"Improvement of water supply in Alat and Karakul districts of Bukhara region, Uzbekistan” with the participation of credit funds of the International Development Association (IDA)

Republic of Uzbekistan

"Alat and Karakul Water Supply Project”

Resettlement Policy Framework
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**GLOSSARY AND ABBREVIATIONS**

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tr>
<td>WN</td>
<td>water networks</td>
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<tr>
<td>HGAE</td>
<td>Management hydrogeological reclamation expedition</td>
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<tr>
<td>House Committee</td>
<td>representative households of apartment buildings, streets, quarter, OSG</td>
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<tr>
<td>HH</td>
<td>Household</td>
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<td>SN</td>
<td>Sewerage networks</td>
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<td>Kuchaboshi</td>
<td>representative households of apartment buildings, streets, quarter, OSG</td>
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<tr>
<td>Mahalla</td>
<td>citizens self-governing body, the same as the OSG</td>
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<td>MK</td>
<td>mahalla committee</td>
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<tr>
<td>Objects</td>
<td>The objects of the structure of households, businesses, organizations with the surrounding infrastructure networks - Sun, KS, telephone, gas, electricity networks, roads, educational and medical institutions</td>
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<tr>
<td>OSG</td>
<td>self-governing body of citizens, the same as the mahalla committee</td>
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<td>RAP</td>
<td>Resettlement Action Plan</td>
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<td>Rife</td>
<td>The District Department of the Ministry of Finance</td>
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<td>RPF</td>
<td>Resettlement Policy Framework</td>
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<tr>
<td>CCV</td>
<td>Village Retired Citizens</td>
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<td>FGD</td>
<td>Focus Group Discussion</td>
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1. Project Objectives and Components that Affect Land Acquisition

The project development objective (PDO) is to improve the coverage, quality and efficiency of public water supply service in the two districts of Alat and Karakul in the Bukhara region. The objective will be achieved through the construction, rehabilitation and expansion of existing water production, transmission and distribution infrastructure, at the urban and rural level. As part of project preparation, a team of local social scientists carried out a social assessment (SA) designed to: (i) identify the main stakeholders and their roles and interests, (ii) describe baseline socioeconomic conditions; (iii) understand user needs, perceptions, and problems with the existing water supply and sanitation system; (iv) determine willingness and ability to pay for water supply improvements; (v) describe relationships among the vodokanal, consumers, and other actors; (vi) prepare a Resettlement Policy Framework; (vii) identify appropriate mechanisms for improving service provider-consumer interactions and maximizing the benefits of the proposed investment; and (viii) identify indicators and mechanisms for social monitoring and evaluation during project implementation. The Project will comprise of the following components which are likely to involve some level of land acquisition:

Component A: Improvement of Water Supply Infrastructure (estimated at US$100.04 million of which IDA US$65.23 million): This component will finance works and related design and consulting services for (I) the rehabilitation and expansion of existing water production, transmission and urban distribution systems, including metered-user connections for Alat and Karakul towns, and (II) the extension of services to rural areas, including expansion or construction of water production, transmission and rural distribution systems, installation of metered-user connections. This will be achieved through the implementation of works, and the provision of goods and services. The following subcomponents will be financed:

(a) **Subcomponent A1: Engineering and operational technical support (estimated cost US$4.00 million).** The Project will finance engineering-design and operational technical assistance services by a consulting firm (the “Implementation Consultant”) with relevant international experience to support the Project Implementing Entity BVK and the Bukhara branch of Uzkomunkhizmat’s Project Coordination Unit (BPCU) in the following tasks of project implementation: (i) review and update of the available FS for an optimization of the investments envisaged (urban and rural areas); (ii) preparation of detailed designs and bidding documents; (iii) pre-contract services; (iv) construction supervision and reporting; and (v) technical assistance and capacity building in BVK to improve utility operation, maintenance and management as detailed in Component B1.

(b) **Subcomponent A2: Rehabilitation and expansion of water production and bulk transmission systems (estimated cost US$34.62 million).** The Project will finance: (i) the rehabilitation and expansion of Dvoinik water production unit, including rehabilitation of the existing water intake, construction of sedimentation tanks, filter plants, reservoirs, pumping units, disinfection systems, sludge treatment systems, laboratory equipment, office buildings and other facilities; (ii) the construction of new transmission mains for Alat and Karakul districts – 105 km in total, including 71 km to allow for rural water supply – including valves, aeration, flushing devices. The works
will be executed based on the reviewed FS (which will provide cost estimates and the basics for all tender documents (for the provision of works, goods or consultants’ services) to be produced in detail as part of Subcomponent A1). Production and transmission capacity will be upgraded to 49,816 m$^3$ per day in order to meet the full 2025 planned demand of the Alat and Karakul districts.

(c) **Subcomponent A3: Rehabilitation and expansion of water distribution systems (estimated cost US$61.42 million).** The Project will finance: (i) the construction or rehabilitation of Water Distribution Centers (WDCs) for Alat and Karakul districts, respectively 5 (Alat, and 4 for the rural settlements: Bahribayot, Chandir, Denav and Jumabazar) and 4 (Karakul, and 3 for the rural settlements: Karakul d/c, Mirob, Jigachi); (ii) the expansion of Alat-town water supply network (90 km of secondary network and 453 individual connections) and of Karakul-town water supply network (169 km of secondary network and 2,395 individual connections); (iii) the expansion of the networks to the rural area of Alat (614 km of secondary network and 16,032 individual connection on the tertiary network) and to the rural area of Karakul (865 km of secondary network and 20,770 individual connections on the tertiary network). The works will be executed based on the reviewed FS (which will provide cost estimates and the basics for all tender documents (for the provision of works, goods or consultants’ services) to be produced in detail as part of Subcomponent A1). They include water-meter installations.

**Component B: Institutional Strengthening and Capacity Building (estimated cost US$2.07 million, of which IDA US$1.78 million).** The Alat and Karakul District *Vodokanals* feature broad capacity weaknesses in terms of qualified management and operational staff, information systems and methods needed to operate and maintain large water supply systems. AVK and KVK in particular lack adequate capacity to manage customers, install and read meters, issue bills and collect them, and detect, maintain and repair system failures. The Project aims at strengthening district VK operations by taking the following multi-pronged approach targeted at all levels of utility management:

- Reorganization and possible merger of district vodokanals towards achieving efficiencies of utility management;
- Improvement of utility management, operational practices and staff training. Procurement of necessary equipment.
- Installation of a Monitoring Information System and participation in the International Benchmarking Network (IBNET) to improve data collection, transparency and oversight capacities.
- Development of an Operational Performance Improvement Action Plan (OPIAP) for Alat and Karakul vodokanals.
- Monitoring of project impact on improving the lives of women in beneficiary towns and rural areas.

This component will finance the following sub-components details below:
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Sub-Component B1: Improvement of Utility Management and Operational Practices (TA)
(included in Sub-Component A1): The “Implementation Consultant” hired under Sub-Component A1 of the project will also provide consulting services for the Institutional Assessment, design, implementation and support of the institutional strengthening activities, including: i) organizational restructuring and merger of AVK and KVK district vodokanals into BVK - including for example definition of new organizational structures and functions to include Alat and Karakul water supply into BVK’s operations, requirements for staffing, revised processes and procedures, requirements for supporting infrastructure of IT-systems, new accounting structures to separate revenue and costs of the Alat and Karakul operations from Bukhara’s; ii) Development of the Operational Performance Improvement Action Plan (OPIAP) for Alat and Karakul vodokanals to ensure actionable steps are taken to raise the capacity of the district utilities and aligned with any merger or reorganization plans envisaged with BVK; iii) identify detailed training needs and establish training plan as an input to the training component (see Sub-component B-3, and iv) evaluation of suitable hard and software packages, and equipment, preparation of procurement documents.

Sub-Component B2: Monitoring Information System (MIS) (estimated cost US$0.20 million of which IDA US$0.20 million)(refer for Annex 2b for details). The project will finance procurement and installation of a Monitoring Information System (MIS) to be custom designed and established at BVK central and at AVK and KVK as pilots. The objective of this sub-component is to install the backbone MIS for the Bukhara region as a whole starting with BVK, AVK and KVK in order to automate the collection, storing, processing and sharing of data and reports related to the water supply and delivery. This will assist BVK’s oversight over the AVK, KVK in the short run and expand to other district utilities in the future. In addition, data from the MIS with regard to water utilities will be used to participate in the International Benchmarking Network (IBNET) using the networks software.

Sub-component B.3 Training Activities for Utility Staff and Management (estimated cost US$0.15million of which IDA US$0.15million): Training will be provided to staff in the rayon Vodokanals, Mahallas and Shirkats so that they are equipped with the information needed to communicate with project beneficiaries. Consumer orientation training will improve staff responsiveness to user concerns and complaints and will build on the Bank funded technical assistance previously provided to improve Customer Relationship Management (CRM) in Bukhara vodokanals. Local training activities may include, but not be limited to: i) Customer Database Preparation; ii) Training on the use of the customized Billing & Accounting Software acquired from BVK; iii) Vodokanal management training with respect to general and specific management of operational - technical and financial issues; iv) Theoretical and On-the-job training on repair and maintenance including equipment; v) Theoretical and On-the-job training on supply systems monitoring; vi) Theoretical and On-the-job training on wellfield operation, pumps and electrical equipment, monitoring systems; vii) Training and On-the-job on warehouse management and material forecasting, procurement procedures - tendering – contracting; viii) Theoretical and On-the-job training on domestic water meter test bench operation, handling, maintenance, calibration of meters, repair and assembling; and other training identified by the Institutional Assessment.

Sub-component B.4: Utility Management Equipment and software (estimated cost US$1.42 million of which IDA US$1.13 million): This will include: i) Computer hardware and accessories for VK management, operation & maintenance, and laboratory; ii) Billing & accounting software
acquired for BVK under the World Bank financed Bukhara & Samarkand Water Supply Project will be customized for deployment to AVK and KVK; iii) Equipment for operation and maintenance, for laboratory; and iv) Domestic water meter test bench, repair and assembling equipment.

Sub-Component B5: Communication Strategy and Public Awareness Campaigns (estimated cost US$0.15 million of which IDA US$0.15 million) - given that improved water supply will increase consumption of water in the region, public awareness campaigns will be carried out and aimed to improve public hygiene practices, water conservation, and educate the public about the Project’s expected health and environmental benefits and the need for regular tariff payments to support O&M operations. The communication campaigns will also aim at mitigating any environmental risks that may be associated with increased consumption and discharge of household wastewater into surrounding drain, streets and open areas due to the lack of a sewerage system currently in place in most of Bukhara Region;

Sub-Component B.6: Consumer Satisfaction Surveys (estimated cost US$0.15 million of which IDA US$0.15 million). Customer satisfaction surveys will be designed and conducted annually, to monitor water supply situation and Project impacts among various stakeholder categories, duly sampled for the socio-economic level, location, and status of water supply. Survey findings will contribute to Vodokanal planning and to Project monitoring and evaluation, by measuring parameters such as: i) Level and quality of service; ii) satisfaction with service; iii) ability and willingness to pay for improved service; iv) perceptions towards water service and performance of the district vodokanals. As part of Monitoring and Evaluation of the project, this sub-component will also finance a Gender Assessment and baseline survey to determine how the absence of better water supply services affect the daily lives and health of people, particularly women and girls, in Alat and Karakul in particular, and Bukhara region in general. A follow-up survey would be financed at the end of project implementation to evaluate the impact of the project on improving the lives of women and girls as a result of better water supply. In addition, the project will explore ways to ensure that a certain percentage of women are gainfully employed by the BVK, AVK and KVK and the contractors during the construction process, either as supervisors, surveyors or for manual labor. Such options will be in consultation with women and the Mahalla committees. A rapid assessment will be carried out to determine the role of women currently play, informally or formally, in the management of water services delivery etc.

Component C: Studies for Future Investments (estimated cost US$0.35 million of which IDA US$0.35 million). This component will finance the preparation of a feasibility study for sewerage and on-site sanitation investments needs in the towns and more broadly, districts of Alat and Karakul, to accompany the increased provision of water supply services, through the provision of consultants’ services.

Component D: Project Management (estimated cost US$2.16 million of which IDA US$2.16 million). This component will finance (a) additional staff, operational costs, equipment and software at BPCU, (b) operational costs of BPCU; (c) monitoring and evaluating (M&E) of Project activities including follow up social surveys, (d) annual financial audits of the Project accounts and the district vodokanals and technical audits of the Project investments. The Bukhara Vodokanal audit is financed from the Bukhara and Samarkand Sewerage Project.
Improvement of water supply system will be achieved by the following:

- Reconstruction and construction of existing facilities of surface water intake "Dvoïnik"; including new water filtration plant; reconstruction of water main D800 mm, L = 22.63 km;
- Selective rehabilitation of storage pumping and administrative facilities at the site of the old Alat water treatment plant; construction of water main D630, L = 10.65 km;
- Reconstruction and expansion of water distribution centers (WDC) at the railway station in Karakul city;
- Rehabilitation of water distribution system in the Alat and Karakul cities.
- Construction of water distribution centers, water mains and water supply networks in the rural areas of the Alat and Karakul districts;
- Increase of population coverage with centralized water supply;
- Improvement of water supply quality and ensuring compliance with standards of the Republic of Uzbekistan;
- Strengthening the reliability of water supply system;
- Improvement of efficiency of existing water supply system;
- Carrying out measures on resource-saving;
- Strengthening the financial position and stability of Alat and Karakul PE "Suvokova".

2. Reasons for a Resettlement Policy Framework (RPF)

In the process of project preparation, the screening by the consulting firm carrying out during the SA and the Bukhara Vodokanal established that the proposed Project is not expected to involve substantial land acquisition in the urban areas because the focus of the Project will be rehabilitation and/or replacement of the existing water supply infrastructure. Should land be needed for these investments, it is envisaged that the Project would involve state-owned land located on existing rights of way designated for municipal infrastructure, and not occupied by residents (legal or illegal) or enterprises. Along some rights of way, however, it may be necessary to cut trees that may be close to the rights of way, or other structures. Where the Project will involve construction of new water supply pipelines in the rural areas or in urban areas currently not served, it is expected that some degree of land acquisition on either a permanent or temporary basis. During construction of new pipelines in the rural areas, it may be possible to store equipment on farmland. However, none of the civil works are expected to involve demolition of any buildings, apartment houses, and other units.

The Project triggered the World Bank’s Operational Policy 4.12 on ‘Involuntary Resettlement” because the Project is expected to involve some land acquisition to accommodate the civil works in both urban and rural parts of the project area. Because the specific locations will not be known by the time of project appraisal because the technical designs will not be completed, the Bank required the borrower to prepare a Resettlement Policy Framework (RPF). The purpose of the RPF is to clarify the policies and principles and organizational arrangements for the delivery of compensation and other entitlements in the event that land acquisition and/or displacement occurs; the process by which these will be determined and delivered; and arrangements for
possible grievance redress mechanisms as well as independent monitoring of the implementation of a specific resettlement action plan (RAP) or abbreviated resettlement plan (if impacts are minor or fewer than 200 people are displaced) that may become necessary as a result of the Project. For any project component requiring land acquisition to be financed by the Bank, specific RAPs consistent with the principles in this RPF will be submitted to the Bank for approval when detailed investment planning information and the scope of the civil works becomes available, and the extent of the land acquisition needed for the investment is known. In accordance with the Bank policy, the RAP will not be implemented until the Bank clears the document, and the related civic works will not be initiated until the agreed compensation has been delivered to the project affected parties.

3. Legal Framework for Land Expropriation

According to the Land Code of the Republic of Uzbekistan, all land in Uzbekistan is state property and permits for use of land are granted and monitored by the State through the rayon and oblast administrations. National legislation envisages the following types of land transfers: for use, lease, or ownership by legal entities (only with objects of trade and services infrastructure), and for lifelong inheritable ownership (with housing), use, or lease by individuals. While all land transactions are subject to State regulation; some transactions occur with special permission of the State.

The laws and procedures for expropriating agricultural and urban land are treated differently under Uzbek Law. While agricultural land issues are covered and treated under the Land Code, urban land issues are covered under the Civil Code, the Housing Code, and the Urban Construction Code.

The Land Code identifies several categories of land users, who are eligible for compensation for losses and damages in connection with land acquisition:

- Land tenants – citizens who were allocated land plots for individual housing construction and/or dehkan farming on the basis of life-long tenure
- Lessees (leaseholders) – farmers, who were allocated land plots for agricultural production purposes, on the basis of a long-term lease
- Land owners – users of land plots occupied by trade and services infrastructure, which are used as private property. Land, occupied by trade and services infrastructure, however, may not be sold separately from the latter
- Land users – all other enterprises, organizations and institutions, which are entitled to use non-agricultural lands. This is the largest category, which includes enterprises and institutions of all types (private and public). Examples include hospitals, schools, private enterprises, and factories.

Legislation envisages compensation for damages to land users in full, including lost profits, in the following instances: (a) seizure, purchase or temporary occupation of land; (b) limitation of the rights of users; (c) deterioration of land quality due to the effects of construction works, servicing, and other activities that lead to reductions in the quantity or quality of agricultural products. According to the legislation, compensation for loss of agricultural production is not
provided if: (i) land is acquired for the construction and servicing of individual housing; (ii) land is acquired for the construction of schools, boarding-schools, orphanages, preschool and healthcare establishments; and (iii) land was allocated for water management purposes and for the construction of irrigation and water related facilities.

4. Agricultural Land

According to the legislation of the Republic of Uzbekistan, the following State organizations are responsible for implementing resettlement activities: Regional and district hokimiyats; Regional land acquisition commission; District department of Geocadastre; District evaluation commission; District HGME; District department of nature protection; District SES; and the District departments of fire supervision. The procedures, functions, and powers of organizations responsible for implementation and observation of procedures for land acquisition for purposes other than agriculture and forestry, are established by the Resolution of the Cabinet of Ministers No. 248 of 27 May 1992. According to the Resolution, the following are the procedures for acquiring agricultural lands:

- The local vodocanal submits an application to the Oblast Hokimiyat for the selection of lands subject to acquisition for construction of facilities within the Project framework.

- The Oblast Hokimiyat considers the submission within five days, and requests the permanent regional land acquisition commission to: (a) define the location of constructions and facilities, and (b) select a land plot for design of their construction. The commission includes representatives of the enterprises and/or organizations which are being allocated land plots, and persons (legal and physical) whose lands are subject to acquisition, normally farmers and dehkhan representatives.

- The department of the Goskomzemgeodezkadaster (Geocadastre) within the city hokimiyat selects alternative land plots to be allocated for construction of the facilities. It also (a) assesses the losses of land incurred by land users (b) defines options to restore land for farming, including removal and temporary storage of topsoil; (c) elaborates proposals for compensation with an equivalent land area of the same or better quality in other areas in consultation with citizens; and (d) in the case of permanent occupation of irrigated lands, estimates the requirements and cost for the reclamation of replacement lands.

- Simultaneously, a detailed estimate of the potential losses of agricultural production and other potential damages to land owners and land-users is obtained. The procedures for assessing the compensation for losses of agricultural production are specified in the RCM No. 223 of 16 June, 1995. Accordingly, any losses of agricultural production are assessed by an Evaluation Commission, whose members are determined by the head of the district Hokim, along with the respective landowners and land-users. The findings of the evaluation commission is finalized in a certificate of the right to land use, which has to specify the acquired agricultural lands, the agreed conditions, and the total value of the
losses of agricultural production and losses of land users. All of the above documents will be submitted to the regional land acquisition commission for approval.

5. Urban Land and Structures

In compliance with the Housing Code of the Republic of Uzbekistan, the Cabinet of Ministers of the Republic of Uzbekistan issued Resolution Number 97 on May 29, 2006 setting out the procedures for the compensation individuals and legal entities in the event that the urban land they occupy or use is needed to be acquired for State and public needs. The following are the general provisions and specific procedures covered in the Resolution No. 97.

**General Provisions.** The following are the general principles and procedures that will be carried out for acquiring a land plot or portion thereof (hereafter referred to a land plot) and compensating individuals and legal entities for residential, manufacturing, or other special purpose buildings, facilities, and plantings subject to demolition in connection with land withdrawal for government or public needs.

(a) Withdrawal (or acquisition) of a land plot for public needs shall be carried out with landowner’s consent or upon agreement with the land-user/tenant, by a resolution of the Hokim of a particular jurisdiction (rayon, town, city, oblast), or by the resolution of the Cabinet of Ministers of the Republic of Uzbekistan.

(b) If the landowner, land-user, or landholder disagrees with the resolution of the Hokim of the relevant jurisdiction or the Cabinet of Ministers on withdrawal of a land plot, then the resolution may be appealed in a court.

(c) A resolution on the withdrawal of a land plot and demolition of residential, manufacturing, or other assets (that is, buildings, facilities, and plantings) shall be made in accordance with the general layouts, as well as the detailed plans for the development of residential areas and neighborhoods in cities and settlements.

(d) Unjustified demolition of residential, manufacturing, or other buildings, facilities, or plantings shall be prevented.

(e) Based on a resolution of the Cabinet of Ministers, the Hokims of the respective rayons/towns shall adopt their own resolutions on withdrawing a land plot and demolishing residential, manufacturing, and other buildings, facilities, and plantings.

(f) The Hokimiyats of the respective rayons/towns shall notify the owners of relevant residential, manufacturing and other buildings, facilities, and plantings in writing and against a receipt about the resolution at least six months before the targeted demolition date. The notification shall be supported by copies of the respective resolutions on withdrawal of the land plot and demolition of residential, manufacturing, and other buildings, facilities, and plantings located on the land plot.
Landowners may appeal the Resolution of the respective Rayon/Town Hokim on demolition and approval of the value of residential, manufacturing, and other-purpose buildings, facilities, and plantings subject to demolition in the Khokimiyats of the Oblasts as well as in the court system.

The value of residential, manufacturing, or other-purpose buildings and facilities built without proper authorization shall not be reimbursed.

If the withdrawn lands are allocated to enterprises, institutions, or agencies, those entities will be responsible for the payment of compensation, provision of houses or apartments, and temporary housing, as well as the reimbursement of all relocation costs based on the decision of the respective Rayon/Town Hokim.

The following are the specific procedures and terms for compensating individuals and legal entities for houses, buildings, facilities, and plantings.

**Procedure for Calculating Compensation to Individuals and Legal Entities for the Residential Houses or Apartments, Buildings, Facilities, and Plantings to be Demolished**

(a) The respective Hokimiyats shall define commissions (hereafter referred to as the “Commission”) to determine the size and type of compensation. The Commission will be headed by the Deputy Hokim of the rayon/town and include the representatives of financial and other departments of Hokimiyats, the State Inspector for Supervision over Land Use and Protection, local authorities, landowner (that is, land-user or landholder) in charge of the land plot to be withdrawn, representative of the enterprise, institution, or agency to which the land plot is to be allocated, as well as representatives of other relevant authorities at the discretion of Hokimiyats.

(b) The technical condition of houses or apartments, buildings, and facilities are appraised, and the value of plantings to be withdrawn will be determined by the Rayon/Town Land Resource and State Cadastre Departments at the expense of the applicant. In case of disagreement with the results of the appraisal by the Rayon/Town Land Resource and State Cadastre Departments, the owner has the right to contract independent licensed appraisers which will be paid for by the applicant. The appraisal materials are to be submitted to the Commission.

(c) If the land plot to be withdrawn is leased by an individual who has acquired a lifetime leasehold with the right of inheritance through an auction, the individual will be provided with lifetime leasehold to an equivalent new land plot with the right of inheritance. The appraisal will be performed by the licensed appraisers of the Rayon/Town Land Resource and State Cadastre Departments in current prices at the expense of the applicant.

(d) Any materials resulting from the dismantlement of houses or apartments, other buildings, and facilities (except unauthorized constructions) shall remain at the disposal of the developer or landowner (land-user, landholder) who pays full-scale compensation to the owner. In specific cases, at the request of the owner of the demolished property or
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plantings, and by the decision of the respective Hokim, the materials resulting from the dismantling of the property may be transferred to the owner. In this case, the Commission shall determine the value of the materials transferred to the owner at current market prices, taking into account wear-and-tear.

(e) The specific timing and procedures of monetary compensation payment shall be set forth by resolutions of the relevant jurisdiction. However, monetary compensation is to be paid prior to commencement of demolition process.

**Procedure and Terms for the Provision of Housing to the Owners of Houses to be Demolished**

(a) If privately owned houses are to be demolished, the individuals, members of their families, as well as the individuals permanently residing in these houses or apartments at their own choice and subject to agreement of the parties, will be provided with an equivalent suitable dwelling with the floor space meeting the public norms on an ownership basis, and will receive compensation for the value of the plantings, or will get compensated for the value of demolished houses or apartments, other buildings, facilities, and plantings. Equivalence is determined as being an amount equal to the value of the house or apartment to be demolished. If the value of the house or apartment to be demolished is higher than the value of the housing provided, the owner will be compensated for the difference.

(b) The respective Rayon/Town Hokimiyats will be responsible for providing housing and/or paying other types of compensations to the owners of the demolished houses or apartments out of the funds from local budget revenues.

(c) In order to get living quarters, the owner of the residential house or apartment to be demolished after receipt of a notification about the upcoming demolition shall, within a month’s time, file an application agreed with family members and other people residing (registered) in the house or apartment to the respective Rayon/Town Hokimiyat requesting assignment of living quarters in exchange for the housing to be demolished, specifying family members, number of permanently residing persons, as well as any available benefits which entitle them to extra housing floor space in addition to the public norm.

(d) After the respective Rayon/Town Hokimiyats approves the Commission resolution on the size and type of compensation, assignment of living quarters in exchange for the demolished residential house or apartment, or, at the request of the owner, on provision of monetary compensation, the owner shall file with the Hokimiyat a letter providing a guarantee to vacate the residential house (apartment) subject to demolition.

(e) A house or apartment may only be demolished subject to agreement of the parties and after the owner was provided with living quarters in exchange for the house or apartment to be demolished.
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(f) In specific cases, subject to agreement of the owner of the house or apartment to be demolished, the Rayon/Town Hokimiyat may provide living quarters in houses, which are in the course of construction, specifying in the resolutions the exact timing when the house is to be commissioned. If the living quarters in the houses being constructed are not provided by the established date, the Hokimiyat shall be responsible for providing the living quarters within a month’s time.

(g) Belongings of the owner of the residential house (apartment) to be demolished shall be moved to a new location at the expense of the developer or landowner (land-user, landholder) to whom the plot was allocated.

(h) The respective Rayon/Town Hokimiyats will compensate the owner of the house to be demolished due to the withdrawal of the land plot.

Procedure and Terms for Provision of Land Plots for Private Housing Construction to Individuals in Exchange for Residential Houses (Apartments) to Be Demolished

(a) In case of demolition of privately owned residential houses or apartments in connection with a land plot acquired for public purposes, the owners of the property, their family members, as well as individuals permanently residing in these houses or apartments at their request could be provided with a land plot for private housing construction within the established norms. Here, temporary housing under the terms of a lease shall be provided for the development period of up to two years along with full-scale compensation for the value of the houses or apartments, buildings, facilities, and plantings to be demolished.

(b) A land plot for private housing construction and monetary compensation shall be provided to the owner of the demolished houses or apartments by the respective Rayon/Town Hokimiyat. If the withdrawn land plots are to be allocated to enterprises, institutions, or agencies, these entities will be responsible for providing compensation land plots for private housing construction and compensation payments to the owners of the demolished residences.

(c) To obtain a land plot, the owner of a house or apartment to be demolished after receipt of notification on the upcoming demolition shall, within a month’s time, file with the respective Rayon/Town Hokimiyat an application for assignment of a land plot for private housing construction specifying the family members, number of permanently residing persons, and the need for temporary housing.

(d) After the respective Rayon/Town Hokimiyat approves the Commission resolution on the size and type of compensation, the owner shall file with the Hokimiyat a letter providing a guarantee to vacate the house (apartment) subject to demolition within the term specified by the respective Rayon/Town Hokimiyats.
"Improvement of water supply in Alat and Karakul districts of Bukhara region, Uzbekistan” with the participation of credit funds of the International Development Association (IDA)

(e) A house or apartment may be demolished only after the owner is provided with a land plot for private housing construction and with temporary housing on terms of a lease for the period of development of the land plot of up to two years.

**Procedure for Compensating Legal Entities for Damages Resulting from Land Withdrawal for Government and Public Needs**

(a) In the case of withdrawal of a land plot that accommodates residential, manufacturing, or other buildings, facilities, or plantings owned by a legal entity, the legal entity is to be provided with equivalent property and is fully compensated for all damages due to the withdrawal of land plot for public needs.

(b) Land-owners/users/tenants/proprietors of land plots in urban areas shall be compensated for the damages in agriculture and forestry-based production in accordance with the land laws of the Republic of Uzbekistan.

(c) Legal entities shall be compensated for damages resulting from withdrawal of land plots by the respective rayon/Town Hokimiyat. If the withdrawn land plots are to be allocated to enterprises, institutions, or agencies, then payment of compensation, provision of living quarter and temporary housing, as well as moving the property to the new location shall be carried out at the expense of such enterprises, institutions, and agencies according to the resolution of the respective Rayon/Town Hokimiyat.

(d) To be compensated for the withdrawal of a land plot, the legal entity following the receipt of notification of the upcoming demolition shall, with a month’s time, file an application specifying the type of compensation with the respective Rayon/Town Hokimiyat.

(e) After the respective Rayon/Town Hokimiyat approve the resolution of the Commission, the legal entity shall file with the Hokimiyat a letter providing a guarantee to vacate the residential house, other buildings, and facilities subject to demolition within the term specified by the respective Rayon/Town Hokimiyats.

(f) Residential, manufacturing, and other special purpose buildings as well as facilities belonging to a legal entity may be demolished only after the type and size of compensation and timing of payment thereof are agreed to with the owner.

**Procedure and Terms of Movement and Restoration in a New Location of Residential Houses, Buildings, and Facilities Subject to Demolition**

(a) At the request of individuals and legal entities, the residential, manufacturing, and other-purpose buildings and facilities owned by them, which are subject to demolition may be moved and restored in a new location in accordance with a resolution of the respective Rayon/Town Hokimiyats, and shall be funded out of local budget revenues. The individuals and legal entities who own the housing shall be provided with temporary housing under a lease for the period of land plot development up to two years.
(b) The property will be moved and restored within the limits of a given locality on land plots assigned in accordance with the established norms, subject to a condition that the technical state of houses, buildings, and facilities allows for their movement, i.e. the condition of the engineering structures and structural components must be able to withstand disassembly, transport, and reassembly in a new location. The Commission will determine the feasibility of moving the houses, buildings, and facilities based on a feasibility study and design estimates developed by specialized design agencies at the expense of the developer to whom the withdrawn land plot is allotted. The movement of residential, industrial, or other buildings and facilities and their restoration in a new location shall be carried out within the timeframe set forth by the respective Rayon/Town Hokimiyats. However, the term should not exceed a period of one year.

(c) All costs associated with the movement of residential, manufacturing, and other buildings and facilities and restoration thereof in a new location, rent of temporary housing, movement of property of individuals or legal entities to the temporary housing and from there to the restored buildings/facilities based on the decision of the respective Rayon/Town Hokimiyats shall be borne by the developer or land owner (land-user, landholder) to whom the plot was allocated.

(d) Relocation of equivalent residential, manufacturing, or other-purpose buildings and facilities owned by a legal entity shall be carried out only after the type, the size, and the timing of payment of compensation are agreed to with the owner.

Procedure and Terms of Settlement in Cases of Construction of Houses and Buildings in a New Location for Individuals and Legal Entities Whose Residential Houses (Apartments) are Subject to Demolition

(a) At the request of individuals and legal entities whose houses or apartments are subject to demolition, residential houses and buildings may be constructed in a new location and transferred to their ownership. In this case, no monetary compensation for the demolished residential houses or apartments is paid.

(b) Construction of residential houses and buildings in a new location and their transfer to the ownership of individuals and legal entities whose residential houses or apartments are subject to demolition shall be carried out by the respective Rayon/Town Hokimiyats.

(c) If the withdrawn land plots are to be allocated to enterprises, institutions, or agencies, then the construction of residential houses and buildings in a new location and transfer thereof to the ownership of individuals and legal entities, whose residential houses or apartments are subject to demolition, will be carried out at the expense of such enterprises, institutions, or agencies.

(d) Construction of residential houses and buildings in a new location for individuals and legal entities, whose residential houses or apartments are subject to demolition shall be carried out within the limits of a given locality (population center). Here, for the period of construction of residential house/building at the new location, the respective Rayon/Town
Hokimiyats will provide the individuals and legal entities concerned with temporary housing on terms of a lease.

(e) All costs related to the leasing of temporary housing, movement of property of the individuals and legal entities to the temporary housing, and from there to the residential houses built in a new location based on the decision of the respective Rayon/Town Hokimiyats, shall be borne by the developer or land owner (that is, land-user, landholder) to whom the withdrawn land plot was allocated.

(f) In order to get the residential house/building constructed in the new location in exchange for the house or apartment to be demolished, the individuals and legal entities, owning houses or apartments subject to demolition shall, within one month after receipt of notification about demolition, file an application specifying the family members, number of permanently residing persons, as well as the available housing benefits with the respective Rayon/Town Hokimiyats.

6. Additional Procedures or Principles Relating to Expropriation of Urban Land

Based on the Civil Code, the Housing Code, and the Urban Construction Code, the real estate value and corresponding compensation are determined on the basis of the registered price in the Cadastre. However, this price may be an underestimation of the real price of the property. In some cases, the registered price can be several times below a real estate’s actual market value. The real estate owner is given a choice between cash compensation or the provision of real estate of equal value on a different plot of land. Given that all land in Uzbekistan is state-owned, loss of land is not compensated in cash. Enterprises or businesses that are expropriated will be compensated by a new plot of land and building, thus allowing affected people to pursue their activities.

There is no provision for compensation for loss of income or profits. This is in contrast to the Land Code, according to which farmers are compensated for lost income.

It is important to note that because of State ownership of lands in Uzbekistan, land use is only possible with the permission of local authorities on the basis of a lease or on other terms. Accordingly, land use issues are fully covered by land legislation and are not governed by provisions of customary law, traditional practices, or neighborhood relationships, etc. Thus, according to Uzbek laws, those who use or occupy land without a lease or other type of official permission will not be entitled to legal compensation. The State will have the right to seize the land from those “illegal land users.”


Treatment of those without legal rights to use land. While World Bank OP 4.12 embodies the principle that a lack of legal land title does not disqualify people from resettlement assistance, under relevant Uzbek legislation, discrepancies with this principle arise. Under Uzbek law, if the construction of new public infrastructure requires the destruction of informal structures, the users
of such structures are expropriated without any form of compensation. Furthermore, the users have to come up for the costs of the demolition.\textsuperscript{1} However, within the scope of this project, informal users of land without title or lease who use the land will be entitled to rehabilitation assistance or some form of support to assist persons who have lost their source of livelihood in either improving their livelihoods or at least restoring their income levels to pre-project levels.

\textit{Loss of Income.} It should also be noted that in most cases less than 10-20\% of an individual’s land holdings can be expected to be adversely affected by any land acquisition needed for the Project; thus, no significant loss of income is expected and impacts can be generally considered to be minor. While the Land Code allows the provision of compensation for lost agricultural income, there is no provision for loss of income from businesses under the Uzbek law. Therefore, under the Project, income restoration assistance will be provided to people who lose a share of their holdings, and those who lose their business or source of livelihood. This will be in the form of “Rehabilitation Assistance” meaning assistance comprising job placement, job training, cash compensation, transition support, or other forms of support to assist displaced persons 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.

\textit{Loss of Structures.} It is not expected that there will be any residential structures that will need to be acquired in the Project site. However, in the event that there are other structures such as barns, kiosks, small commercial buildings, etc. that will need to be demolished, “depreciation” will not be considered in calculating the compensation payable for affected structures, if cash is being offered as compensation. Typically, alternative structures are offered as compensation.

\textit{Additional measures}

- Project implementation will avoid or minimize land acquisition to the extent possible.
- Affected persons will be consulted in the course of the preparation and implementation of a specific Resettlement Action Plan (RAP).
- Lack of a formal lease or land use agreement does not bar affected persons from entitlements or assistance required to achieve the objectives of the policy.
- All households, regardless of their legal status, will be informed several times six to eight months in advance of the construction works to ensure that they are fully aware of the planned project activities and the options they will have regarding how they will be compensated for the loss of their home, business, trees, and crops. The final designs for the water supply pipelines will indicate the number and location of structures and land currently in use, and affected persons will be called to the hokimiyat to discuss procedures and entitlements.
- Affected persons are entitled to be compensated at full replacement cost (that is, excluding depreciation) for their lost assets, including temporary losses or impacts, regardless of the legal status of the land and land use.

\textsuperscript{1} This provision of the law is, however, not widely practiced. Normally the costs related to the demolition of informal structures are born by the authorities.
All households will be informed about the expected Project activities at least six months in advance, and will be instructed not to plant any trees in the rights of way of water supply pipelines or related facilities.

In addition, the local authorities also agree not to require illegal occupants to pay any charges for demolishing a building or illegally planted tree.

Compensation will assist affected persons in restoring their pre-project incomes and standard of living following the implementation of the RAP.

Costs of transfer of property—purchase or swap—are waived or borne by the investor, including taxes, fees, documentation and court appeals.

Compensation will be fully provided before any civil works or demolition may begin.

Under Uzbek law, compensation is not provided if agricultural land is acquired for the construction and servicing of individual housing; or the construction of schools, boarding-schools, orphanages, preschool and healthcare establishments; or for water management purposes and for the construction of irrigation and water related facilities. However, under the Project, the above mentioned conditions will not preclude payment of compensation.

Wherever the laws of the Republic of Uzbekistan are inconsistent with the World Bank’s policy on Involuntary Resettlement (OP 4.12), the policy of the World Bank will take precedent.

In the course of project implementation, in the event any unforeseen needs to acquire land emerges, and certain categories of land users may be affected, it was agreed that wherever Uzbek laws and World Bank policies are not in full agreement, the World Bank policies and principles agreed in the RPF will be followed regardless of the source of funding.

Valuation and Compensation for Losses (Agricultural Land)

In the case of agricultural land, the leasehold and dekhan farmers affected by the proposed project will be compensated for any reduction in income they will experience due to being unable to cultivate the land to be acquired. The following describes the methods by which compensation for both permanent and temporary losses of land will be calculated.

*Calculation of compensation for permanent acquisition of land under annual crops.* Agricultural producers shall be paid the amount of gross annual income for one year from standing crops on their affected plot. Gross income shall be calculated as current prices of crops, based on average production during the previous three years, and crop area (prices for crops shall be multiplied by crop area) and then multiplied by the average production for the previous three years (see table 1). Valuation shall be performed separately for each crop, so that an average weighted annual income is obtained.

*Calculation of compensation for temporary acquisition of lands under annual crops.* For the first year, the calculation is performed in the same way as for permanent acquisition (multiplication of current crop price by crop area, and by average production). If temporary acquisition lasts for more than one year, agricultural producers shall receive compensation for the second and any consecutive years equal to annual net income in current prices, received from
all standing crops on the plot. Net income is calculated by extracting gross expenditures for crop production from gross annual income. Valuation shall be performed separately for each crop, so that an average weighted annual net income is obtained.

Table 1. Method for calculating compensation for losses of annual crops

<table>
<thead>
<tr>
<th>Main crops</th>
<th>Average production in project area 2008-2010 (c/ha)</th>
<th>Average market price (UZS/kg), 2010</th>
<th>Annual income (thous. UZS from 1 ha)</th>
<th>Net income from 1 ha, 2010, (thous. UZS)</th>
<th>Permanent land acquisition for 1 year – loss compensation per 1 year for 1 ha</th>
<th>Temporary land acquisition for 1 year – loss compensation per 1 year as for 1 ha</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cotton</td>
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<tr>
<td>Wheat</td>
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</table>

Note: Examples of calculations in case works affect two agricultural seasons. Column 4* equal revenue minus expenses (operating+administration) minus applicable taxes.

Calculation of compensation for permanent seizure of the lands occupied by permanent crops. The agricultural producers are paid the sum of gross profit for one year, gained from all the trees on the site. The gross profit from a tree is calculated as a cost of production in actual prices on the basis of the data on average crop capacity of one tree for the last three years and data on the number of trees. The calculations are taken for every type of trees in order to obtain a weighted average value of the annual profit. In addition, the agricultural producers are to be paid for a loss of profit which could be gained from all the trees throughout the remaining years of the fruit bearing period. The compensation for the loss of profit for one tree is calculated as the net profit for the previous year in actual prices multiplied by the number of years of the remaining productive life of the tree. The period of fruit bearing is calculated as the difference between the maximum age of fruit bearing and the age of the tree at the time of the calculation. To calculate compensation for permanent acquisition of land occupied under permanent crops, one needs data on every type of tree as follows: number of trees, average crop capacity of one tree for the last three years, actual prices for fruit product, age of trees, and maximum age of fruit bearing.

If the farmers-gardeners are offered the lands equal in quality in lieu of the seized ones, then, in addition to the compensation of the profits for one year, they will be given the funds to plant a new garden. The compensation would include the cost for planting saplings (the cost of the saplings themselves, transportation costs and costs for planting), as well as the loss of profit for the period when a tree achieve the age of fruit bearing (table 1 presents the costs for new tree planting and the age of the tree at the start of fruit bearing for the different types of trees).
Calculation of compensation for temporary seizure of lands occupied by permanent crops. These costs include the costs for restoring a garden, sapling planting, as well as loss of the profit for the period when the tree achieves the age of fruit bearing. To calculate compensations for a new garden planting in case of granting new land and in case of temporary seizure of the lands, one needs the data for every type of trees: number of trees, cost for planting one tree, net profit from one tree for one year in actual prices, and starting age of fruit bearing.
**Table 2: Method for calculating compensation for permanent crops (fruit trees and vinery)**

<table>
<thead>
<tr>
<th>Number of trees to be cut, pcs</th>
<th>Productive life of trees</th>
<th>Average cost of a 2-year-old plant, UZS</th>
<th>Expenses for growing new tree (plant, transportation and planting expenses), UZS</th>
<th>Expenses related to cultivation of the tree and picking harvest, UZS per year</th>
<th>Average production for one tree per prior 3 years (kg)</th>
<th>Average current market price of fruits (UZS/kg)</th>
<th>Annual income from 1 tree (thous. UZS)</th>
<th>Net income from 1 tree (thous. UZS)</th>
<th>Non-productive period (years)</th>
<th>Value of 1 tree until the end of fruit-bearing (thous. UZS)</th>
<th>Value of 1 tree until the beginning of fruit-bearing (thous. UZS)</th>
<th>Total compensation for permanent land acquisition without providing replacement plot (thous. UZS)</th>
<th>Total compensation for cutting with provision of replacement plot, or for temporary land acquisition (thous. UZS)</th>
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<td>Subtropical Mulberry</td>
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<td>Subtropical Almonds</td>
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<tr>
<td>Subtropical Vinery</td>
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</table>

*It is assumed that a tree is in the middle of its fruit bearing period*
8. Entitlements and Compensation

The following entitlement matrix describes the eligibility for compensation and/or assistance for impacts/losses for different types of assets and categories of project affected persons, applicable under the Project.

**Entitlement Matrix**

<table>
<thead>
<tr>
<th>Asset</th>
<th>Impact</th>
<th>Affected Parties</th>
<th>Compensation Entitlements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loss of garden plot (tomorka) or dekhan farm plot land used for vegetables, or other crops</td>
<td>All permanent losses irrespective of the severity of impact</td>
<td>Owner of house, dekhan farmer (legal or illegal user or occupant of garden plot)</td>
<td>Land for land compensation with a plot of equal value.</td>
</tr>
<tr>
<td>Loss of business income</td>
<td>Permanent or temporary loss of income</td>
<td>Business owners, workers, including those who own or work in shops, kiosks, or other businesses that are not legally registered</td>
<td>Owner: provision of allowance for lost income during interruption (up to 3 months) plus start up costs. Worker: provision of compensation equal to one year of wages based on tax declaration or official minimum salary. Provision of rehabilitation assistance if required (assistance with job placement, skills). training).</td>
</tr>
<tr>
<td>Loss of agricultural income (trees)</td>
<td>Permanent impact</td>
<td>Leasehold farmers, dekhan farmers, and households who lose a significant share of land holdings, covering both legal and illegal land users.</td>
<td>Cash compensation equivalent to gross income for 1 year (based on the average of the prior 3 years); and either (a) If given replacement plot of equal value, cash compensation based on net value of average yearly production times the number of years to grow another tree of similar productivity, plus purchase price of seedlings and starting materials, or (b) If replacement plot is not</td>
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</tbody>
</table>

23
Improvement of water supply in Alat and Karakul districts of Bukhara region, Uzbekistan, with the participation of credit funds of the International Development Association (IDA)

<table>
<thead>
<tr>
<th>Asset</th>
<th>Impact</th>
<th>Affected Parties</th>
<th>Compensation Entitlements</th>
</tr>
</thead>
<tbody>
<tr>
<td>Loss of income from annual crops during construction</td>
<td>Temporary impact</td>
<td>Leasehold farmer, dekhan farmer, covering both legal and illegal users of land</td>
<td>allocated, cash compensation based on net value of average yearly production times the number of years of the remaining productive life of the tree(s). (c) Rehabilitation assistance if required (assistance with job placement, skills training).</td>
</tr>
</tbody>
</table>
| Loss of annual crops                                                 | Permanent impact| Leasehold farmer, Dekhan farmer                          | • Gross income from all crops. If construction lasts more than one year, the farmer will be compensated for each year that the land is needed for project construction.  
  • Contractor pays monetary compensation for period of usage in accordance with local commercial rental rate. 
  • Land shall be rehabilitated to original state at the end of the lease period. 
  • Measures to protect the environment shall be taken. |

9. Land Acquisition Planning and Implementation

Once the final design of project investments is completed and accepted by the oblast and city, and the scope of any land acquisition is determined, a specific RAP will be submitted to the
World Bank for approval. The specific RAP should be implemented only after clearance by the World Bank. In addition, all compensation and other entitlements will need to be paid prior to proceeding with the civil works. The RAP will include the following:

- Census of affected persons and an inventory of assets to be acquired (see Annexes 1 and 2)
- Description of compensation and other assistance to be provided
- Description of the local consultations carried out to engage affected persons in designing the RAP
- Local publication of the RAP for comment in the appropriate medium, location, and language
- Institutional responsibility for implementation and procedures for grievance redress
- Arrangement for monitoring and implementation
- Time-table and budget

The PCU will be responsible for the application of the RPF, including commissioning and overseeing the census of affected persons, inventorying of assets, and preparing the abbreviated specific RAP in collaboration with local officials and with the participation of affected persons. The implementation of the specific RAP will begin only after approval by the Bank. All compensation will need to be paid before any civil works may commence on the affected property.

The RAP will be implemented by hokimiyat level officials, for the most part, with support from the oblast administration, civil works contractors, and officials of the Mahalla Committee. Evaluation and compensation will be managed by the oblast level Commission established for this purpose. The Commission will include representatives from hokimiyat and raion/oblast administrations and officials representing different relevant offices (for example, vodokanal, agriculture, roads, land resource management, and registration). For purposes of eligibility, the cut off date in any location is the adoption of the final detailed design. Persons who occupy affected areas after that date are not entitled to compensation provisions.

10. Grievance Redress Measures

During the land acquisition process, complaints regarding valuation, payment, support, and follow-up are inevitable. As discussed above, national laws and bylaws provide for procedures for multi-party consultations and coordination at all stages of land acquisition in order to avoid possible conflicts and violation of land users’ rights. These procedures envisage participation of all land users and their representatives in decision-making on the selection of the acquired land, on land acquisition, in preparation of land marking plans, etc., and on the extent of losses and damages incurred. Decisions and certificates, not agreed upon or not endorsed by all consultation participants (including users of land plots and users of neighboring plots), shall have no legal effect. If persons, legally entitled to use land plots subject to acquisition, disagree with decisions of organizations and institutions in matters of compensations and other decisions, they may submit their claims to local authorities (district and regional hokimiyats).

All project-related land acquisition complaints will follow the following steps, as will be described in the Project’s public information brochures and posted in local offices:
• Affected persons take their complaints to the Chairman of the Mahalla who registers the complaint and attempts to resolve it. If the complaint is not resolved in one week, it is passed to the city hokimiyat level.
• A designated person in the hokimiyat receives the complaint, registers it, and attempts to resolve it. If there is no resolution in two weeks, the person has the option to take the case to the civil court system.
• While reports and grievance resolution will be handled by the hokimiyat, persons who feel that their grievances are not given adequate attention may also seek assistance from the Vodokanal or the branch of PCU in Bukhara in presenting their concerns to the hokimiyat, or their case in the civil court system. Contact details will be announced to the local population at the time of RAP consultation meetings.

11. RAP Administration, Monitoring, and Evaluation

Land acquisition activities are subject to internal and external monitoring. The Vodokanal will hire an independent consultant to carry out an independent assessment of the land acquisition process to ensure that the land acquisition and provision of compensation were carried out as planned (see Annex 3). Specific monitoring indicators will include:

• Information campaign and consultation with the affected person(s)
• Status of land acquisition and payments for compensation
• Selection and distribution of replacement land areas structures
• Payments for loss of income

The cost of administrative oversight of RAP implementation and monitoring and evaluation activities will be included in the respective vodokanal or hokimiyat budget and reflected in the budget of the specific RAP.

12. Community Consultation and Disclosure of Resettlement Policy Framework

During the preparation of the RFP, the Bukhara PCU with Bukhara RPE “Suvokava” held consultations with communities, teachers and administrators, and students in both Alat and Karakul. The draft RFP was placed on website www.uzkommunhizmat.uz on July 16, 2012, and hard copies were made available in the vodokanals and other government offices for public viewing on July 16, 2012. The draft RPF was discussed at stakeholder consultations in both Alat and Karakul on June 18-19, 2012.
Annex 1
Sample Format for Urban Land

<table>
<thead>
<tr>
<th>Name of PAP</th>
<th>Inventory of Assets Acquired through Land Acquisition and Value of Compensation Awarded</th>
<th>Compensation</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Land</td>
<td>Buildings</td>
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Annex 2
Sample Format for Agricultural Land

<table>
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<tr>
<th>№</th>
<th>Name of the farm enterprise</th>
<th>Name, surname of the head of farm enterprise</th>
<th>Which crop is grown</th>
<th>Quantity if lots to be acquired</th>
<th>Amount of land to be acquired, ha (temporary use)</th>
<th>Amount of land to be acquired, ha (permanent use)</th>
<th>Total area, ha</th>
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"Improvement of water supply in Alat and Karakul districts of Bukhara region, Uzbekistan”
with the participation of credit funds of the International Development Association (IDA)

Annex 3

<table>
<thead>
<tr>
<th>Name of Complainant</th>
<th>Type of Grievance</th>
<th>Grievance Resolution</th>
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<td>Affected but not informed about impacts and options</td>
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<tr>
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<td>Compensation awarded is Inadequate</td>
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<td></td>
<td>Compensation not paid before asset acquisition</td>
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<td>Other</td>
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<tr>
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<td>Other</td>
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<td>Date of Complaint</td>
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<td>Date resolved</td>
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<td>Case Referred to the Court</td>
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<td>Complainant E</td>
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