

Social Monitoring Report

PUBLIC

Third Semiannual Report
July 2025

Armenia: Yerevan Urban Development Investment Project

Prepared by the Yerevan Project Implementation Unit, Yerevan Municipality for the Republic of Armenia and the Asian Development Bank (ADB).

CURRENCY EQUIVALENTS

(as of 24 July 2025)

Currency Unit	–	dram (AMD)
\$1.00	=	AMD383.9
€1.00	=	AMD450.08

ABBREVIATIONS

ADB	–	Asian Development Bank
AH	–	Affected Household
AP	–	Affected Person
EMA	–	External Monitoring Agency
GoA	–	Government of Armenia
LAR	–	Land Acquisition and Resettlement
LARF	–	Land Acquisition and Resettlement Framework
LARP	–	Land Acquisition and Resettlement Plan
MTAI	–	Ministry of Territorial Administration and Infrastructures
PIU	–	Project Implementation Unit
SDDR	–	Social Due Diligence Report
YUDIP	–	Yerevan Urban Development Investment Program
YM	–	Yerevan Municipality

NOTE

In this report, "\$" refers to United States dollars.

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Table of Contents

1	INTRODUCTION.....	4
1.1	Objective of the report	4
1.2	Background Information	4
1.3	Project Description	4
2	Land Acquisition and Resettlement Framework.....	8
3	Land Acquisition and Resettlement Plan	9
3.1	LARP preparation.....	9
3.2	LARP implementation.....	9
3.3	Scope of the LARP.....	9
4	Social Due Diligence Report.....	10
5	Public Consultations and Information Disclosure.....	10
5.1	Public Consultations	11
5.2	Information Disclosure.....	11
6	Grievance Redress Mechanism	12
7	Compliance with Loan Covenants Related to Resettlement	14
	ANNEX 1: Stages of LARP Preparation, Finalization and Implementation.....	18

List of Figures and Tables

Figure 1:	Alignment of Isakov-Arshakunyats Road Link	5
Figure 2:	Arshakunyats Avenue junction	6
Figure 3:	Main road.....	6
Figure 4:	Isakov Avenue junction	7
Figure 5:	LAR Free Sections of Isakov-Arshakunyats Road Link	8
Figure 6:	Institutional Scheme of GRM.....	13
Table 1:	Project Compliance status to Loan Resettlement/Social Covenants.....	13

1 INTRODUCTION

1.1 Objective of the report

1. This Social Monitoring Report is prepared for the Yerevan Urban Development Investment Project (YUDIP) of Yerevan Municipality (YM) of the Republic of Armenia (RA) and covers the period from January to June 2025. The objective of the report is to provide an overview of the progress made in implementation of land acquisition and resettlement plan (LARP) and provides information on social safeguards activities related to LARP implementation as well as Social Due Diligence Report (SDDR) under YUDIP. It describes the project's performance in notifying project affected persons (PAPs) of the decrees issued by the Government of Armenia on Eminent Domain and approvals on the Land Acquisition and Resettlement Framework (LARF) and LARP, as well as the LARP implementation progress and grievances received and redressed.

1.2 Background Information

2. The Government of Armenia (GoA) has requested a loan from the Asian Development Bank (ADB) to finance the YUDIP. YUDIP sees the development of transport systems as a necessary platform for economic and social development and therefore, one of the vital agents for poverty reduction. This is in line with ADB's Strategy 2020, the country operations business plan, and GoA priorities. The improved main road network and public transport in Yerevan will enable regional development which would decrease regional differences in poverty incidents. It would improve access to social services, mobility of people and goods and increase general economic dynamics for both Yerevan and the project adjacent communities. YUDIP will be focused on construction of Isakov-Arshakunyats Road Link.

3. ADB approved YUDIP with a total loan amount of €60.09 million (\$65.17 million equivalent) from ADB's ordinary capital resources on 3 November 2023. The loan and project agreements were signed on 27 November 2023. The loan became effective on 22 May 2024. The total project cost is estimated at \$85.67 million including the GoA's counterpart fund. The Ministry of Territorial Administration and Infrastructure (MTAI) is the project's executing agency (EA) and Yerevan Municipality (YM) is the implementing agency, through a dedicated project implementation unit (Yerevan Urban Development PIU). The loan closing date is 31 March 2028.

4. The detailed design of Isakov-Arshakunyats road link was done by the Detailed Engineering and Supervision Consultant (DESC) under Sustainable Urban Development Program (SUDIP) Tranche 1. The LARP and SDDR under Isakov-Arshakunyats road link were prepared by DESC under SUDIP Tranche1.

1.3 Project Description

5. The Project area is located in the central and south-west part of Yerevan in the administrative districts of Kentron, Malatia- Sebastia and Shengavit, approximately 3 km south-west of Yerevan City Center. The new alignment will link Isakov Avenue to

Arshakunyats Avenue and will be logical continuation of Monte Melkonyan Street that was completed in 2014. Figure 1 represents the alignment of Isakov-Arshakunyats road link under YUDIP.

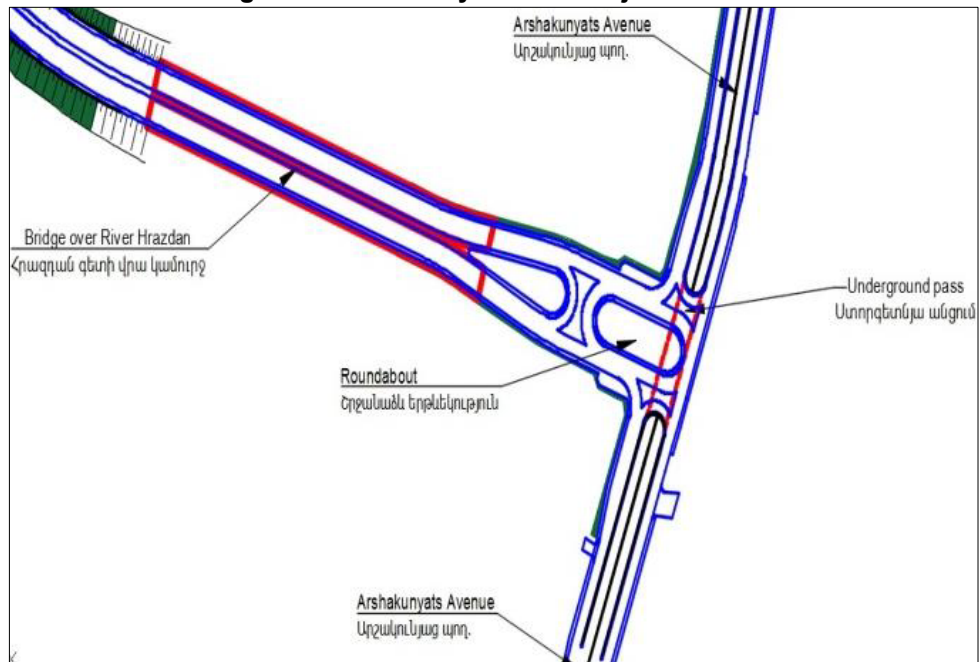
6. Isakov-Arshakunyats road link comprises the construction of approximately 6,6km (including ramps) of urban dual carriageway with central reserve and footways on a new alignment (approximately 1860m main road). A reinforced concrete bridge with 28m long beams will be constructed over Hrazdan River. Isakov-Arshakunyats road link will significantly reduce travel time from Isakov to Arshakunyats and reduce congestion in the city center.

Figure 1:Alignment of Isakov-Arshakunyats Road Link



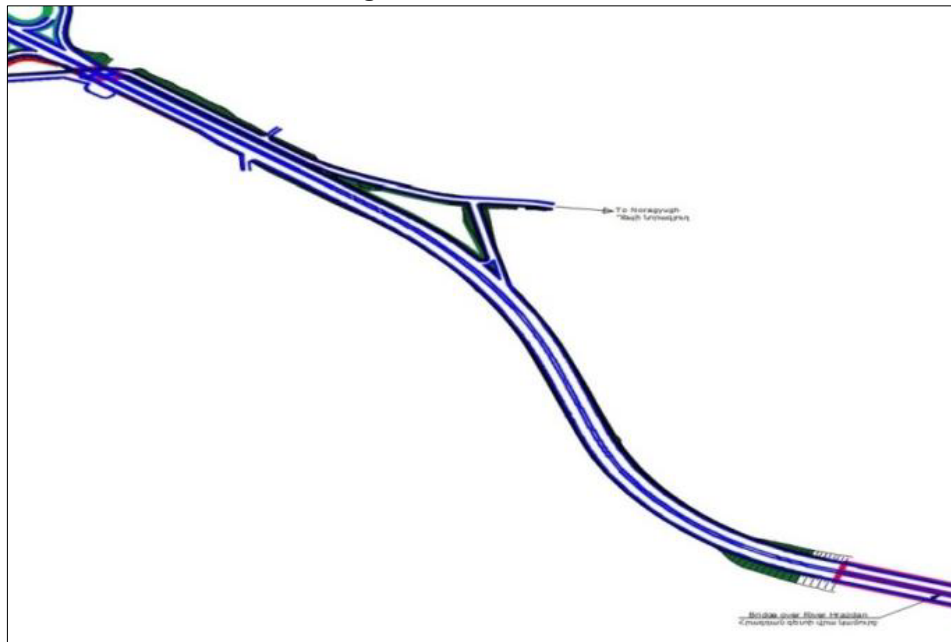
7. In general the Project area is divided into the following 3 main parts.
8. Arshakunyats Avenue junction – construction of the oval link at the intersection of Isakov- Arshakunyats road link and Arshakunyats Avenue, an underpass for the traffic flows along Arshakunyats Avenue and a Roundabout to link Isakov- Arshakunyats road section and Arshakunyats Avenue. This includes also construction of a bridge with length of 252m over Hrazdan River.

Figure 2: Arshakunyats Avenue junction



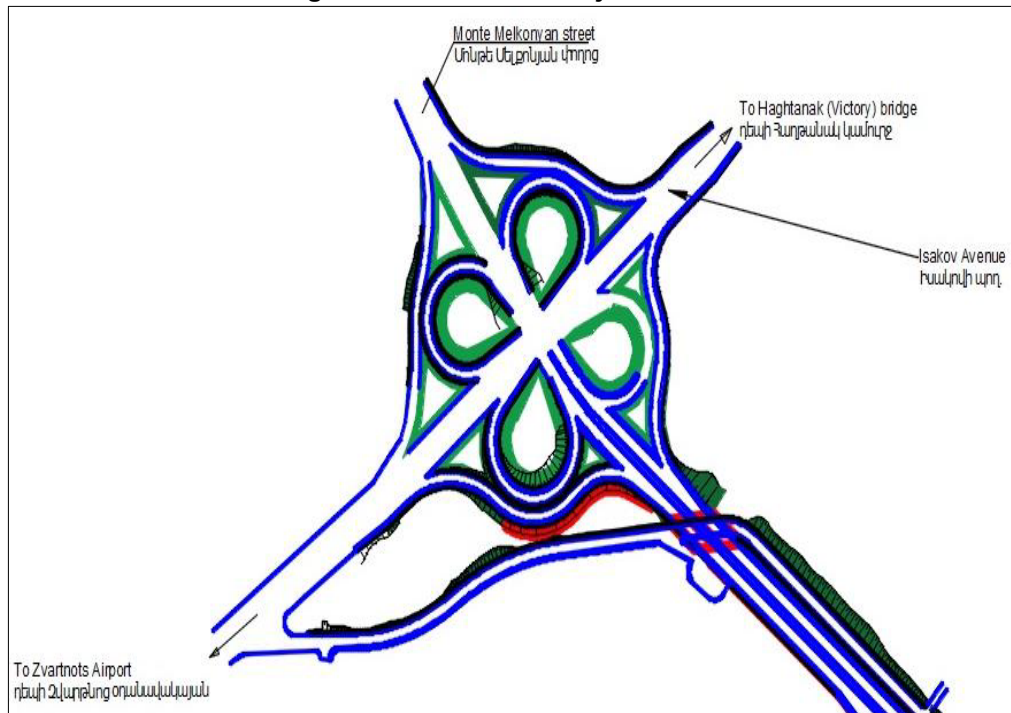
9. Main road – construction of the main road with length of 1020m to connect Arshakunyats Avenue junction with Isakov Avenue junction (Figure 3). It is envisaged that the main road will have 6 traffic lanes each with 3.30-3.75m width and 4m central reserve.

Figure 3: Main road



10. Isakov Avenue junction – completion of the existing Isakov Avenue junction as a full cloverleaf interchange. The Isakov-Monte Melkonian transport link is partially transformed, becoming a complete cloverleaf. Figure 4

Figure 4: Isakov Avenue junction



11. Screening for involuntary resettlement impacts under the Project has identified 3 sections without any LAR related impacts.

12. Sectional approach will/may be applied in the civil works contract for Isakov-Arshakunyats road link to foster commencement of civil works. The sections with no LAR related impacts, which are included in a Social Due Diligence Report (SDDR) and will be handed over to the Contractor upon signing of the Contract, which itself is conditional to approval of final implementation ready LARP by ADB. The remaining sections with LAR impact are included in the LARP for Isakov-Arshakunyats. Commencement of the construction in these sections will be conditioned by implementation of the LARP and acceptance of the LARP Implementation Compliance Report by ADB.

Location of LAR free Sections

13. 3 Sections with total 1.2km with no LAR related impacts have been identified in each 3 parts of the Road described in paras 7, 8, 9 above. This particular sections are:

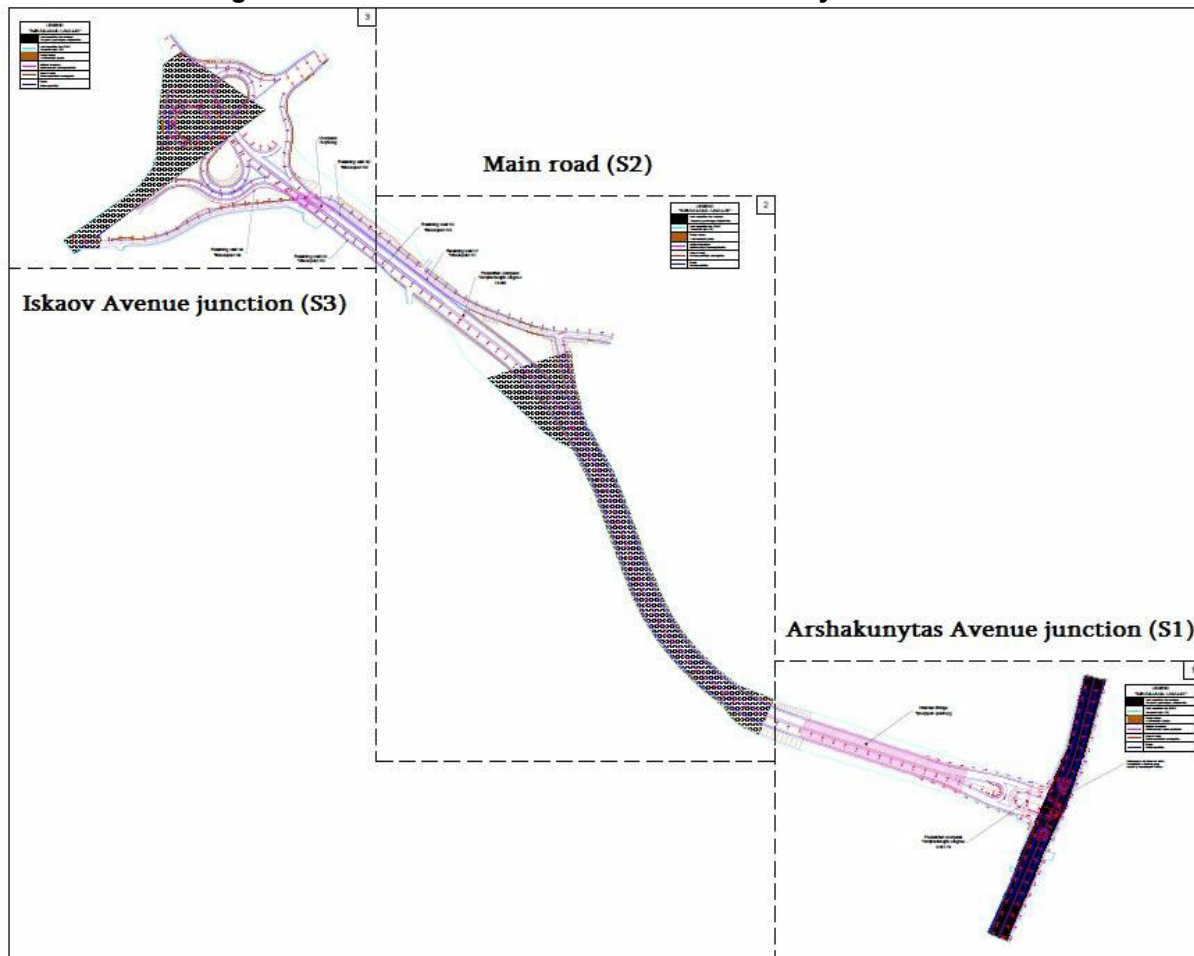
- A. Arshaknunyats Avenue junction, Section1 (S1): ch0+00 to ch3+25 with length of 325m. It covers construction of an underpass on the existing Arshakunyats Avenue for the traffic flows along Arshakunyats Avenue and dual at grade lanes which will link Arshakunyats avenue with the oval roundabout.

B. Main road, Section2 (S2): ch5+20 to ch12+40 with length of 720m.

C. Isakov Avenue Junction, Section3 (S3): ch0+00 to ch1+20 with length of 120 meters, Western clover of the Isakov Junction cloverleaf.

14. The map of the Isakov-Arshakunyats road link with marked LAR free sections is presented in Figure 5.

Figure 5: LAR Free Sections of Isakov-Arshakunyats Road Link



2 Land Acquisition and Resettlement Framework

15. The Land Acquisition and Resettlement Framework (LARF) for the YUDIP was prepared by YM and submitted to ADB in April 2023. The approved final LARF for YUDIP is posted on ADB website¹. The LARF was approved by ADB on 4 April, 2024. A Government Decree # 486-N on approval of the LARF by the GoA was issued on

¹ <https://www.adb.org/sites/default/files/project-documents/54172/54172-002-rf-en.pdf>

April 23, 2025. The LARF under YUDIP guided the preparation of the implementable LARP for YUDIP. It has been disclosed in Armenian and English on April 30, 2025 on Yerevan Municipality website.²

3 Land Acquisition and Resettlement Plan

3.1 LARP preparation

16. Construction of Isakov-Arshakunyats Road entails land acquisition and resettlement. Due to its level of LAR impact, the YUDIP is classified as Category B for involuntary resettlement. It requires LAR with less than 200 severely affected persons (AP) to be physically and/or economically displaced. The draft LARP was prepared by the DESC under SUDIP Tranche 1 and was submitted to ADB in April 2023. Further the LARP was finalized and submitted to ADB in December 2023. PIU received ADB comments on January 2024 and submitted the revised LARP to ADB on 21 June 2024. ADB approved the LARP on 30 October 2024. The final LARP is posted on ADB website³. The LARP was translated into Armenian. PIU initiated a GD on LARP approval and it was issued on June 12, 2025 by Government Decree #771-N. The final LARP in Armenian and English languages was disclosed in Yerevan Municipality website on June 24, 2025⁴. Distinct stages of LARP preparation, finalization and implementation are presented in Annex 1.

3.2 LARP implementation

17. The LARP implementation commenced in Q2 2025 and will be finalized in Q3 2025. Commencement of the construction in these sections will be conditioned by implementation of the LARP and acceptance of the LARP Implementation Compliance Report by ADB.

3.3 Scope of the LARP

18. AH/AP Census Survey and DMS of all affected assets was carried out from August 2022 to January 2023 and was updated in June-November 2023.

19. The Census identified 50 project affected households, including owners and users of the lands/buildings, business owners with a total of 121 household members. In total, the Isakov-Arshakunyats road link will impact 59 land plots, 80 residential and non-residential buildings and structures and 3 businesses and 4 business employees.

20. LARP identifies 59 affected land plots (36,865.62m²), out of which:

- 25 are privately owned by 24 AHs (18,554.72m²);

² <https://www.yerevan.am/hy/announcement/haytararowt-yown-474/>

<https://www.yerevan.am/en/announcement/haytararowt-yown-474/>

³ <https://www.adb.org/projects/documents/arm-54172-002-rp-0>

⁴ <https://www.yerevan.am/hy/announcement/erewani-k-aghak-ayin-zargats-man-nerdrowmayin-tsragri-hoghi-otarman-ew-tarabnakets-man-tsrabri-verab/>

- 32 land plots (16,810.3m²) owned by YM, which are illegally used by 27 AHs;
- 2 land plots (1,500.6m²) owned by YM, which are legally leased by 2 AHs.

21. In total, 58 residential buildings and structures (2,967.91m²) and 22 non-residential buildings and structures (1,750.70m²) will be demolished. Additionally, 4 structures (87.25m²) will be removed. There are 1,513.9m² of walls made from tuff and reinforced concrete, 2,256m² asphalt area, 511.5m² concrete, concrete bricks and concrete slab areas, 300m² gravel surfaces and other improvements.

22. 57.9m² of lawn and decorative flowers, 401 fruit trees and bushes, 51 wood trees and 131 decorative trees and bushes will be affected. 3 businesses and 4 employees of businesses will be affected permanently.

23. Out of 50 AHs (121 APs), 26 AHs (74 APs) are severely affected. 2 AHs (4 APs) are vulnerable.

4 Social Due Diligence Report

24. Screening for involuntary resettlement impacts under the YUDIP has identified 3 sections of Isakov-Arshakunyats road link without any LAR related impacts. These sections are included in the SDDR under YUDIP. The sections with no LAR related impacts, which are included in the SDDR, will be handed over to the Contractor upon signing of the Contract, which itself is conditional to approval of final implementation ready LARP by ADB.

25. The SDDR was prepared and submitted to ADB on 31 October 2022. PIU received ADB comments on 8 November 2022 and resubmitted the revised SDDR on 14 November 2022. The SDDR was accepted as Draft and posted on ADB website on 23 June 2023⁵. Sectional approach will/may be applied in the civil works contract for Isakov-Arshakunyats road link to foster commencement of civil works.

5 Social Safeguards Capacity for the Project

26. The Project team includes a Land Acquisition and Resettlement Specialist to coordinate the LAR related activities ensuring their compliance with the ADB social safeguards policy. The PIU has hired two resettlement implementation specialists and a lawyer (a resettlement implementation team) to support the PIU with the LARP implementation.

27. Additionally, a Social Management and Resettlement Department has been formed within the new organizational structure of the PIU that supports the Project team with the LARP implementation activities.

⁵ [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.adb.org/sites/default/files/project-documents/54172/54172-002-sddr-en.pdf](https://www.adb.org/sites/default/files/project-documents/54172/54172-002-sddr-en.pdf)

28. The lawyers of the PIU provided consultations and support in redressing the grievances connected with inheritance issues as well as in complicated judicial cases. The PIU is in the process of recruiting a lawyer to specially support the ADB projects implementation.

6 Public Consultations and Information Disclosure

6.1 Public Consultations

29. PIU organized and conducted 2 Public Consultations (PC) with the APs of the Isakov-Arshakunyats LARP area on 6 October 2022 and 13 October 2023. The PCs were held in the administrative building of Shengavit district of Yerevan. The announcements for Public Consultations were posted on PIU website and on announcement boards in the administrative buildings of Shengavit, Malatia - Sebastia and Kentron districts of Yerevan and visible places in the Project area. Furthermore, most of the APs were notified by phone about the date and place of the Public Consultations. In total 34 APs (8 woman and 26 man) attended the PCs.

30. The consultations included presentations of the Entitlements Matrix, DMS and Census/SES. The Project Information Pamphlet, information leaflet with the main phases of land acquisition and resettlement procedures was distributed to all APs during the public consultations, where the Project description, the Entitlement Matrix, Grievance Redress Mechanism, entitlements and compensations, as well as answers to frequently asked questions, were presented. 11 October 2023 is set as the cut-off date for the Project. Information on the cut-off date was disclosed to APs during the PC held on 13 October, 2023.

6.2 Information Disclosure

31. During the PCs the Project Information Pamphlet, Information leaflet with the main phases of land acquisition and resettlement procedures were disseminated among the participants. Description of the Project, the Entitlement Matrix, GRM, compensation entitlements, as well as answers to frequently asked questions, were presented in the said documents. Apart from information disclosure through the consultations, a printed Entitlement Matrix in the Armenian language was distributed to all APs during conducting of the Census and SES.

32. The individual maps of private properties with clear indication of affected/non-affected surface area and main impact (buildings, fence and improvements) were officially submitted to the owners after the GoA decree on acknowledging the exceptional prioritized public interest entered into force in August, 2023.

33. The signed description protocols were submitted to the APs for additional review in October 2023. Information on the cut-off date was also included in the submission letter.

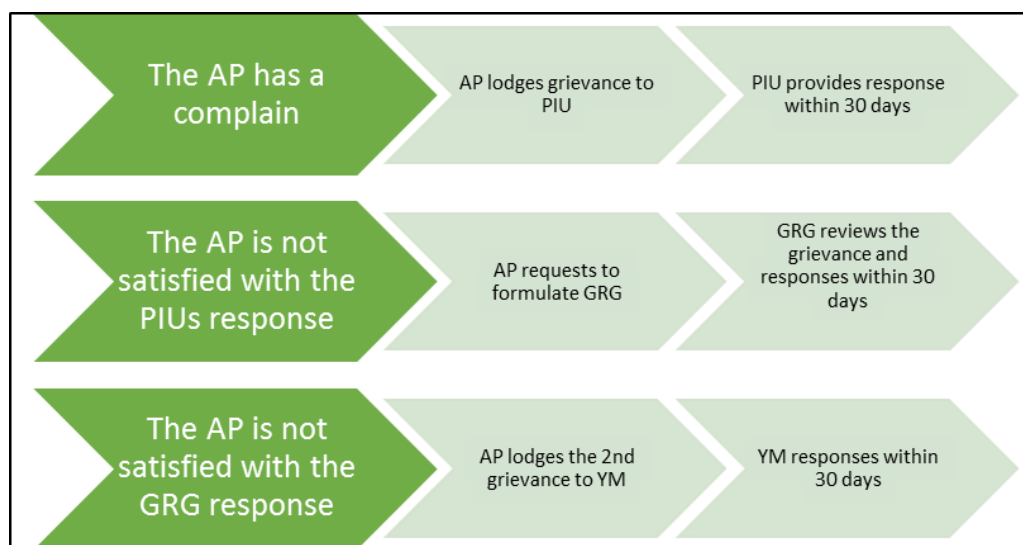
34. Notifications were officially submitted to the owners about the RA Government's Decree No. 200-N of February 27, 2025 on the change of the deadline for the start of the process of alienation of property recognized as a public priority from March 1, 2025 to May 1, 2025.
35. Further on, after the approval of the LARF by the GoA Decree 486-N on April 23, 2025, draft contracts for the alienation of properties were officially sent to 27 out of 29 APs on April 29, 2025.
36. There was a mistake in cadastral code in case of one AP due to which the land plot and the assets of the AP were not measured and evaluated. Later the situation was revealed and the cadastral mistake was corrected and the property turned out to be in the affected area. However, the owner disagrees with the evaluated compensation cost and refuses to sign the contract.
37. In the second case the AP preliminary announced about donation of the affected part of the land and even had initiated the separation of his land in the cadaster. However, as it appeared later, he registered two land plots in his name without donation.
38. A new Eminent Domain Decree should be issued by the Government on these two lands and the owners will be officially notified in due procedure.

7 Grievance Redress Mechanism

39. In order to ensure that grievances and complaints are addressed in a timely, transparent and satisfactory manner, and that all possible avenues are available to the APs to air their grievances, PIU has established a formal complaints and grievance redress mechanism. Several parties are involved in this formal grievance redress mechanism, such as the PIU, Grievance Review Group and YM. Attempts will be made to resolve complaints at the PIU level with the help of a Grievance Review Group (GRG) with the involvement of all stakeholders. The GRG will establish fairness and transparency in the registration and resolution of grievances of the project affected persons.
40. The existence of a GRM was disclosed to the APs in the LARP preparation stage during the PCs. After the approval of LARP the GRM will be disclosed to APs through a LARP Information pamphlet. The institutional scheme of GRM is presented in Figure 6 below.
41. Complaints and grievances received during the resettlement phase will be addressed through the following steps and actions:
42. **Step 1:** The persons affected by the Project can raise their suggestions/concerns/complaints first of all to the PIU through submitting of the complaint letter or an email. PIU receives and resolves/replies to the APs' grievances.

A settlement will be made within 30 days from the day of receiving the grievance and related documents. The responses to APs will be given in a written manner. If the case is complex and requires an investigation (e.g., scrutiny by technical experts or legal opinion from the state or certified private entities), complaint review period may be extended. In such cases, a written notification will be sent to the complainant, explaining reasons for extension, describing the process and indicating an expected date for delivering the results of the review.

Figure 6: Institutional Scheme of GRM



43. **Step 2:** If an AP is not satisfied with the response or PIU responsible staff needs additional capacity to response the APs' grievance, the Grievance Review Group (GRG) can be formulated to ensure comprehensive, equitable and transparent discussion of the case. To establish legitimacy of the GRG to review and judge on the substantive merit of the AP's complaint, the composition of the GRG should be balanced and include an independent observer to ensure the impartiality and transparency of the complaint review process. The following composition of the GRG is proposed:

Members	Position
(a) Representative of PIU	Chairperson
(b) Representative of safeguards team (PIU)	Member
(c) Representative of Local Government, as relevant	Member
(d) Certified technical expert, as relevant	Member
(e) Representative of Engineer/Contractor, as relevant	Member
(f) Representative of the Aps	Member
(g) Independent party (for example NGO)	Observer

44. During the grievance review process by GRG, several experts can be involved such as valuation expert, agronomist, measurement specialist, design engineer etc., as

needed for each specific case. Independent party (for example NGO representative) can be invited upon request of AP.

45. A settlement will be made within 30 days from the day of the start of GRG review. The responses to APs will be given in a written manner.

46. **Step 3:** If an AP does not agree with the PIU's answer or reasons for dismissal, he/she should address their grievance to the YM. The AP must lodge the complaint within one month after receiving a response from the PIU. The documents in support of the claim must be submitted at this stage. YM must respond to the complaint within 30days. YM follows Public Administration RA law for registration, revision and resolving the case.

47. Regardless of the set grievance mechanism and procedures, APs will have the right to submit their cases to a court of law at any point in time of the grievance redress process.

48. During the first half of 2025 PIU has received 12 complaints from the residents of Isakov-Arshakunyats LARP area. There are 2 categories of grievances:

- general disagreement with compensation of unit prices,
- requests to review the list of assets/improvements, etc.

49. The complaints and responses are presented in Annex 2.

8 Compliance with Loan Covenants Related to Resettlement

50. Compliance status related to loan covenants concerning resettlement/social issues for the reporting period is provided in Table 1 below:

Table 1: Project Compliance status to Loan Resettlement/Social Covenants

Land Acquisition and Involuntary Resettlement	Being complied with:
The Borrower shall ensure that all land and all rights-of-way required for the Project are made available to the Works contractor in accordance with the schedule agreed under the related Works contract and all land acquisition and resettlement activities are implemented in compliance with (a) all applicable laws and regulations of the Borrower relating to land acquisition and involuntary resettlement;	<p>The LARF for YUDIP was approved by ADB on 4 April 2024. A Government Decree # 486-N on approval of the LARF by the GoA was issued on April 23, 2025.</p> <p>The draft LARP for Isakov-Arshakunyats was prepared and submitted to ADB in April 2023. Further the LARP was finalized and submitted to ADB in December 2023. PIU received ADB comments in January 2024 and submitted the revised LARP to ADB on 21 June 2024. The LARP was</p>

<p>(b) the Involuntary Resettlement Safeguards; and (c) all measures and requirements set forth in the LARP, and any corrective or preventative actions set forth in a Safeguards Monitoring Report.</p>	<p>approved by ADB on 30 October 2024. A Government Decree # 771-N on approval of the LARP by the GoA was issued on June 12, 2025.</p>
	<p>The SDDR for sections with no LAR impact was prepared and submitted to ADB on 31 October 2022. PIU received ADB comments on 8 November 2022 and resubmitted the revised SDDR on 14 November 2022. The SDDR was accepted as Draft and posted on ADB website on 23 June 2023.</p> <p>A detailed grievance redress mechanism was established through the LARP to receive and facilitate the resolution of APs concerns and grievances.</p>
<p>Without limiting the application of the involuntary resettlement safeguards, the LARF or the LARP, the Borrower shall ensure that no physical or economic displacement takes place in connection with the Projects until:</p> <p>Compensation and other entitlements have been provided to affected people in accordance with the LARP; and</p> <p>A comprehensive income and livelihood restoration program has been established in accordance with LARP.</p>	<p>Being complied with:</p> <p>So far no Physical or Economic displacement has taken place. PIU has started provision of compensation and other entitlements to the APs after the approval of the LARP by the GoA.</p>
<p>Human and Financial Resources to Implement Safeguards Requirements</p> <p>The Borrower shall make available necessary budgetary and human resources to fully implement the EMP and the LARP.</p>	<p>Being complied with:</p> <p>For the proper implementation of the resettlement and environmental arrangements a land acquisition and resettlement specialist and an environmental specialist have been involved in the PIU project implementation staff.</p> <p>LARP implementation team has been hired for assisting the PIU land acquisition and resettlement specialist in LARP</p>

	<p>implementation and on job training for PIU LARP implementation team.</p> <p>The Supervision Engineer and the Contractor will also have environmental and social safeguards specialists in their staff.</p> <p>Adequate budgetary resources are being available in accordance with the financing plan.</p>
<p>Safeguards Monitoring and Reporting</p> <p>The borrower shall do the following</p> <p>(a) submit semi-annual Safeguards Monitoring Reports to ADB and disclose relevant information from such reports to affected persons promptly upon submission;</p> <p>(b) If any unanticipated environmental and/or social risks and impacts arise during construction, implementation or operation of the project that were not considered in the EIA, the EMP, and the LARP, promptly inform ADB of the occurrence of such risks or impacts, with detailed description of the event and proposed corrective action plan;</p> <p>(c) Report any actual or potential breach of compliance with the measures and requirements set forth in the EMP or the LARP promptly after becoming aware of the breach.</p>	<p>Being complied with:</p> <p>(a) Social Monitoring Report is being submitted to ADB on semi-annual basis.</p> <p>(b) None</p> <p>(c) None.</p>

9 Planned Works for the Next Reporting Period

51. The actions to be implemented by the PIU with the support of LARP implementation team in the upcoming months are presented in the table 2.

Table 2. Schedule for LARP implementation activities

Activity	Timeframe
Signing LAR contracts with entitled legal owners	July, 2025
Signing agreements with the illegal users for compensation of their properties	Starting for July 2025
Transferring compensation amounts to the APs	After signing the contracts and agreements
Depositing compensation amounts of the entitled legal owners who refused to sign the contracts	August 1, 2025
Ordering new valuation for the affected properties of the owners dissatisfied with the valuation unit prices	August 1-8, 2025
Signing LAR contracts with entitled legal owners who reconsidered their expectations	August1-31, 2025
Court trials for compensation prices for alienation of properties of entitled legal owners initiated by the PIU	Starting from September, 2025
Hiring the External Monitoring Agency of external monitoring of the LARP implementation compliance	August-September, 2025
Internal monitoring	Ongoing up to the LARP implementation completion

ANNEX 1: Stages of LARP Preparation, Finalization and Implementation

Task Name	Responsibility	Start	Finish	Status
STEP 1 DRAFT LARP PREPARATION				
Approval of GoA Decree on Preliminary study of affected properties (30.06.2022 N 1002-L)	PIU/YM	30/06/2022	30/06/2022	Completed
The GoA Decree on Preliminary study enters into force	PIU/YM	11/07/2022	11/07/2022	Completed
Detailed Measurements of Assets	DESC	01/08/2022	29/11/2022	Completed
Inventory of Assets	DESC	01/08/2022	29/11/2022	Completed
Preparing the draft Maps (plans)	DESC	10/08/2022	08/12/2022	Completed
Collection of documents of APs	DESC	15/08/2022	13/11/2022	Completed
Conducting of Census and SES	PIU/YM	15/08/2022	12/01/2023	Completed
Valuation of assets	DESC	06/08/2022	03/01/2023	Completed
Public Consultation	DESC/PIU	06/10/2022	06/10/2022	Completed
Entering data in the Data Base	DESC	15/08/2022	17/01/2023	Completed
Obtaining updated information from Cadaster Committee about affected properties for	PIU/YM	31/10/2022	03/11/2022	Completed

Task Name	Responsibility	Start	Finish	Status
GoA Decree on Eminent Domain				
Data analyses	DESC/PIU	16/11/2022	05/01/2023	Completed
Obtaining information from the MLSA about families registered in the evaluation system of vulnerability of families (ESVF) and receiving family allowance.	PIU/YM	24/01/2023	08/02/2023	Completed
DRAFT LARP preparation	DESC/PIU	20/01/2023	25/02/2023	Completed
Submission of DRAFT LARP to ADB	PIU	25/02/2023	25/02/2023	Completed
Initiation of GoA Decree on Eminent Domain by PIU	PIU/YM	21/02/2023	25/02/2023	Completed
Preparation of Description protocols	DESC	21/02/2023	23/03/2023	Completed
ADB comments on the Draft LARP	ADB	05/04/2023	05/04/2023	Completed
Submission of revised Draft LARP to ADB	PIU	05/06/2023	05/06/2023	Completed
Posting of the Draft LARP on ADB website	ADB	16/06/2023	16/06/2023	Completed
STEP 2 LARP FINALIZATION				
Survey of Households Residing in Multistory Apartment	DESC	15/06/2023	15/07/2023	Completed

Task Name	Responsibility	Start	Finish	Status
Buildings out of the RoW				
Approval of GoA Decree on Eminent Domain (11.08.2023, N1357-L)	GoA	11/08/2023	11/08/2023	Completed
Submission of Maps to APs for notification about affected/not affected part	PIU	25/08/2023	25/08/2023	Completed
Update of DMS, Census and SES results	DESC	25/08/2023	10/11/2023	Completed
Signing of description protocols with APs	DESC	11/10/2023	25/10/2023	Completed
Identification of potential expropriation cases	PIU	11/10/2023	22/01/2025	Ongoing
Public Consultation (disclosure of the cut-off date)	PIU/DESC	13/10/2023	13/10/2023	Completed
Notification of signed description protocols to APs	PIU	13/10/2023	28/10/2023	Completed
Final valuation of all affected assets	DESC	25/10/2023	20/11/2023	Completed
Finalization of the LARP	DESC	21/11/2023	05/12/2023	Completed
Submission of the final LARP to ADB	PIU	06/12/2023	06/12/2023	Completed
ADB comments on final LARP	ADB	08/01/2024	08/01/2024	Completed
Survey on livelihood	PIU	13/06/2024	17/06/2024	Completed

Task Name	Responsibility	Start	Finish	Status
restoration with 60% of AHs				
Submission of revised Final LARP to ADB	PIU	20/06/2024	20/06/2024	Completed
Procurement of EMA	PIU/ADB	20/02/2025	20/04/2025	Pending
Procurement of LARP implementation team	PIU/ADB	14/07/2025	20/04/2025	Completed
STEP 3 LARP IMPLEMENTATION				
Approval of the final LARP by ADB	ADB	30/10/2024	30/10/2024	Completed
Armenian version of final LARP	DESC	10/11/2024	15.11.2024	Completed
RA Government approves LARP	GoA	10/03/2025	12/06/2025	Completed
RA Government approves LAR Budget	GoA	10/03/2025/	12/06/2025	Completed
Posting approved LARP document on ADB website	ADB	25.01.2025	25.01.2025	Completed
Posting approved LARP document YM website	PIU	25/04/2025	14/06/2025	Completed
Disclosure of LARP information pamphlet to APs	Imp. Team	25/04/2025	01/05/2025	Pending
Draft contracts sent to APs	PIU/YM	25/04/2025	29/04/2025	Completed
Signing contracts	PIU/YM/Imp. Team	02/05/2025	29/07/2025	In progress
Disbursement of compensation	PIU/YM	12/05/2025	12/08/2025	Pending

Task Name	Responsibility	Start	Finish	Status
Transfer of compensation amounts to the Courts deposit account	PIU/YM	12/08/2025	12/09/2025	Pending
Initiating of Court procedures	PIU/Imp. Team	12/09/2025	12/10/2025	Pending
Preparation of LARP Compliance Report	EMA	12/08/2025	12/09/2025	Pending
Submission of the LARP Compliance Report to ADB	PIU	25/09/2025	30/09/2025	Pending
ADB reviews the LARP Compliance Report	ADB	26/09/2025	10/10/2025	Pending
Submitting the LARP final Compliance Report to ADB	PIU	11/10/2025	18/10/2025	Pending
ADB approves the LARP Compliance Report	ADB	18/10/2025	30/10/2025	Pending
Handing over of the site to the Contractor	PIU	01/11/2025	01/11/2025	Pending
Commencement of civil works	Contractor	02/11/2025	12/11/2025	Pending
Monitoring	EMA/PIU	Ongoing		
Grievances redress	PIU	Ongoing		

ANNEX 2. Grievance Log

Complaint number	Date of complaint acceptance	ID of complainant	Method of complaint Submission	Complaint content	Complaint solution or response	Date of response	Status
1	06/02/2025	There is no ID as the complainant is not in the AP list	Mulberry electronic system	The letter was written by a lawyer who claims that his client, Aghasi Grigoryan, is ready to restore his ownership rights to the property at Kashegortsneri 466 through the court and is ready to participate in negotiations for compensation for the alienation of the property, although the court's decision has not yet entered into force and there is no cadastral registration of the property in the name of Aghasi Grigoryan. He also added that the property has been registered in the name of Derenik Galstyan. ⁶	In the reply letter, the lawyer was informed that according to the attached property ownership certificate dated 26.11.1992, the property in question belongs to Derenik Galstyan by right of ownership, therefore, further discussion of the issue will be possible after the legal succession of the given real estate is clarified.	06/20/2025	Closed (the mentioned persons are not in the AP list even as users and the complainant did not continue the communication)
2	06/03/2025	ID 257, 261, 262	Mulberry electronic system	He expressed his disagreement with the amount of compensation indicated in the draft contract notified to him and added that the affected property was not fully included ⁷ .	The response letter informed that the valuation of the affected property was carried out by an independent valuator with real estate valuation qualifications, and the additional property compensation	06/10/2025	Pending ⁸

⁶ None of these persons was identified as an AP during the inventory, detailed measurement and the valuation. There is completely different AP under the ID with the mentioned address as a user of a part of that particular land who is currently in the process of restoring the property rights through the court.

⁷ The entitled legal owners of properties received draft contracts for their registered properties and they were informed during different meetings that the compensation agreements for non-registered property will be sent to them later after the approval of the LARP by the RA Government.

⁸ The LARP was approved by the GoA on June 12, 2025 after which the PIU started to notify the APs. The process will be fully completed in July 2025 and the grievances will be reported as closed in SSMR 4.

					agreement will be submitted in July.		
3	06/03/2025	ID 260, 261-1	Mulberry electronic system	He expressed his disagreement with the amount of compensation indicated in the draft contract notified to him and added that the affected property was not fully included.	The response letter informed that the valuation of the affected property was carried out by an independent valuator with real estate valuation qualifications, and the additional property compensation agreement will be submitted in July.	06/10/2025	Pending
4	06/10/2025	ID 252	Mulberry electronic system	He expressed his disagreement with the amount of compensation indicated in the draft contract notified to him and added that the affected property was not fully included.	The response letter informed that the valuation of the affected property was carried out by an independent valuator with real estate valuation qualifications, and the additional property compensation agreement will be submitted in July.	06/17/2025	Pending
5	06/04/2025	ID 247	Mulberry electronic system	He expressed his disagreement with the amount of compensation indicated in the draft contract notified to him and added that the affected property was not fully included.	The response letter informed that the valuation of the affected property was carried out by an independent valuator with real estate valuation qualifications, and the additional property compensation agreement will be submitted in July.	06/10/2025	Pending
6	06/04/2025	ID 248	Mulberry electronic system	He expressed his disagreement with the amount of compensation indicated in the draft contract notified to him and added that the affected property was not fully included.	The response letter informed that the valuation of the affected property was carried out by an	06/10/2025	Pending

					independent valuator with real estate valuation qualifications, and the additional property compensation agreement will be submitted in July.		
7	06/06/2025	ID 251	Mulberry electronic system	She expressed her disagreement with the amount of compensation indicated in the draft contract notified to her and added that the affected property was not fully included.	The response letter informed that the valuation of the affected property was carried out by an independent valuator with real estate valuation qualifications, and the additional property compensation agreement will be submitted in July.	06/10/2025	Pending
8	06/09/2025	ID 257, 261, 262	Mulberry electronic system	He presented property units that, in his opinion, were not included in the draft contract.	After checking all the property units in the description protocol and referring to the valuator a response letter was sent to him to inform that the listed properties were included in the description protocol signed by him and to remind him that the additional property compensation agreement will be submitted in July.	06/20/2025	Pending
9	06/09/2025	Kashi OSC	Mulberry electronic system	He expressed his disagreement with the amount of compensation specified in the draft contract notified to him, and submitted a demand for the complete alienation of the land plot, since it is deprived of an access road and loses its operational significance.	A meeting was organized with the director, he presented the evaluation report he had ordered, and both reports were sent to the cadastral committee for an opinion.	07/20/2025	Ongoing

10	06/10/2025	ID 252	Mulberry electronic system	He expressed his disagreement with the amount of compensation indicated in the draft contract notified to him and added that the affected property was not fully included.	The response letter informed that the valuation of the affected property was carried out by an independent valuator with real estate valuation qualifications, and the additional property compensation agreement will be submitted in July.	06/23/2025	Pending
11	06/17/2025	ID 257, 261, 262	Mulberry electronic system	He expressed his disagreement with the compensation price per square meter, considering it very low.	The response letter again reminded him that the valuation of the affected property was carried out by an independent valuator with real estate valuation qualifications	06/23/2025	Closed
12	06/24/2025	ID 260, 261-1	Mulberry electronic system	Requested to provide him with the description protocols and evaluation report.	In response he received the description protocols and evaluation report.	07/03/2025	Closed