.07	100%
2	Household No. 2	0.33	0.33	100%
3	Household No. 3	0.06	0.06	100%
4	Household No. 4	0.13	0.13	100%
5	Household No. 5	0.03	0.03	100%
6	Household No. 6	0.28	0.28	100%
7	Household No. 7	0.08	0.08	100%
8	Household No. 8	0.18	0.18	100%
9	Household No. 9	0.07	0.07	100%
10	Household No. 10	0.06	0.06	100%
11	Household No. 11	0.17	0.17	100%
12	Household No. 12	0.24	0.24	100%
	Total for makhalla “Uyrot”	1.70	1.70	100%
Makhalla “Yangiobod”				
13	Household No. 13	0.02	0.02	100%
14	Household No. 14	0.14	0.14	100%
15	Household No. 15	0.01	0.01	100%
16	Household No. 16	0.02	0.02	100%
17	Household No. 17	0.06	0.06	100%
18	Household No. 18	0.07	0.07	100%
19	Household No. 19	0.05	0.05	100%
20	Household No. 20	0.07	0.07	100%
21	Household No. 21	0.05	0.05	100%
22	Household No. 22	0.06	0.06	100%
23	Household No. 23	0.08	0.08	100%
	Total for makhalla “Yangiobod”	0.63	0.63	100%
	Total for both makhallas	2.33	233	100%
“Illegal persons” from makhalla “Yangiobod”				
24	Household No. 24	0.06	0.06	100%
25	Household No. 25	0.08	0.08	100%
26	Household No. 26	0.08	0.08	100%
27	Household No. 27	0.08	0.08	100%
28	Household No. 28	0.12	0.12	100%
29	Household No. 29	0.08	0.08	100%
30	Household No. 30	0.08	0.08	100%
31	Household No. 31	0.08	0.08	100%
32	Household No. 32	0.06	0.06	100%
33	Household No. 33	0.06	0.06	100%
	Total for “Illegal persons”	0.78	0.78	100%

2. Land Preparation

116. Land development will be implemented using the machines and manpower of Navoi TPS and the expense is not included in the budget.
117. The expense for land preparation will be paid to Karamana District by UE. The expense is shown in Table 15..

Table 15. Land Preparation Costs			
Item	Units	'000 UZS	USD
Payment to Karamana District	23	20,000	10,361
TOTAL	23	20,000	10,361

3. Structures and Trees

118. All registered assets were valued by independent evaluation agency⁸ through calculating the real replacement cost based on cost of materials, type of construction, labor, transport and other construction costs.
119. Table 16 shows the compensation for all buildings based on assessment of local cadastral services and the independent agency⁹. Total buildings replacement cost for 23 legal DPs is 1,233,656,000UZS (\$641,501).
120. Monetary support for 10 illegal DPs by UE is 39,400,000UZS (\$20,488).
121. Table 17 shows the compensation for all types of trees based on assessment of local cadastral services and the independent agency. Total trees replacement cost for 23 legal DPs is 7,831,000UZS (\$4,072).

4. Crop

122. The resettled households are not engaged in agriculture and will not be compensated for crops

5. Businesses

123. There are no any operating businesses (neither registered nor unregistered) in the resettlement area. So, no need to pay any compensation for businesses or employed workers.

6. Community Assets

124. The public infrastructure will not be damaged by the resettlement.

⁸ This is "Navoiy Baxolashva Konsalting Markazi", LTD. The address: 210100, Navoi city, P. Ochilov Street, 24. Tel/Fax: 224-9221. The valuation report was registered by number No. 327 of 28 September 2012. Director of the company – N. M. Abdullaev.

⁹ See Annex 9.

Table 16. Compensation and support for Structures				
No	Household Number	Type of structure	Affected area (m²)	Calculation of compensation (‘000 UZS)
Makhalla “Uyrot”				
1	Household No. 1	Housing and household outbuildings	405.0	54,775
2	Household No. 2	Housing and household outbuildings	1,460.3	333,143
3	Household No. 3	Housing and household outbuildings	258.3	38,771
4	Household No. 4	Housing and household outbuildings	524.2	77,062
5	Household No. 5	Housing and household outbuildings	385.4	72,133
6	Household No. 6	Housing and household outbuildings	323.2	56,347
7	Household No. 7	Housing and household outbuildings	158.4	30,729
8	Household No. 8	Housing and household outbuildings	310.9	73,982
9	Household No. 9	Housing and household outbuildings	167.8	27,507
10	Household No. 10	Housing and household outbuildings	227.2	29,035
11	Household No. 11	Housing and household outbuildings	177.1	45,399
12	Household No. 12	Housing and household outbuildings	348.1	60,040
	Total for makhalla “Uyrot”		4,745.9	898,923
Makhalla “Yangiobod”				
13	Household No. 13	Housing and household outbuildings	275.0	55,879
14	Household No. 14	Housing and household outbuildings	158.9	18,506
15	Household No. 15	Housing and household outbuildings	47.5	9,680
16	Household No. 16	Housing and household outbuildings	168.6	18,389
17	Household No. 17	Housing and household outbuildings	108.2	14,276
18	Household No. 18	Housing and household outbuildings	219.5	35,610
19	Household No. 19	Housing and household outbuildings	173.0	27,742
20	Household No. 20	Housing and household outbuildings	215.2	35,861
21	Household No. 21	Housing and household outbuildings	160.7	30,140
22	Household No. 22	Housing and household outbuildings	192.1	36,074
23	Household No. 23	Housing and household outbuildings	293.5	52,578
	Total for makhalla “Yangiobod”		2,012.2	334,733
	Total for both makhallas (000’ UZS)			1,233,656
	Total for both makhallas (USD)			641,501
“Illegal persons” from makhalla “Yangiobod”				
24	Household No. 24	basis	54	4,500
25	Household No. 25	basis	180	4,300
26	Household No. 26	basis	192	2,300
27	Household No. 27	basis	178	5,500
28	Household No. 28	basis	200	4,000
29	Household No. 29	basis	108	5,000
30	Household No. 30	basis	76	5,500
31	Household No. 31	basis	92	2,500
32	Household No. 32	basis	45	2,300
33	Household No. 33	basis	103	3,500
	Total for “Illegal persons”		1,228.0	39,400
	Total for “Illegal persons” (000’ UZS)			39,400
	Total for “Illegal persons” (USD)			20,488

Table 17. Compensation for Trees				
No	Household Number	Type of structure	Affected trees	Calculation of compensation (*000 UZS)
Makhalla “Uyrot”				
1	Household No. 1	Trees	35	333
2	Household No. 2	Trees	6	70
3	Household No. 3	Trees	33	242
4	Household No. 4	Trees	39	127
5	Household No. 5	Trees	2	34
6	Household No. 6	Trees	98	1,675
7	Household No. 7	Trees	23	223
8	Household No. 8	Trees	161	1,555
9	Household No. 9	Trees	21	240
10	Household No. 10	Trees	77	799
11	Household No. 11	Trees	28	336
12	Household No. 12	Trees	129	1,434
	Total for makhalla “Uyrot”		652	7,068
Makhalla “Yangiobod”				
13	Household No. 13	Trees	78	623
14	Household No. 14	Trees	13	23
15	Household No. 15	Trees		
16	Household No. 16	Trees		
17	Household No. 17	Trees		
18	Household No. 18	Trees		
19	Household No. 19	Trees	23	117
20	Household No. 20	Trees		
21	Household No. 21	Trees		
22	Household No. 22	Trees		
23	Household No. 23	Trees		
	Total for makhalla “Yangiobod”		114	763
	Total for both makhallas (000’ UZS)			7,831
	Total for both makhallas (USD)			4,072

VIII.4. Valuation Process

125. **Asset Valuation.** – Initial asset (buildings) valuation shall be undertaken by an independent valuation firm based on replacement cost. Then, it will be verified and certified first by the UE Social and Land Acquisition sub-Unit and then by the District LARC. If the DP agrees with the valuation, then this will be used as the basis of negotiation between the owners and the local authorities. If the DP disagrees with the valuation, Uzbek Law (Cabinet of Ministers Resolution No. 97 dated of May 29, 2006) allows utilizing an independent valuation firm at their own cost. In conformity with JICA requirements, this cost will be paid by the UE. It is possible also to recourse to the grievance committee if agreement cannot be reached.
126. **Land for Land.** – The District LARC decides on the assignment of alternative land plots. Given the lack of complexity in this project and the large extent of land available (according to Karmana District Hokim), the households are going to be relocated within the same settlement, at a distance of, approximately, 2-3 kilometers from their current location. Please see paragraph 129 and 130 as well.

VIII.5. Entitlement Matrix

127. Table 18 outlines the complete entitlement matrix for the project.

Table 18: Entitlement Matrix

Loss Item 1 : Residential Land			
Unit of entitlement	Entitlements	Application Guidelines	Additional Services
1. Legal owner(s) as identified by Karamana District in the process of payment	1. Land compensation of 0.06 ha per each household.	1. Karmana District will receive budget from Navoi TPS for land compensation and provide the land (0.06 ha per household) to the affected households.	1. Legal owners will be assisted by UE to organize legal documents in support of their ownership. 2. The households which own more than 0.06 ha of their building area, are entitled to receive monetary compensation or land compensation for the additional land (per ha).
Loss Item 2: Housing and structures			
Unit of entitlement	Entitlements	Application Guidelines	Additional Services
1. Legal owner(s) as identified by Karamana District in the process of payment	1. Replacement Value of Housing and structures	1. Replacement Value will be recommended by the independent agency. 2. Project owner will pay cash compensation under law for the land to APs. 3. If Replacement value is higher than law, the difference will be paid by project owner.	1. Legal owners will be assisted by UE to organize legal documents in support of their ownership. 2. Regarding the 10 uninhabited illegal houses, the expense for the houses will be paid by the Navoi TPS as a support activity.
Loss Item 3: Standing Trees			
Unit of entitlement	Entitlements	Application Guidelines	Additional Services
1. Legal owner(s) as identified by Karamana District in the process of payment	1. Replacement Value of Standing Trees	1. Replacement Value will be recommended by the independent agency. 2. Project owner will pay cash compensation under law for the land to APs. 3. If Replacement value is higher than law, the difference will be paid by project owner.	

128. The Table 18 was made based on JICA's Guidelines for Environmental and Social Considerations and The World Bank's Operational Policy (OP 4.12 – Involuntary Resettlement).

VIII.6. Relocation Land

129. Relocation lands are located to the makhallas named “Honchorbog” and “Ayronchi” with total areal size 2.2 ha. The lands are belonged to the District. It is just a few km away from the Navoi TPS. The residents can use the school, hospital, drugstore, public bathhouse conveniently. The new land plots are in the living center of “Yangi-Aryk” village and this area is provided by power line, gas pipeline and central cold water supply. The lands are near the existing roads and the bus line is on the road. In the surrounding area, there are houses and agricultural lands, but no industrial plants. Figure 2 shows the location of current residential area and new land plots.
130. There are photos of the relocation land plots (see Annex 8). As is clear from these photos the land plots unusable for the construction today. It is required the grubbing, land forming and laying out of the plots by parcels. The lands will be ready for building the houses by Feb 2014.

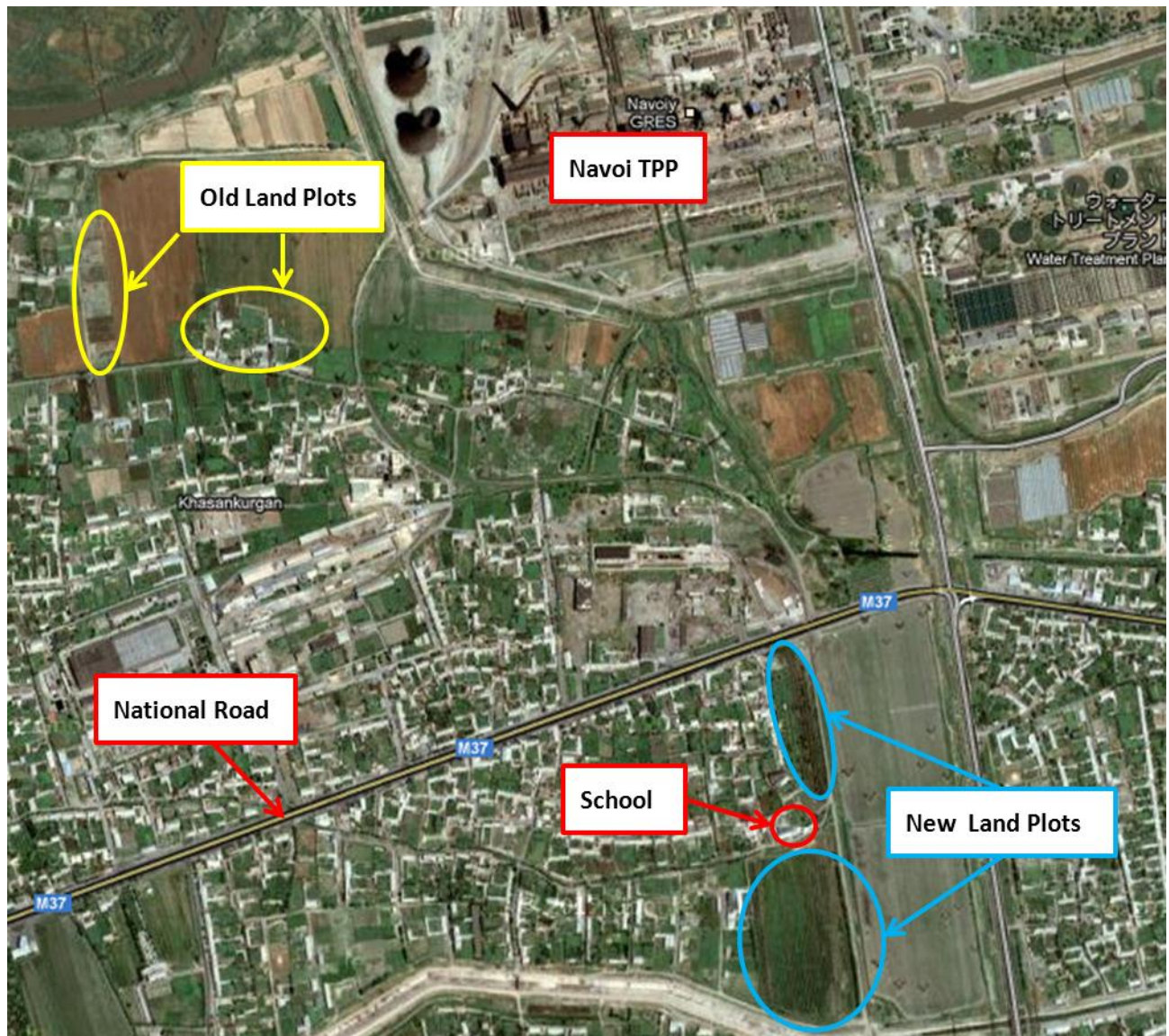


Figure 2: Location of Old and New Land Plots

IX. RELOCATION OF HOUSING AND SETTLEMENTS

131. This section describes the options for relocating housing and the activities that will be conducted to assist the process.
132. The District LARC assesses options for relocation of affected 23 households. It is expected that in all cases they will be reallocated land close to their current plots.
133. The Karmana District Hokimiyat has to approve that affected 23 households will be provided with appropriate lands in the same area. Decrees of District Hokimiyat regarding ownership of corresponding lands will be also issued, in which a particular new land will be indicated. This will be done prior the construction of civil work.
134. Regarding relocation places, please refer to the paragraph 129 and 130.

X. INCOME RESTORATION AND REHABILITATION

135. This section briefly describes programs for restoring and enhancing income of vulnerable groups, particularly women and the disabled.
136. Since relocation place is better environmental circumstance than the current place. And infrastructure such as supply of tap water, gas and electricity is in place. Therefore, it is not considered that it is necessary to support restoring and enhancing income of vulnerable groups, particularly women and the disabled.

X.1. Opportunities to Derive Development Benefits

137. **Priority Work Placement.** –All DPs and project stakeholders will receive priority entitlement to work in construction crews and for rehabilitation efforts (such as tree replanting). The standards will be incorporated in construction contracts and details included in progress reports.

X.2. Other Costs

138. Other costs to be provided under the LARAP include cost of resettlement consultants. Table 19 outlines the cost of providing these services and the agency responsible for payment. The total amount payable is 30,000,000 UZS (\$15,542).

Table 19. Other Costs ('000 UZS)		
Item	Amount	Responsible Agency
Resettlement Consultants under PIU		State Joint Stock Company "Uzbekenergo"
Total ('000 UZS)	30,000	
Total (USD)	15,542	

139. The tasks of resettlement consultant will include but not be limited to the following:
- Manage and coordinate the preparation, updating, implementation and monitoring the approved Land Acquisition and Resettlement Action Plan (LARAP).
 - Set up internal monitoring system on the project's social and resettlement issues and requirements.
 - Select and review an External Monitoring Agency (EMA) to be approved by the Program's Director.
 - Project Information Management and Development.
 - Assess and prepare capacity building program on social issues.
 - Conduct internal and external coordination with relevant parties in social/resettlement activities according to requirements of the project.
 - Set up redress and grievance mechanism for project activities.
 - Report preparation and submission.
 - Provide advice/recommendation to the Director, PIU on social safeguard/resettlement problems/requirements.
 - Redress or follow up actions based on findings and requirements of EMA reports.

- Provide independent monitoring on the contractors' compliance to (a) core labor standards, labor laws and incorporate applicable workplace occupational safety norms; (b) no differentiation of payment between men and women for work of equal value; (c) no child labor in the construction and maintenance activities; (d) no forced or compulsory labor; (e) discrimination in respect of employment; (f) freedom of association; (g) to the extent possible, maximize employment of local poor and disadvantaged persons for project construction purposes, provided that the requirements for job and efficiency are adequately met; and (h) land acquisition and resettlement framework and plans.
- Engage with relevant civil society organizations interested in the project implementation.
- Update the livelihood assistance program and support implementing the livelihood assistance program.
- Survey of full replacement cost.
- Support to make monitoring report which will be submitted to JICA.

XI. RESETTLEMENT BUDGET AND FINANCIAL PLAN

140. This section provides an itemized budget for all resettlement activities, including for the resettlement unit, staff training, monitoring and evaluation, and preparation of resettlement plans during loan implementation.

XI.1. Responsibilities

141. In order to ensure that sufficient funds are available for LAR tasks, “Uzbekenergo” will have to allocate 100% of the cost of compensation at replacement cost and expected allowances estimated in each LARAP plus contingencies before LARAP implementation. Uzbekenergo will be responsible for timely allocating the funds to implement the LARAP. Allocations will be reviewed bi-annually based on budget requirements indicated in the LARAP/RP.
142. The UE will be responsible for including LAR funds for project activities in each fiscal years government budget. The budget for LARAP/RP will be disbursed by UE via the District LAR Committee (LARC) which will in turn distribute the compensation to DPs.
143. The UE is responsible to establish Safeguard Team to conduct their tasks and responsibilities during the Program's activities. This will be funded via the Procurement and Safeguard Support package.

XI.2. Budget Summary

The complete budget for LAR activities on the Project is shown in Table 20. The budget for LAR will come from “Uzbekenergo” as counterpart fund. A total budget is 1,430,976UZS (\$744,064).

Table 20. LAR Budget Summary		
	‘000 UZS	\$US
<i>Compensation for land</i>		
Land Preparation Costs*	20,000	10,361
<i>Compensation</i>		
Housing and Structures	1,233,656	641,501
Trees	7,831	4,072
<i>Support and Assistance</i>		
Structures for illegal	39,400	20,488
<i>Other Costs</i>		
Resettlement Consultant under PIU**	-	-
Sub-Total	1,300,887	676,422
Contingency (10%)	130,089	67,642
TOTAL	1,430,976	744,064

*"Land Preparation Costs" may be increased because 20 mil sum is cost of independent company who estimate cost of land and houses only. Other land preparation cost such as land registration cost is not estimated yet.

** Resettlement consultant is to be estimated later because TOR of Resettlement consultant is not determined yet.

XII. INSTITUTIONAL ARRANGEMENTS

144. The main institutions that will be involved in LAR activities are the State Joint Stock Company “Uzbekenergo” as executing agency, PIU (Project Implementation Unit), Design Institute (DI), Project Consultants (PC), Provincial (Province) and District (District) and municipal town authorities, State Unitary Enterprise Land and Immovable Cadastre Service (SUELICS) at district level.

XII.1. State Joint-Stock Company “Uzbekenergo” (SJSC Uzbekenergo)

145. The Uzbekenergo will have overall responsibility for all aspects of the project. The Project Implementation Unit (PIU) within Uzbekenergo will be responsible for the day to day management of the Project including cross-agency coordination for LARAP implementation and monitoring the compensation and disbursement.
146. The PIU will be directly involved in all LAR related planning, implementation, inter-agency coordination, monitoring and reporting.

XII.2. Project Implementation Unit (PIU)

147. The Project Implementation Unit (PIU) will be in charge of elaborating the design and construction documents for the project. It will work to:
- Look for measures and alternatives to avoid and minimize land acquisition and resettlement impacts.
 - Assemble all documents required for compensation.
 - Carry out topographic surveys of the expropriated land and replacement lands.
 - Elaborate layouts indicating the location of the worksites and the permanent infrastructures and the perimeter of the required surfaces differentiating the land use patterns in the areas being occupied to serve as a base for the selection of compensation land.
 - Conduct land marking and pegging of the land assigned for temporary use and permanent occupation of acquired land.
 - Conduct the internal monitoring according to LARAP.
 - Select the independent valuation agencies and independent monitoring agencies for external monitoring.

XII.3. District SUELICS

148. This is a permanent committee at District level. However it plays an enhanced role throughout implementation. It is responsible for:
- Identifying land losses incurred by land owners and land users plus agricultural output losses.
 - Determining the need for protective sanitary and water protection zones around constructions.
 - Preparing proposals on allocation of land plots of equal value under land for land.
 - Approving the Implementation Act and the attached plan.
 - Amending government edicts on land use and land ownership as well as other cadaster documents.

XII.4. District Government

149. Local district government involved in the LARAP review and implementation. It will form a district land acquisition and resettlement committee (LARC) which will undertake the following:
- Outline locations of constructions and structures affected by the project.
 - Select land for construction sites.

- Prepare and approve legislation for the right (title) to use land plots.
 - Approve the Act for the right to use the land plot.
150. In addition to permanent members, the Committee may include representatives of Uzbekenergo, as well as affected legal entities and individuals (DPs).
151. The LARC will also estimate losses of land owners and land users in accordance with JICA specifications in addition to losses resulting from land acquisition based on data provided by the independent valuation agency. The Committee will prepare Acts for the right to specific plots of land specifying the acquired land area and losses and allowances as determined under the LARAP entitlement matrix.
152. It is proposing that LARC will compose of the following members:
- Uzbekenergo PIU.
 - District Department of SUELICS.
 - District Department of Agriculture and Water Resources.
 - District Department of Environmental Protection.
 - Makhallas' leaders.
 - Representatives of the affected people.
153. All affected legal parties and individual persons (or their legal representatives) will have representation on the committee. Besides state organizations and structures and makhalla authorities will be involved in resettlement activities to ensure the legal rights and interests of land users who are subject to land acquisition and resettlement.

XII.5. District Grievance Redress Committee (GRC)

154. This is a permanent committee at District level based at GFP (see Chapter VI.2) that has to function during all period of the resettlement process. It is responsible for:
- Reception and reviewing questions and/or complaints on the part of DPs.
 - Informing for the District SUELICS on the questions/complaints for resolution.

XII.6. Supervision Consultants (Internal Monitoring)

155. The Supervision Consultants should be selected by PIU. They are responsible for:
- Supervision and information exchange with District SUELICS regarding to the resettlement process.
 - Monthly reporting to the PIU regarding to the resettlement process.

XII.7. External Monitoring Agency (EMA)

156. The External Monitoring Agency (EMA) should be selected by PIU and approved by JICA. It is responsible for:
- Monitoring of the activities of District Grievance Redress Committee.
 - Monitoring of the activities of District SUELICS.
 - Monitoring of the activities of Supervision Consultants.
 - Monthly reporting to JICA regarding to the resettlement process and activities of all institutions involved to the resettlement process.

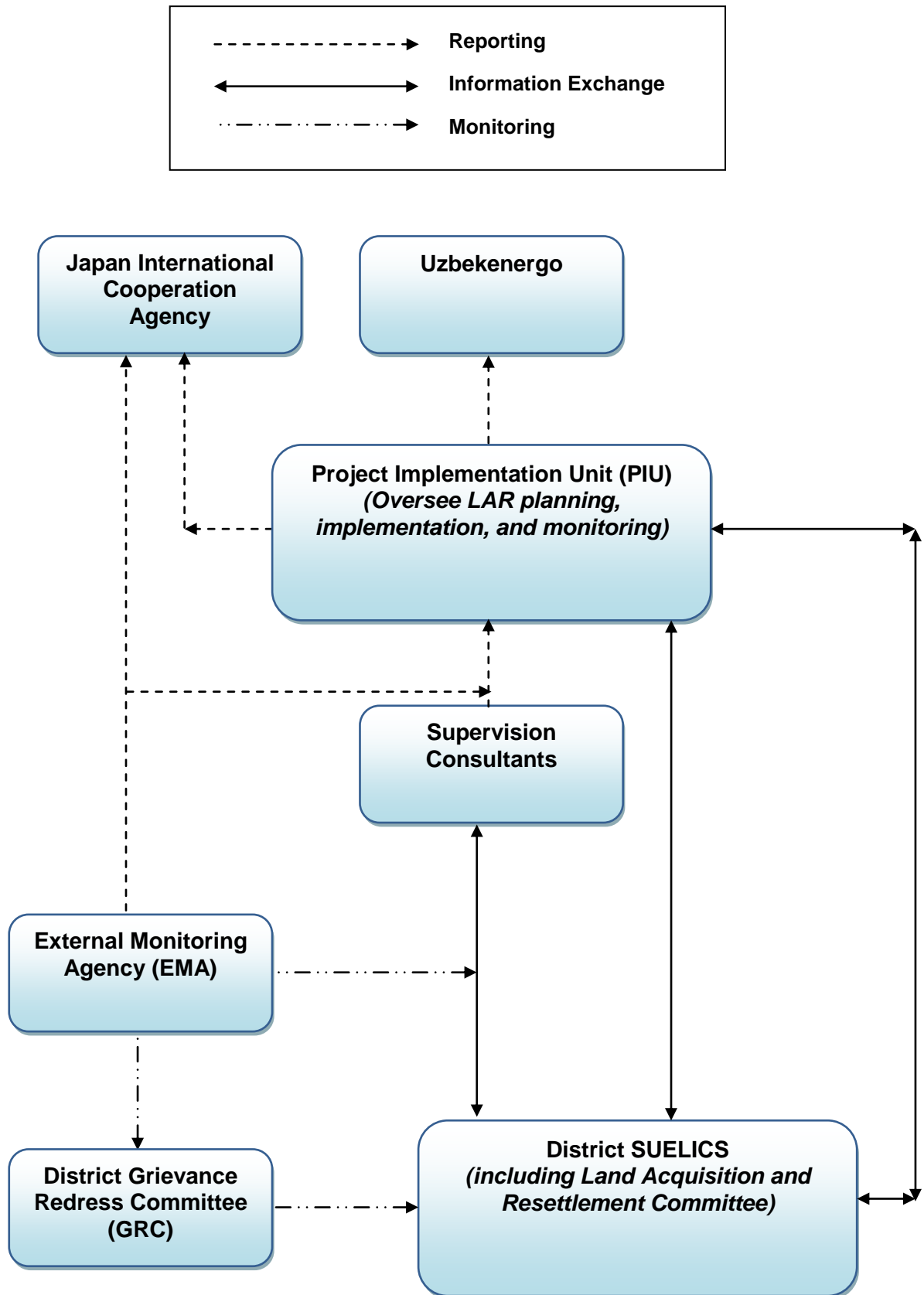


Figure 3. Project Implementation Diagram

XIII. IMPLEMENTATION SCHEDULE

157. This section includes a detailed, time bound, implementation schedule for all key resettlement and rehabilitation activities synchronized with the project schedule of civil works construction.

XIII.1. Pre-Resettlement Activities

158. The UE will undertake a brief verification of the RP based on the alignment finalized by the detailed design. Any modifications to the RP will be made, and verified with the UE and the JICA prior to any LAR activities commencing.
159. The RP has to include the full details of all land and resettlement arrangements, including verification of asset viability by the DPs. It is expected that this can take place prior to loan approval by JICA.
160. The Project Implementation Unit (PIU) will be responsible to:
- Assemble all required documents.
 - Carry out topographic surveys of the expropriated and compensation lands.
 - Elaborate layouts indicating the location of the worksites and the permanent infrastructures and the perimeter of the required surfaces.
 - Establish layouts of the lands proposed as option for compensation.
 - Conduct the land marking and the pegging of the lands assigned for temporary use and permanent occupation and of the compensation lands.
161. The DPs will sign a document signifying their satisfaction on the compliance of UE on the agreement. The PIU Social/Resettlement Specialist will guide the UE in preparing a pro-forma document to be used for the settlement of obligation in the purchase of affected land and/or materials for all structures.
162. Disbursement of cash will follow the approval of budgets for cash compensation. The PIU will inform the DPs of the schedule of fund release. They will also advise the APs to produce acceptable legal documents pertaining to their identification for claiming the compensation. It is the main responsibility of UE to ensure that all the compensations and entitlements have been paid to and settled with DPs prior to their resettlement.
163. All resettlement activities will be completed prior to clearing the construction sites. The UE will initiate the following steps in releasing the cash compensation and entitlements to DPs:
- The PIU's Resettlement Team will advise the DPs of the fund release schedules.
 - The District SUELICS shall then advise the DPs to produce the necessary legal documents for their identification in claiming the compensation and entitlements due to them.
 - The Resettlement Team will arrange for receipt of the resettlement compensation and disburse it directly to DPs on presentation of identification.
 - The Resettlement Team will arrange for district Hokimiyat to issue new title directly to DPs on presentation of identification.
 - The Resettlement Team will require the DPs to sign a document indicating the receipt of their compensation and entitlements.
 - The DPs will then begin their process of rebuilding and relocation.
 - The Resettlement Team will require the DPs to sign a document indicating completion of their LAR activities, indicating that they have no further claims.
 - These activities will be summarized by the UE and forwarded to JICA.

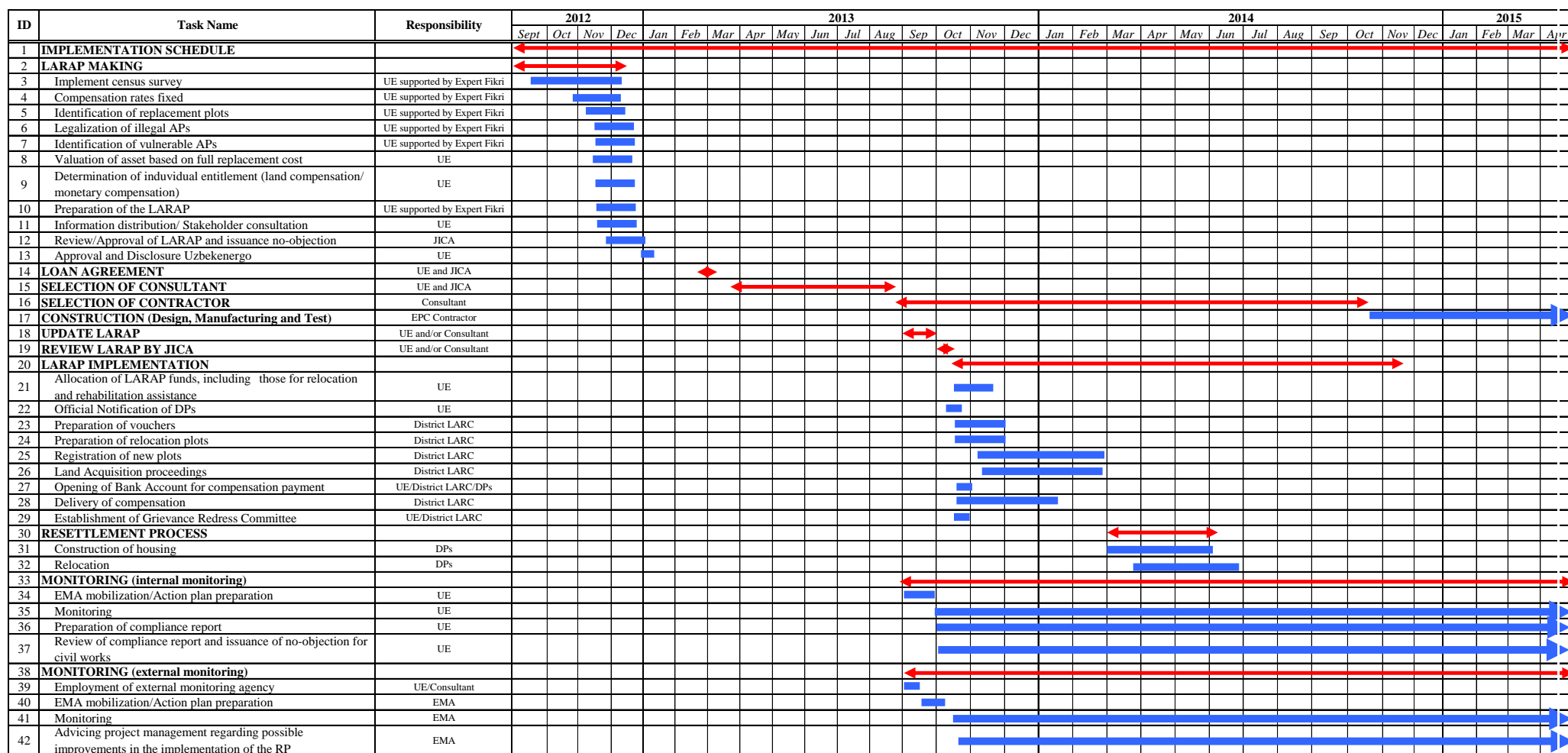
- As a condition to approve the civil works contract award both the RP in English and in Russian/Uzbek will be updated by the Consultant employed by UE of the contractor, re-approved by JICA and re-disclosed to the affected communities.

XIII.2. Implementation Phase

164. The project loan is expected to be approved in February or March 2013. Construction is set to start at the end of October 2014. A schedule for implementation is presented in Figure 4.

XIII.3. Post-Resettlement Implementation Phase

165. Monitoring of resettlement activities and the compliance of the project policies by PIU of UE, as set out in this framework, are the items for this phase. This is because the internal monitoring which is the responsibility of the Project Implementation Unit (PIU) will be the basis for UE requesting from JICA its “no objection” for the mobilization of construction contractors.



*ID NO. 17, 35, 36, 37, 41 and 42 should be continued up to the end of March 2016.

Figure 4: Schedule for Implementation monitoring and reporting

XIV. MONITORING AND REPORTING

166. This section describes the mechanisms and benchmarks appropriate to the project for monitoring and evaluating the implementation of the resettlement plan. It specifies arrangements for participation of affected persons in the monitoring process. This section will also describe reporting procedures.
167. The primary objective of monitoring is to identify as early as possible the activities achieved and the cause(s) of constraints so that the arrangements in the LARAP implementation can be adjusted. Monitoring is important because LARAP implementation is often the critical path for any project where civil works is involved, due to issues on land acquisition, compensation and resettlement that may cause delay in civil works. The early identification of the causes of delay will enable the UE (with support from the supervision consultants), to prepare the mitigating measures during LARAP implementation.
168. LAR tasks will be monitored internally. Internal monitoring (IM) will be carried out by the PIU in conjunction with District Hokimiyat.

XIV.1. Internal Monitoring

169. All activities in LAR are time bounded. Internal monitoring (IM) will be carried out by the PIU and the LARC in the District Hokimiyat. Process indicators will relate to implementation outputs and deliverables. These will be collected directly from the field, and will be reported monthly to the PIU to assess the LARAP implementation progress and adjust the work plan if necessary. These reports will be quarterly consolidated and submitted to JICA.
170. Specific IM benchmarks will be:
- Information campaign and consultation with APs.
 - Status of land acquisition and payments on land compensation.
 - Compensation for affected structures and other assets.
 - Relocation of APs.
 - Payments for loss of income.
 - Selection and distribution of replacement land areas.
 - Income restoration activities.
 - Ensure the gender mitigation measures are adhered to during the internal monitoring and reporting process.
171. Upon the completion of resettlement, the PIU will prepare a post-LARAP implementation evaluation report that will assess both the permanent and temporary land acquisition activities and impacts of the Project focusing on the restoration of impacted lands and conditions of DPs especially those who were identified as vulnerable.
172. In addition, the PIU will update the LARAP and particularly the JICA's policy matrix, with a view to aligning Uzbekistan's CSS and reducing LARAP reporting requirements. Internal monitoring and reporting will continue for two years since the all affected households finish relocating to the new place.

XIV.2.External Monitoring Agency (EMA)

173. The External Monitoring Agency (EMA) should be selected by PIU and approved by JICA. It is responsible for:
- Monitoring of the activities of District Grievance Redress Committee.
 - Monitoring of the activities of District SUELICS.
 - Monitoring of the activities of Supervision Consultants.
 - Monthly reporting to JICA regarding to the resettlement process and activities of all institutions involved to the resettlement process.

XV. ANNEX

XV.1. Annex 1. JICA's and Uzbekistan's Resettlement Policies

174. This Annex describes the main principles of JICA's Resettlement Policy, relevant laws and Governmental documents of the Republic of Uzbekistan, and the detailed comparison between these packages of documents.

JICA's Resettlement Policy¹⁰

Objectives

175. The objectives of the Resettlement Policy are:
- Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternative project designs.
 - Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits. Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
 - Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.

Impacts Covered

176. This policy covers direct economic and social impacts that both result from JICA-assisted investment projects, and are caused by
- the involuntary taking of land resulting in
 - relocation or loss of shelter;
 - loss of assets or access to assets; or
 - loss of income sources or means of livelihood, whether or not the affected persons must move to another location; or
 - the involuntary restriction of access to legally designated parks and protected areas resulting in adverse impacts on the livelihoods of the displaced persons.
177. This policy applies to all components of the project that result in involuntary resettlement, regardless of the source of financing.
178. Requests for guidance on the application and scope of this policy should be addressed to the Resettlement Committee.

Required Measures

179. To address the impacts the borrower prepares a resettlement plan that covers the following:

¹⁰ This Section is based on the JICA's Guidelines for Environmental and Social Considerations and the World Bank Operational Policy – OP 4.01, Annex B. –
 See: http://www.jica.go.jp/english/our_work/social_environmental/guideline/pdf/guideline100326.pdf and
<http://web.worldbank.org/WBSITE/EXTERNAL/PROJECTS/EXTPOLICIES/EXTOPMANUAL/0,,contentMDK:20064610~men uPK:64701637~pagePK:64709096~piPK:64709108~theSitePK:502184,00.html>

- The resettlement plan includes measures to ensure that the displaced persons are
 - informed about their options and rights pertaining to resettlement;
 - consulted on, offered choices among, and provided with technically and economically feasible resettlement alternatives; and
 - provided prompt and effective compensation at full replacement cost for losses of assets attributable directly to the project.
 - If the impacts include physical relocation, the resettlement plan includes measures to ensure that the displaced persons are
 - provided assistance (such as moving allowances) during relocation; and
 - provided with residential housing, or housing sites, or, as required, agricultural sites for which a combination of productive potential, location advantages, and other factors is at least equivalent to the advantages of the old site.
 - Where necessary to achieve the objectives of the policy, the resettlement plan or resettlement policy framework also include measures to ensure that displaced persons are
 - offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living; and
 - provided with development assistance in addition to compensation measure such as land preparation, credit facilities, training, or job opportunities.
180. The process framework also includes a description of the arrangements for implementing and monitoring the process.
181. To achieve the objectives of this policy, particular attention is paid to the needs of vulnerable groups among those displaced, especially those below the poverty line, the landless, the elderly, women and children, indigenous peoples, ethnic minorities, or other displaced persons who may not be protected through national land compensation legislation.
182. The implementation of resettlement activities is linked to the implementation of the investment component of the project to ensure that displacement or restriction of access does not occur before necessary measures for resettlement are in place. It means that these measures include provision of compensation and of other assistance required for relocation, prior to displacement, and preparation and provision of resettlement sites with adequate facilities, where required, also to assist the displaced persons are implemented in accordance with the plan of action as part of the project.
183. Payment of cash compensation for lost assets may be appropriate where livelihoods are not land-based. Cash compensation levels should be sufficient to replace the lost land and other assets at full replacement cost in local markets.
184. This JICA's policy also requires the following:
- Displaced persons and their communities, and any host communities receiving them, are provided timely and relevant information, consulted on resettlement options, and offered opportunities to participate in planning, implementing, and monitoring resettlement. Appropriate and accessible grievance mechanisms are established for these groups.
 - In new resettlement sites or host communities, infrastructure and public services are provided as necessary to improve, restore, or maintain accessibility and levels of service for the displaced persons and host communities. Alternative or similar resources are provided to compensate for the loss of access to community resources (such as fishing areas, grazing areas, fuel, or fodder).
 - Patterns of community organization appropriate to the new circumstances are based on choices made by the displaced persons. To the extent possible, the existing social and cultural institutions of resettlers and any host communities are preserved and resettlers' preferences with respect to relocating in preexisting communities and groups are honored.

Eligibility for Benefits

185. Upon identification of the need for involuntary resettlement in a project, the borrower carries out a census to identify the persons who will be affected by the project, to determine who will be eligible to assistance, and to discourage inflow of people ineligible for assistance. The borrower also develops a procedure, satisfactory to the JICA, for establishing the criteria by which displaced persons will be deemed eligible for compensation and other resettlement assistance. The procedure includes provisions for meaningful consultations with affected persons and communities, local authorities, and, as appropriate, nongovernmental organizations (NGOs), and it specifies grievance mechanisms.
186. *Criteria for Eligibility.* Displaced persons may be classified in one of the following three groups:
- those who have formal legal rights to land (including customary and traditional rights recognized under the laws of the country);
 - those who do not have formal legal rights to land at the time the census begins but have a claim to such land or assets--provided that such claims are recognized under the laws of the country or become recognized through a process identified in the resettlement plan; and
 - those who have no recognizable legal right or claim to the land they are occupying.

Resettlement Planning, Implementation, and Monitoring

187. The borrower is responsible for preparing, implementing, and monitoring a resettlement plan, a resettlement policy framework, or a process framework (the "resettlement instruments"), as appropriate, that conform to this policy. The resettlement instrument presents a strategy for achieving the objectives of the policy and covers all aspects of the proposed resettlement. Borrower commitment to, and capacity for, undertaking successful resettlement is a key determinant of Bank involvement in a project.
188. The full costs of resettlement activities necessary to achieve the objectives of the project are included in the total costs of the project. The costs of resettlement, like the costs of other project activities, are treated as a charge against the economic benefits of the project; and any net benefits to resettlers (as compared to the "without-project" circumstances) are added to the benefits stream of the project.
189. The borrower is responsible for adequate monitoring and evaluation of the activities set forth in the resettlement instrument. The JICA regularly supervises resettlement implementation to determine compliance with the resettlement instrument. Upon completion of the project, the borrower undertakes an assessment to determine whether the objectives of the resettlement instrument have been achieved. The assessment takes into account the baseline conditions and the results of resettlement monitoring. If the assessment reveals that these objectives may not be realized, the borrower should propose follow-up measures that may serve as the basis for continued JICA supervision, as JICA deems appropriate.

Uzbekistan's Relevant Legal Instruments

Land Code of the Republic of Uzbekistan

190. This Code is approved by the Statute of Uzbekistan No. 598-I of April 30, 1998. Amended according to Division XIX of the Statute of Uzbekistan of August 30, 2003, item 41 of the Statute of Uzbekistan of December 3, 2004.

Article 16. Property for land in the Republic of Uzbekistan

191. Land is a state property, national wealth, is subject to rational use, protected by the state and is not subject to purchase and sale, barter, gift, pledge, with the exception of cases established by legal acts of the Republic of Uzbekistan.

Article 17. Rights of legal and physical persons for land parcels

192. The legal persons may have land parcels for the right of permanent possession, permanent use, and urgent (short time) use, lease and ownership in accordance with the present Code and other acts of legislation.
193. The legal persons may have land parcels for the right of lifetime inheritable possession, permanent use, urgent (short time) use, lease and ownership in accordance with the present Code and other acts of legislation.

Article 23. Granting (realization) of land parcels for possession and use

194. Granting (realization) of land parcels into possession, use, lease and ownership shall be made by the procedure of allotment.
195. The allotment of land parcels shall be made by the Cabinet Ministers of the Republic of Uzbekistan, khokims of oblasts, Tashkent city, areas, and cities by the procedure established by legislation.
196. Granting (realization) of a land parcel being into possession, use, lease and ownership shall be made only after bite (redemption) of the present land parcel by the procedure established.
197. Lands of non-agricultural designation or non-suitable for agriculture or agricultural lands of worse quality shall be granted (realized) for building of industrial enterprises, railway and motor roads, lines of communication and power lines, trunk pipelines, and also for other non-agricultural needs. Granting (realization) of land parcels from areas of the forest fund for indicated purposes shall be conducted mainly at the expenses non-covered areas by a forest or areas occupied by bushes and not valuable plants. It is prohibited to start possessing and using of a land parcel granting (realized) before establishment of respective boundaries of this land parcel in nature (on an area) by land surveying services and issue of documents certifying the right for a land parcel.
198. The procedure on granting (realization) of land parcels for possession, use, lease and ownership shall be established by legislation.

Article 35. State registration of rights on land parcels

199. Rights of legal and physical persons for land parcels are the subject of state registration.
200. The state registration of rights on land parcels shall be conducted at a place of location of land parcels. The following is included into the public register:
- information about a person who has received the right for a land parcel;
 - description of a land parcel (a type of areas, a purpose of use, types of grounds, squares, share of joint possession or use, boundaries, cadastre number and other characteristics);
 - information about conditions of the contract on granting of a land parcel, burdening and servitudes;
 - decisions of empowered bodies on including of a land parcel in an area of alienation for state and public needs;
 - other information established by legislation.
201. The official registration of rights of legal and physical persons for land parcels shall be conducted by corresponding empowered body within ten time period from the day of receipt of application with enclosure of necessary documents on rights for land parcels, with the exception of cases provided by legislation.

202. The grounds for refusal in state registration of rights for a land parcel are the following:
- presence of documents certifying on presence of a dispute about belonging of present land parcel in a body of state registration;
 - presence of information about withdrawal of the present land parcel in a body of state registration established by legal procedure.
203. The grounds for refusal in state registration of rights for a land parcel are the following:
- absence of necessary documents on the right for a land parcel;
 - absence of information provided by Part 3 of the present;
 - changes of based purposed designation of a land parcel with violation of rules established;
 - violation of established norms of a common square of a land parcel in the result of a transaction;
 - presence in a body of the state registration of documents certifying about presence of a dispute on belonging to the present land parcel;
 - presence in a body of the state registration of decision of a court on confiscation of objects of trade and services sector, dwelling houses, other buildings and constructions;
 - absence of documents on payment of registration tax unless otherwise provided by legislation;
 - decision on withdrawal of land parcels for state and public needs accepted by the established procedure.
204. The procedure of state registration of rights for land parcels shall be established by legislation.

Article 37. Withdrawal, buy-out of a land parcel for state and public needs

205. Withdrawal of a land parcel or its part for state and public needs shall be made with the consent of a landowner or with agreement with a land user and a farmer by decision accordingly of a khokim of an area, a city, an oblast or by decision of the Cabinet Ministers of the Republic of Uzbekistan.
206. In case of disagreement of a landowner, land user and farmer with a decision accordingly of a khokim of an area, a city, an oblast or a decision of the Cabinet Ministers of the Republic of Uzbekistan on taking off a land parcel, this decision may be appealed against in a court.
207. Enterprises, institutions and organizations which are interested in taking off a land parcels for building of enterprises, buildings, constructions shall be liable before the beginning of designing previously to come to an agreement with landowners, land users and farmers and also accordingly with a khokim of an area, a city, an oblast or the Cabinet Ministers of the Republic of Uzbekistan about a place of an object, a model size of a land parcel and conditions of its allotment taking into consideration of integrated development of an area. Financing of design works up to indicated preliminary agreement shall not be admitted.
208. Withdrawal of a land parcel for state and public needs and preliminary coordination of a place of location of an object and also registration of allotment of lands shall be made by a procedure established by legislation.
209. Buyout of a land parcel which is in ownership of legal and physical persons including of foreign persons together with an object of trade and services sector or living quarters and other building or a part of building for state and public needs shall be made by a decision of a khokim of an area, a city, an oblast or a decision of the Cabinet Ministers of the Republic of Uzbekistan with provision of guarantees provided by Article 41 of the present Code.

Article 41. Guarantee of rights for land parcels

210. Interference in the activity of landowners, land users, farmers and owners of land parcels from the direction of state, economic and other bodies, and organizations or also their public officers shall be prohibited, with the exception of cases provided by legislation.
211. Violated rights of landowners, land users, farmers and owners of land parcels are the subject to compensation by the procedure provided by legislation.
212. Losses caused by violation of rights of landowners, land users, farmers and owners of land parcels (including in lost profit) are the subject to compensation in full amount.
213. The taking of land parcels given to physical persons for state or municipal needs may be made after giving an equal land parcel by their wishes by a decision of a khokim of an area, a city, an oblast, building of living, industrial and other structures at a new place by enterprises, institutions and organizations for which a land parcel is allotted, in exchange for parcel taken and compensation all other losses in full amount (including in lost profit) according to Article 86 of the present Code.
214. The taking of lands of agricultural and forestry enterprises, agricultural research-and-development institutions, experimental and educational units for state or municipal needs may be made under the condition of building by their request living, manufacturing and other buildings in exchange for parcel taken off and compensation in full amount of all other losses (including of lost profit) according to Article 86 of the present Code.
215. Buyout of an object of trade and services sector or also living quarters and other buildings or a part of a building together with a land parcel on which they are located, being in ownership of legal and physical persons for state and municipal needs and also their confiscation shall be made by a procedure established by legislation.

Article 80. Ecological requirements to disposition, designing, construction and operation of objects, structures and constructions

216. The ecological requirements to disposition, designing, construction and operation of objects, structures and constructions shall be established by legislation on preservation of the environment.
217. The events on protection of lands shall be provided and shall be conducted which are negatively influencing on a condition of the grounds in case of disposition, designing, construction and putting into operation of new and reconstructed objects, structures and constructions, and also introduction of the new technologies.
218. Negative influence evaluation of input object or introducing technology on a condition of the grounds and efficiency stipulated by events on use and protection of the lands shall be conducted on the basis of ecological examination.
219. Putting into operation of objects and using of technologies which are not provided by measures of protection of lands from degradation or violation and the positive conclusion of ecological examination shall be prohibited.
220. Disposition of the objects influencing on a condition of the lands shall be agreed with land surviving, nature protection and others bodies by the procedure determined by legislation.

Article 86. Compensation of losses to land owners, land users, farmers and owners of land parcels

221. The losses caused to land owners, land users, farmers and owners of land parcels are the subject to compensation in full (including the missed benefit) in the following cases:
 - withdrawal, buy out or temporary withdrawal of lands;
 - restriction of their rights in connection with establishment of water protection zones, zones of sanitary protection of water objects, zones of formation of surface and underground waters, zones of resort natural territories, zones of state biosphere reserves, protective zones around state

preserves, reserves, state monuments of nature, objects of material cultural heritage, disposals, roads, pipelines, communication lines, power lines; (Paragraph 3 is stated in edition of point 9) of Article 9 of the Law of the RUz No. ZRU-278 dated 04.01.2011);

- deterioration of the lands as a result of the influence caused by construction and operation of reservoirs, channels, collectors and other objects allocating harmful substance for agricultural crops and plantings and other actions of legal and physical persons leading to reduction in a crop and deterioration agricultural production.

222. The compensation of losses shall be made by enterprises, institutions and organizations for which the withdrawn land parcels are allocated and also enterprises, institutions and organizations which activity attracts restriction of the rights of land owners, land users, farmers and owners of the land parcels or deterioration of nearby grounds by the procedure established by legislation.

Article 91. Return of unauthorized occupied lands

223. The land parcels occupied without permission shall be returned on their belonging without compensation of the expenses made in time of illegal possession and using.
224. Restoring to serviceability of the land parcels for use of condition including of housebreaking shall be made at the expense of persons who have occupied these land parcels without permission.
225. Returning of a land parcel occupied without permission to a land owner, land user, farmer or to an owner of the land parcel shall be made under a decision a khokim of a respective area, city, and region or under a decision of a court.

Civil Code of the Republic of Uzbekistan

226. This Code is enacted by Oliy Majlis of Uzbekistan No. 257-I of August 29, 1996. Amended according to different laws of Uzbekistan of 1996-2012.

Article 187. Acquisitive prescription

227. A person who is not the owner of property but who has in good faith, openly, and uninterruptedly possessed as his own immovable property for fifteen years or other property for five years, shall acquire ownership of this property (acquisitive prescription).
228. The right of ownership of an immovable and of other property subject to state registration shall arise for a person who has acquired this property by virtue of acquisitive prescription from the time of such registration.
229. Until the acquiring of the right of ownership to the property by virtue of acquisitive prescription, a person possessing property as his own has the right to protection of his possession against third persons who are neither owners of the property nor have the right of possession by virtue of another basis provided by a Law or the contract.
230. A person relying on prescription by possession may join to the time of such possession all the time during which the property was possessed by the one to whom this person is a legal successor.
231. The running of the period of acquisitive prescription with respect to things located with a person from whose possession they could be taken in accordance with Articles 228, 229, 230 and 232 of the present Code starts not sooner than the expiration of the period of limitation of actions for the respective claims.

Article 199. Taking of property from an owner

232. The taking of property from an owner shall be allowed only by the levying of execution on its property for obligations of the owner in cases and by the procedure provided by legislative acts, and also by the procedure of nationalization, requisition and confiscation.
233. If property has come into ownership by a person to whom by virtue of a Law the property may not belong to him, the right of ownership for this property shall be terminated by the procedure of a court with compensation the value of taking of property to the person.

Article 206. Termination of the right of ownership not directed for taking of property from an owner

234. Termination of the right of ownership in connection with a decision of state body non- directed to the taking of property from an owner including with a decision on the taking of land parcel on which there are a house of the owner, other buildings, structures or plantations, shall be allowed only in cases and by the procedure established by legislative acts with provision to the owner equal property and compensation to him in full of value of losses caused by termination of the right of ownership
235. In case of disagreement of an owner with a decision entailing termination of the right of ownership, it may not be made before the rendering of a decision in the dispute by a court. All problems on compensation to an owner losses caused shall also be solved under consideration of dispute.

Article 212. Unauthorized building

236. An unauthorized building is a dwelling house, other structure, construction, or other immovable property made on a land parcel not allocated for these purposes by the procedure established by legislation and also made without receipt of the necessary permissions thereto or with substantial violation of architectural and construction norms and rules
237. A person who has made an unauthorized building does not acquire the right of ownership to it. He does not have the right to dispose of the building, to sell, give, lease out, or make other transactions.
238. An unauthorized building by a suit of a person whose rights have been violated or the respective state body must be torn down by a decision of a court by the person who made it or at this person's expense except for cases provided by Paragraph 4 and 5 of the present Article.
239. The right of ownership to an unauthorized building may be recognized by a court for the person who made the building on a land parcel not belonging to him on the condition that the given parcel shall be granted to this person by the established procedure for the building that was made. (Amended by item 1 of Section IX of the Law of RU No. 671-II of August 27, 2004.).
240. The right of ownership to an unauthorized building may be recognized by a court for the person in whose ownership, lifetime inheritable possession, and permanent use is the land parcel where the building was made. In this case the person for whom the right of ownership to the building is recognized shall compensate the person who made it for the building expenses in an amount determined by the court.
241. The right of ownership to an unauthorized building may be recognized for these persons if the keeping of the building violates the rights and interests protected by a Law of other persons or creates a threat to the life and health of citizens.

Directions on the procedure for official registration of the rights to land plots in the Republic of Uzbekistan

242. These Directions are registered by Ministry of Justice of the Republic of Uzbekistan No. 736 of May 27, 1999.

Article 4. Procedure for official registration of the rights to land plots

243. Documents required for registration, which serve to establish the emergence of the rights to land plots, as well as their discontinuation, transfer and introduction of burdens and changes, should be notarised in cases expressly stated in the law.
244. Properly notarized documents relating to operations in land plots are not subject to any additional verification when undergoing the registration procedure.
245. The rights to land plots are registered on the basis of the following documents:
 - when there emerges the right of ownership of the land plot – on the basis of the official warrant to the right of ownership, purchase-and-sale contracts and other documents specified under the law;
 - when there emerges the right of possession and use of the land plot – on the basis of a decision to allocate a land plot taken by an appropriate authority (an official);
 - when there emerges the right of lease – on the basis of a decision to grant a land plot on lease and a lease contract;
 - when transferring the right of possession or use of the land plot – on the basis of the contract for the purchase and sale, change, granting or rent: a certificate of the right of inheritance of buildings and structures or an appropriate decision taken by the land plot's owner or a body (an official) authorized by the latter to do so;
 - when there are servitudes – on the basis of an appropriate contract or court adjudgment;
 - when there are burdens – on the basis of decisions taken by appropriate authorities.
246. Registration of the rights to land plots is carried out in the following succession:
 - reception of the application;
 - verification of the application and documents and materials enclosed;
 - registration of the application in a special application registry;
 - registration of the rights to the land plot;
 - provision of the subject of the right with a certificate of registration of its rights to the land plot.
247. Registration of the rights to land plots is accomplished within 10 days from the date the registration authority has accepted the application for consideration.
248. In cases where (i) the documents submitted fail to meet the established criteria, with a defect seeming to be so insignificant that it could be eliminated at once, (ii) any additional information is required, or (iii) the documents submitted have to be examined, the registration authority may put off the final decision for two weeks from the date a decision on adjournment is taken. If the applicant fails to put his documents in order within this period, his application for registration may be rejected, with the former being informed of the fact in writing. Registration fees are not refundable.
249. Registration is valid from the date when the documents required for registration have been submitted. This should be reflected in a registry. The right's priority is established on the basis of the date the application has been entered on the registry.
250. The registration procedure having been finalized, the registration authority certifies the fact either by issuing a certificate of the registered right or by marking the document submitted for registration with an appropriate notice.

Cabinet of Ministers Resolution on “Order of compensation of citizens’ and legal entities’ losses due to land plots acquisition for state and public needs”

251. This Resolution No. 97 is adopted of May 29, 2006. Amended according to Resolutions of CM No. 248 of November 9, 2010 and No. 146 of May 25, 2011.

Point 2

252. Land or it's part is resumed for the state and public needs only by the consent of or agreement with the land owner, tenant by the decision of district or city mayor, Council of Ministers of the Republic of Karakalpakstan, regional mayor offices and Cabinet of Ministers of the Republic of Uzbekistan and Tashkent city mayor.

Point 6

253. Illegally constructed houses, buildings and structures are not subject to compensation.

Point 7

254. In case of land allotment of the resumed land to enterprises, organizations and entities the payment of compensation, provision of houses (flats) and provision of temporary houses as well as full coverage of relocation costs are done by these entities, organizations and enterprises.

Point 9

255. District mayor office creates commission which defines the amount and type of compensation for demolished houses (flats), buildings, structures and plantations. The commission is headed by the district deputy mayor and consists of the following members: representative of financial and other departments of the mayor office, state inspector on monitoring over land usage and protection, representatives of makhalla committees, land owner (land user, tenant) whose land is resumed, representatives of the entities, organizations and enterprises whom the land plot is allotted and other representatives at mayor offices discretion.

Point 10

256. Technical status valuation of houses, buildings and structures and definition of plantations value on the resumed land is done by the district department on land resources and state cadastre at the expense of applicant. At landowners discontent with cadastre's valuations he/she can apply to independent licensed valuers. The independent valuer's service payment is done by the applicant.

Point 12

257. All construction materials left after demolishing of houses, buildings and structures (except unauthorized ones) on the resumed land plot will go to constructor or landowner paying full compensation for the owner.
In separate cases the construction materials can be given to the owner of the demolished houses, buildings and structures at his/her will and by the decision of relevant district (city) mayor. In this case the commission must define the value of the construction materials at market prices taking into consideration depreciation.

Point 13

258. Exact dates and order of compensation payment is defined by the decision of the Council of Ministers of the Republic of Karakalpakstan, regional and Tashkent city mayors with payment of compensation prior to demolishing.

XV.2. Annex 2. Pictures at Resettlement Area

Closed due to confidentiality

Closed due to confidentiality

XV.3. Annex 3. Meeting Minutes and the list of participants on the meeting of 30 October 2012

Meeting of residents and representatives of JICA and TEPSCO

October 30, 2012 (09.20-11.20)

PROTOCOL

Place of meeting : Recreation Room in Navoi CCCGP No.1's camp site

Method of notification to residential people : informing neighboring residents through their representatives

1. Opening remarks, the project description - Ganiev K. Director of Navoi TPP (09.20).
2. Presentation of the project - Norihiko Fukazawa, Yoko Hamada (09.40).
3. Speech by Governor of Karmana district - Ismatov R. (10.45).
4. Questions and answers. Discussion with residents to be resettled. (11.00).

The first speech (Saifi Obloberdyev, pensioner from makhalla "Uyrot").

Supports modernization of Navoi TPP because it will give new energy to the development of the economy of Navoi region and the country as a whole. (Applause)

Project Owner: We appreciate your support.

The second speech (representative of the residents, did not introduce him/herself.)

Residents have no objection to the new project. Expressed dissatisfaction with the fact that the evaluation of their homes was made with earlier date of construction, which makes the value of their homes lower than it should be.

Other residents, attending the meeting, supported him. Governor Ismatov reassured (calming down the speaker): "The problem can be solved."

Next, Governor Ismatov said that compensation money for resettled residents can be paid "even today". But then, the residents will have to relocate in the cold season. So he proposed them to begin construction on new allocated sites today at their own expense. Compensation money will be paid in spring, so that they could start construction the main building.

Residents: We prefer to get monetary compensation by cash rather than by bank remittance.

Project owner: According to the law, we cannot provide monetary compensation by cash.

5. End of meeting. Residents and representatives of JICA, TEPSCO and local authorities break up.

THE MEETING WITH RESETTLED RESIDENTS AND OFFICIALS

Closed due to confidentiality

Closed due to confidentiality

XV.4. Annex 4. Resolution of the Karmana District Hokim No. 605-K

Resolution of the Khokim (Governor) of the Karmana District of the Navoi Region Republic of Uzbekistan Karmana district, Yangi-Aryk Village Citizens' Gathering, Talkok Makhalla Citizens' Gathering

Date: 11 July 2012

Ref. No. 605-K

On approving the membership of the Special Commission on seizure of the housing land plots owned by the natural persons with their consent for the public needs

For the purpose of ensuring the execution of the Decree of the President of the Republic of Uzbekistan No. UP-1668 dated December 27th 2011 and in accordance with the Article 41 of the Land Code of the Republic of Uzbekistan in order to ensure conducting inventory of the housing of the citizens to be demolished and provision of the housing for the re-settled families and paying the compensation for the citizen, which house shall be demolished in connection with the new construction of the road section with the length of 3.4 km, located between the 159.4 km of the Road M-37 to the intersection of the streets Nizomiy and Navoi of the Navoi city as well as with the construction of the Second 450 MWt capacity Gas and Steam Combined Unit of the Navoi Thermal Power Plant

I HAVE RESOLVED AS FOLLOWS:

1. Approve the membership of the Special Commission in accordance with the Annexes 1 and 2, which will determine the amount of the compensation and type of compensation for the citizen, whose housing will be demolished in connection with the capital repair of the road section with the length of 3.4 km, located between the 159.4 km of the Road M-37 to the intersection of the streets Nizomiy and Navoi of the Navoi city where section for the enlargement of the road is located at the area of the YangiArik village gathering of citizen Makhallas Argun, Yangi Arik, Talkok as well as with the construction of the Second 450 MWt capacity Gas and Steam Combined Unit of the Navoi Thermal Power Plant located at the area of Uyrot village citizen gathering Makhallas Uyrot and YangiObod.
2. Special Commission (headed by Sh. Ismatov) shall perform its activity on determining the amount of compensation and type of compensation for the citizen, whose housing shall be demolished in connection with the seizure of the land plots for the state and public needs, on the basis of the Resolution No. 97 of the Cabinet of Ministers of the Republic of Uzbekistan "On Approval of the Regulation On the Order of Compensation of the Loss, Inflicted to the Citizens and Legal Entities in Relation with the Seizure of the Lands for the State and Public Purposes" dated May 29th 2006 and Article 41 of the Land Code of the Republic of Uzbekistan. Special commission shall formalize in appropriate manner minutes on the progress of implemented works till 30 July of the current year.
3. Control over the execution of the present Resolution shall be assigned upon the Acting First Deputy of District Khokim (Governor) Mr. Sh. Ismatov.

District Khokim (Governor)Ch. Kanoatov

Annex 1 to the Resolution of the Karmana District Khokim (Governor) Ref. No. 605-K, dated July 11, 2012

MEMBERSHIP

of the Special Commission on

determining the amount of the compensation and type of compensation for the citizen, whose housing will be demolished due to the seizure of the land plots for state and public needs for the enlargement of the road in connection with the capital repair of the road section with the length of 3.4 km, located between the 159.4 km of the Road M-37 to the intersection of the streets Nizomiy and Navoi of the Navoi city.

Mr. Sh. Ismatov	First Deputy of District Khokim (Governor), Chairman of the Special Commission
Mr. V. Urinov	Director of Navoi AutoYul (Navoi branch of Road Agency)
Ms. M. Akhmedova	Head of the District Department of Finance
Mr. A. Nurmatov	Chief of State Unitary Enterprise District Land and Immovable Cadastre Service
Mr. Mukhammatkuov	Head of the District Architecture and Construction Department
Mr. A. Ernazarov	Director of the Branch of Karmana District Gas Agency
Mr. B. Islamov	Head of the District Electric Power networks
-----	Head of the Anti-Fire Department of Interior
Mr. R. Rajabov	Chief Doctor of the District State Sanitary Epidemiology Agency
Mr. I. Radjabov	Head of the District Nature Protection Department
Mr. B. Toshev	Acting Director of the Karmana Drinking water production Liability Limited Company
Mr. S. Kurbonov	Chairman of the District Makhalla Charity Public Foundation
Mr. I. Yodgorov	YangiArik Village Citizen's Gathering
Mr. Kh. Jurayev	ArgunMakhalla Citizen's Gathering
Mr. D. Akramov	YangiArikMakhalla Citizen's Gathering
Mr. U. Kurbonov	TalkokMakhalla Citizen's Gathering
-----	Citizen, whose housing is being demolished for the state and public needs

Chief Specialist

of the District Khokimiyat (Governor's Office)

on the issues of capital construction, communications,

public utilities and municipal improvements

_____ Mr. F. Ismoilov

Annex 2 to the Resolution of the Karmana District Khokim (Governor) Ref. No. 605-K, dated July 11, 2012

MEMBERSHIP

of the Special Commission on

determining the amount of the compensation and type of compensation for the citizen, whose housing will be demolished due to the seizure of the land plots for state and public needs in connection with the construction of the Second 450 MWt capacity Gas and Steam Combined Unit of the Navoi Thermal Power Plant.

Mr. Sh. Ismatov	First Deputy of District Khokim (Governor), Chairman of the Special Commission
Mr. K. Ganiev	Director of the Open Joint Stock Company Navoi Thermal Power Plant
Ms. M. Akhmedova	Head of the District Department of Finance
Mr. A. Nurmatov	Chief of State Unitary Enterprise District Land and Immovable Cadastre Service
Mr. Mukhammatkuov	Head of the District Architecture and Construction Department
Mr. A. Ernazarov	Director of the Branch of Karmana District Gas Agency
Mr. B. Islamov	Head of the District Electric Power networks
-----	Head of the Anti-Fire Department of Interior
Mr. R. Rajabov	Chief Doctor of the District State Sanitary Epidemiology Agency
Mr. I. Radjabov	Head of the District Nature Protection Department
Mr. B. Toshev	Acting Director of the Karmana Drinking water production Liability Limited Company
Mr. S. Kurbonov	Chairman of the District Makhalla Charity Public Foundation
Mr. K. Inoyatov	Uyrot Village Citizen's Gathering
Mr. N. Ergashev	Uyrot Makhalla Citizen's Gathering
Mr. G. Mamatov	YangiObod Makhalla Citizen's Gathering
-----	Citizen, whose housing is being demolished for the state and public needs

Chief Specialist

of the District Khokimiyat (Governor's Office) on the issues of capital construction, communications, public utilities and municipal improvements

_____ Mr. F. Ismoilov

XV.5. Annex 5. Resolution of the Karmana District Hokim No. 612-K

Resolution of the Khokim (Governor) of the Karmana District of the Navoi Region Republic of Uzbekistan Karmana district, Yangi-Aryk Village Citizens' Gathering, TalkokMakhalla Citizens' Gathering

Date: 12 July 2012

Ref. No. 612-K

On seizure of the housing land plots owned by the Natural persons with their consent for the public needs

For the purpose of ensuring the execution of the Decree of the President of the Republic of Uzbekistan No. UP-1668 dated December 27th 2011 and in accordance with the Article 41 of the Land Code of the Republic of Uzbekistan District Khokim (Governor) has issued Decree No. 605-K, dated July 11th, 2012 On Setting up Working Group, which shall perform activities on conducting inventory of the housing of the citizens to be demolished and provision of the land plots for the families to be re-settled in connection with the new construction of the road section with the length of 3.4 km, located between the 159.4 km of the Road M-37 to the intersection of the streets Nizomiy and Navoi of the Navoi city as well as with the construction of the Second 450 MWt capacity Gas and Steam Combined Unit of the Navoi Thermal Power Plant. After examining the Minutes of the Working Group

I HAVE RESOLVED AS FOLLOWS:


1. In accordance with the District Khokim (Governor) Decree No. 605-K, dated July 11th, 2012 the list of citizens, whose housing shall be demolished in relation with the new construction of the road section with the length of 3.4 km, located between the 159.4 km of the Road M-37 to the intersection of the streets Nizomiy and Navoi of the Navoi city, shall be confirmed in accordance with the Annexes 1 and 2.
2. District Department of the Land Resources and State Cadastre (Mr. Gaffarov A.) shall be assigned with the task of drafting and submission for the approval by the District Khokim (Governor) the proposals on allocation of the land plots, in the sizes, determined in the Article 41 of the Land Code of the Republic of Uzbekistan and Resolution No. 97 of the Cabinet of Ministers of the Republic of Uzbekistan "On Approval of the Regulation On the Order of Compensation of the Loss, Inflicted to the Citizens and Legal Entities in Relation with the Seizure of the Lands for the State and Public Purposes" dated May 29th 2006.
3. Chief Officials, responsible for the construction of the present road and 450 MWt capacity steam and gas combined unit shall carry out payment of the compensations, allocation of the lands and provision of the housing to the owners of the housing to be demolished due to the road construction in accordance with the requirements of the Resolution No. 97 of the Cabinet of Ministers of the Republic of Uzbekistan "On Approval of the Regulation On the Order of Compensation of the Loss, Inflicted to the Citizens and Legal Entities in Relation with the Seizure of the Lands for the State and Public Purposes" dated May 29th 2006, Land Code of the Republic of Uzbekistan, Citizen's Code of the Republic of Uzbekistan and Housing Code of the Republic of Uzbekistan.
4. Control over the execution of the present Resolution shall be assigned upon the Acting First Deputy of District Khokim (Governor) Mr. Sh. Ismatov and Deputy of District Khokim (Governor) Mr. Kh. Jurayev.

District Khokim (Governor) Ch. Kanoatov

Round Stamp

XV.6. Annex 6. Resolution of the Karmana District Hokim No.8/61 dated on August 14, 2006

O'zbekiston Respublikasi
Navoiy viloyati
Karmana tumani
Hokimi
QARORI



РЕШЕНИЕ
Хоким
Карманнского Района
Навоийской области
Республики
Узбекистан

№ 8/61

«14» Август 2006 йил


Karmana tumani «Uyrot» kishloq fuqarolar
yigini hududidan kishloqlarni kengaytirish
uchun kolldirilgan erlardan fuqarolarga yakka
tartibda uy-joy qurilishi uchun er ajratish
gurrisida

Karmana tumani «Uyrot» kishloq fuqarolar yiginiyining 2006 йил 3 июлдаги
6/44-sonli qarori hamda tumani er tanlash komissiyasining 2006 йил 25 июлдаги
dalolatnomasini qurib chiqib

КАРОР ҚИЛАМАН:

1. Karmana tumani hokimligi hududidagi er tanlash komissiyasining 2006 йил
25 июлдаги dalolatnomasi va «Uyrot» kishloq fuqarolar yiginiyining 2006 йил
3 июлдаги 6/44-sonli qarori tasdiqlansin.
2. «Uyrot» kishloq fuqarolar yigini hududidagi kishloqlarni kengaytirish
uchun kolldirilgan erlardan fuqarolarga yakka tartibda uy-joy qurilishi uchun 422
nafar oilalarga 9,73 gektar va bu hamda kuchalar qurilishi uchun 1,4 gektar, jami
11,25 gektar er ajratib berilsin.
3. Tumani uy-joylar qurilishi muvofiklashtirish markazi bo'limi
M.Kurbonova fuqarolarga ajratilgan yakka tartibdagi uy-joy hujjatlarini
rasmiylashtirib berish to'planish.
4. Yakka tartibda uy-joy qurish uchun er maydoni ajratilgan fuqarolar
zimmasiga uy-joylar qurilishi muvofiklashtirish markazi bo'limi takdim etgan
loyiha hujjatlari asosida 2 йил muddat ichida qurish vazifasi yuklatilsin.
5. Er ajratilgan fuqarolar ruyxati yilovaga muvofik tasdiqlansin.
6. Qarorni bajarilishini nazorat qilishi tumani hokimiyatining boshqaruvi
urinishlari Sh. Ismoilov zimmasiga yuklatilsin.

Karmana tumani hokimi



Ч.Б.Карпов

August 14, 2006

About assignment of lands to citizens for house building
on an individual basis from the lands that were kept for
enlargement of villages at the village community
assembly «Uyrot» of Karmana District

After consideration of Decision No. 6/44 on June 3, 2006 awarded by the village community assembly
«Uyrot» of Karmana District and the information of District Cadastre on July 25, 2006,

I HEREBY RESOLVE:

1. To confirm the information of District Cadastre on July 25, 2006 and the Decision No. 6/44 on June 3, 2006 awarded by the village community assembly «Uyrot» of Karmana District.
2. To set aside and provide the land plots of the size of 9.73 ha from the lands that were kept for enlargement of villages at the village community assembly «Uyrot» of Karmana District for 122 families on an individual basis, and 1.4 ha for road construction, total of 11.25 ha of the cultivated area.
3. To lay under an obligation the District Coordination Center for House Building Head Mr. M. Kurbanov to give the perfect individual housing documentation.
4. The citizens who have received the lands for individual housing building must to build the housing during 2 years on the basis of construction documentation that will be provided by the District Coordination Center for House Building Head.
5. To confirm the list of citizens who have received the lands on the basis of the Annex.
6. To impose control for execution this Decision on the First Deputy Hokim Mr. Sh. Ismoilov.

Karmana District Hokim Mr. Ch. B. Kanoatov

XV.7. Annex 7. The list of resettled households with the names of household heads

Closed due to confidentiality

XV.8. Annex 8. The photos of the relocation places



Picture 7.The relocation land plot No. 1



Picture 8.The relocation land plot No. 2



Picture 9.The relocation land plot No. 2



Picture 10.The relocation land plot No. 2

**XV.9. Annex 9. The valuation report (No. 327 of 28 September 2012) made by
“Navoiy Baxolashva Konsalting Markazi”, LTD.**

Closed due to confidentiality