

BESHIRI BRIDGE RESETTLEMENT ACTION PLAN

Bridge Rehabilitation and Upgrade Project (BRUP)

Prepared By

Albanian Road Authority (ARA)

PMT (E&S experts)

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LIST OF ACRONYMS

ARA	Albanian Road Authority
ARAP	Abbreviated Resettlement Action Plan
BRUP	Bridge rehabilitation and upgrade project
ESMF	Environmental and Social Management Framework
ESF	Environmental and Social Framework
ESS5	Environmental and Social standard 5 “On land acquisition, restriction on land use and involuntary resettlement”
GoA	Government of Albania
GRM	Grievance Redress Mechanism
MoIE	Ministry of Infrastructure and Energy
PAP	Project Affected Persons
PMT	Project Management Team
RAP	Resettlement Action Plan
RPF	Resettlement Policy Framework
SA	Social Assessment
WB	World Bank

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1. PURPOSE AND OBJECTIVES OF RAP

A resettlement action plan's goal is to detail all resettlement arrangements as well as methods for avoiding, mitigating, or compensating losses or other negative social consequences of relocation. It lays the groundwork for the impacted parties' agreement.

2. PROJECT OVERVIEW – ARA FEASIBILITY STUDY AND DESIGNS FOR TIRANE – NDROQ -

PLEPA

The Albanian Bridge Rehabilitation Upgrading Project considered five bridges, two of which met the World Bank's first-year project standards. One of them, Beshiri Bridge over Erzen river, is in the historic road between Tirana and Durres also known as Tirane - Ndroq – Plepa. This is an alternative route of Tirana – Durres Highway, completed about 20 years ago, and accommodates mainly the local traffic of agriculture areas and industrial facilities developed along the road. In 2011, the Ministry of Infrastructure and Energy (MOIE) and Albania Road Authority (ARA) have procured the feasibility study and designs for the reconstruction of Tirane – Ndroq - Plepa in order to accommodate the generated traffic due to further development of the area, and the increase of usage of this alternative route after tolling of Tirana – Durres highway. Because of the reduced travel time and high degree of comfort, the reconstructed road is likely to be a preferred route for a lot of traffic. In addition to improving geometry, cross section and bearing capacity, the designs foresee the reconstruction, replacement and/or new construction of all bridges.

The main objectives of the reconstruction feasibility study and designs of Tirane – Ndroq – Plepa have been to improving access to the tourism potentials and agriculture/industrial hubs of the area, and providing a safe and comfortable alternative route between Tirana and Durres, and beyond going toward Kvjaja, Lushnja and Fier.

According to feasibility study, the reconstruction of the road will be carried out in accordance with the geometric parameters of "Category C" road, and in compliance with the Albania Road Design and Construction Standards (prepared by Eptisa with EU financing).

The financing of the entire road reconstruction is not secured as yet, and ARA has approached the World Bank to seek support for the potential reconstruction/replacement of the most important bridges. One of them is Beshiri Bridge and adjacent road sections between Km 2 + 800 - km. 3 + 400. The new Beshir Bridge over Erzen River (see drawings) will have a total length of L = 179m and will improve the road alignment and safety for the road users.



Fig. Location of the bridge

3. DESCRIPTION OF SUBPROJECT

Beshiri Bridge km 3+233

This bridge spans the Erzeni River and connects the road segments Tirane-Ndroq-Plepa. The new structure will substantially improve the existing alignment, as the existing bridge in the road is quite old and has suffered significant damage owing to age, traffic, floods and inadequate maintenance throughout its history. According to the hydrological analysis, the Erzeni River in this bridge has a flow of 1270 m³ / sec, which is sufficient for 1 percent safety.

The riverbed of Erzeni on both sides of Tirana and Ndroq was narrowed with thrown soil, according to a geological investigation done at the crossing. The fundamental formation in the riverbed is gray to blue marl and is found at a depth of around 4 m. (semi-rock formation). The basal structure is covered with gravel layers. The pile foundations are poured reinforced concrete pillars with a diameter of 1.2 m and a length of 12.0 m, which are placed in the basic semi-rock formation.

The new bridge will have _____ spans and supported by three reinforced concrete piers with a diameter of D = 170 cm and respective reinforced concrete abutments on the river banks..The bridge's deck will be built with a pretensioned beams L = 29.0 m with a 'T" section. Following the installation of beams the design foresee the construction of a continuous reinforced concrete slab with a thickness of 25cm.



Figure of the Beshiri Bridge.

4. POTENTIAL IMPACTS

The construction of the new bridge will impact two families and one small business which are located in the area. And for that reasons the ARA and its social expert have initiated the stakeholder engagement, which is a process that takes place at all stages of a project's life cycle. It facilitates the creation of strong, productive, and responsive relationships, as well as the comprehensive management of a project's environmental and social risks, when appropriately conceived and implemented.

Before discussing with the affected people ARA and its social expert were familiarized with the World Bank policies and procedures of involuntary resettlement.

Resettlement is considered involuntary when affected individuals or communities do not have the right to refuse land acquisition that results in displacement. This occurs in cases of:

- (i) lawful expropriation or restrictions on land use based on eminent domain;
- (ii) negotiated settlements in which the buyer can resort to expropriation or impose legal restrictions on land use if negotiations with the seller fail.

Based on a census of the project affected people in the area where the Beshir bridge will be constructed, there are two households (within a two story building) that need to expropriated and resettled. They are occupying and are actual residents in, respectively, the ground floor and the first floor of the building. The family composition is as follows: (i) husband, wife (Mr. Fadil Sefolli and Ms. Albana Sefolli) and 4 children, and (ii) husband and wife (Mr, Shkelzen Sefolli and Ms. Arta Sefolli) and 2 children, reaching in a total of 10 residents in the building.

The other project impact is an advertising facility (kiosk) for funeral services owned by Mr. Sulejman Habibi.

In addition to the residential building expropriation, the bridge construction will also impact families in terms of potential changing the school of children, increase travel distance to the workplace, in this case for Mrs. Albana Sefolli and her son, working at FORS company located near their current residence.

The Administrative Unit of Ndroq is included in the area of the state cadastre agency “Tirana Rural 2” ASHK2. For the expropriation plan we will rely on cadastral zone number 3712.

Cadastral Zone for Beshir Bridge 3712 No. of expropriation property can be found in the table below.

Cadastral Zone	Property Number	Surface	
3712	240/1.		
3712	1/16.	267m ²	
3712	1/17.	2251m ²	
3712	4/10.	21m ²	
3712	4/23.	89m ²	
3712	4/1.	94m ²	
3712	4/5.	392m ²	
3712	Unidentified S=	117m ²	3+395.461
3712	1/10.	57m ²	



PROJEKT ZBATIMI	PROJEKTUES	GJEOLOG	KONTROLLOI	APROVOI	RISHIKIM
SHKURT 2010	ING. NAZMI PATOZI ING. SOKOL XIHXHIO ING. MAKSIM ARAPI	ING. LILI DIJAME			



Expropriation planimetry.

5. PARTICIPATORY PROCESS USED TO CONSULT AND NEGOTIATE WITH AFFECTED PARTIES.

ARA social specialists and engineers engaged with the residents several times, starting with:

- (i) providing information o ARA plans to build the new bridge and the expected impact to them. During the first meeting preliminary information was also shared with and collected from the residents, i.e.: number of people living there, that the building is in the process of legalization (application already made by the residents), as well as broad description of expropriation and compensation processes
- (ii) discussing in more details expropriation, compensation and relocation processes that need to properly documented and reflected in a specific report. A questionnaire was completed with information regarding their earnings and employment (see Annex 1) .

The same procedure was followed with the kiosk's owner. Mr. Habibi stated to the kiosk (i) was intended to promote his funeral services business on Misto Mane Street, in Konferenca e Pezes Tirane nr cel: +355 68 2078033 and (ii) is portable.

All PAPs representatives from two families and the business owner expressed their will to cooperate and work with ARA to provide all information they posses, which is now included in this RAP. This was affirmed during the meetings with family members , Mr. Shkelzen Sefolli (on the phone as his actually working abroad) Albana Safolli, Mr. Fadil Sefolli and Ms. Arta Sefolli , as well as the business owner Mr, Habibi.

The ARA specialists were able to take measurements and photos to assess the buildings/facilities, the size of the land plot, the plants, and any other valuable they possessed. (see Annex XXX) . The expertise of qualified real estate evaluators was obtained, i.e.: Engineer Ervin Demirxhiu with a license for evaluating and assessing "Agricultural Land, Forest Land, Pasture Land, Meadow Land, and Barren Lands," and Engineer Alban Demirxhiu with a license for evaluating "Buildings and Land." Members of both families were complimentary and cooperative with the engineers. Their main concern was whether they would be compensated in case the residential building is not legalized. The evaluation of the building, trees, kiosk and of the land plots was duly completed, while ARA is expecting to receive in the meantime respective cadastral information on the property ownership.

The preferred option for both families was to be able to construct new residential building in land plotes that they could buy after being expropriated and compensated. The engineers measurements determined that actual land surface is $S = 1308m^2$, and representatives of two families stated that they would need respectively land plots of about $800m^2$ for the building of new houses. Land evaluation is presented in the following chapter of Evaluation.

A concern that the families expressed is obtaining the building permit from Ndroqi Administrative Unit (of Tirana Municipality). ARA to support and facilitate the process in order that this families are returned as soon as possible to their normal conditions after the relocation is completed. In the figure below it is shown the area of the land plot where the house is located.



Figure of the surface which is affected by the construction of the bridge.

6. LEGAL FRAMEWORK

"Expropriations or limitations of a property right that are tantamount to expropriation are permissible only against fair compensation," according to Article 41/4 of the Albanian Constitution. Furthermore, it is stated in Art. 1 "Right to Property" of Protocol 1 of the European Convention on Human Rights: "Every natural or legal person is entitled to the peaceful enjoyment of his belongings." Except in the public interest and according to the criteria set forth by the law and the general principles of international law, no one shall be stripped of his property..."

For the first time, it recognizes the right to define and compute compensation for assets under private ownership that have been expropriated for public purposes, based on the provisions of an international agreement that has been rectified by law for the implementation of projects. As part of the international agreement between the Republic of Albania and the World Bank on the Project, stipulations in this RPF shall govern compensation for private properties damaged by the Project.

Second, a new agency called the State Agency for Expropriations is being established, which, according to article 11, point 5 of Law 8561, dated 22.12.1999, as amended by Law No.11/2020, dated 12.02.2020, is an institution under the responsibility of the minister responsible for urban development, and has the following main responsibilities:

- a) Plan and administer the requests for expropriation from the respective institutions;
 - b) calculate the value of the compensation for each property affected by the expropriation;
 - c) supervises the progress of the expropriation procedures;
 - d) create a data base for all the expropriation procedures and the payment of each expropriation cost;
 - e) is entitled to enter in negotiations with the subjects that will be expropriated, regarding the value of the expropriation compensation and the time limit for the liquidation of this value, precise rules for the manner of handling the negotiations with the expropriated subjects are defined by the Council of Ministers, based on the proposal of the minister responsible for the urban development.
- In the context of this project, preparation of an expropriation plan including calculation of compensation, as well as supervision of expropriation process and negotiations with people affected by expropriation, will be carried out by ARA/PMT or competent consultants hired by ARA, in line with this RAP

The State Agency for Expropriation's organization and functioning were defined by the Council of Ministers in Decision No.395, dated 13.05.2020.

Another change is that expropriation requests must now be filed to the State Agency for Expropriations, rather than the competent ministry, as was previously planned before the modification - Law No.11/2020, dated 22.12.1999 - was approved. Meanwhile, the minister responsible for urban development makes a proposal to the Council of Ministers for approval of the request for expropriation, which refers to the minister of infrastructure and energy in the actual structure of the Government.

A short resume of the principles provided by law no. 8561, dated 22.12.1999 "On expropriation...", amended by Law no. 11, dated 12.02.2020 is provided below:

- The project aims public interest (Art. 8/ç of Law "On Expropriation...") ;
- The beneficiary subject in the expropriation process will be the relevant Municipality of each city (Art. 9 of the Law "On Expropriation...")
- The Municipality needs to submit the request with a list of necessary documents to the State Agency for Expropriations;
- The State Agency for Expropriations has to follow the legal procedure, on publishing the request for expropriation, collecting the complaints of the affected owners, and preparing the draft of the sub legal act for the Council of Ministers;
- The procedure will be considered complete, when the owners through a statement approve the transaction of the property in favor of the GoA;
- The proposal in the Council of Ministers for the approval of the request for expropriation is done by the minister responsible for the urban development.

- The decision for the expropriation (for the owners that do not agree with the expropriation) will be approved by the Council of Ministers and will enter into force immediately, also it will be published in the Official Journal;

- The owners affected have the right of complaint to the Court for the compensation and if they don't follow this procedure, the decision of the Council of Ministers will be an executive title.

Two other legal considerations are to be emphasized:

- The provisional taken on possession of the property

During the land acquisition process, it may be necessary to take ownership of certain properties for temporary usage, such as in the case of expanding the village road to allow heavy vehicles to pass while the project is being implemented. In such circumstances, the necessary portion of private land will be temporarily acquired and restored to the original owners after the project is completed, but on the condition that rent be paid. The State Agency for Expropriations must receive a request for temporary possession of a property, which must include the property, the reason, the term, and the compensation for the owner. The owner has the right to file a lawsuit in court if he or she disagrees with the decision. The legal standards for evaluating properties affected by expropriation are set forth in Council of Ministers Decision No. 138, issued March 23, 2000.

- Land: The estimation of expropriated of urban lands, lands within the yellow line town and administrative unit properties shall be determined according to the prices approved by Council of Ministers Decision deriving from Law No. 133 date 2015 "On the treatment of property and finalization of the process of compensation of property".
- Agricultural land, forested areas, etc: The estimate value of compensation for agricultural lands, forested areas, pastures and grasslands shall be determined based on the prices approved by Council of Ministers Decision complementary to the Law No. 133/2015 On the treatment of property and finalization of the process of compensation of property". In cases where there are no prices approved for certain regions, the evaluation for agricultural lands, forested areas, pastures and grasslands is determined based on the average sales price available at State Agency of cadasters
- Fruit trees: For fruit trees the estimated value is calculated considering costs of investment and expenses. This value is calculated per unit (number of fruit trees) or unit per land surface (m² of vineyard, nursery etc.). The investment present in the land, the total expenses and different amortization factors are foreseen by special Ministry of Agriculture directives.
- Crops: For crops the estimated value is calculated based on the expected yield and market unit price.
- Illegal constructions: For investments made by property owners who are not registered at the former IPRO State Agency of Cadasters (without a title), the entity which initiates the expropriation has the right to complete the procedure if: the owners of the property have either (i) started an administrative process at the former Agency for Legalization and Integration of Informal Properties (ALUIZNI) according to Law No. 9482, dated 3.4.2006 "On legalization, urbanization and integration of informal properties (updated" ; in case the illegal building (or additional works on the existing building) have been previously declared and have been qualified later for legalization permit from former ALUIZNI, based on the criteria set in the Council of Ministers Decision No.438, dated 28.6.2006 "On the criteria, procedures and required documentation that determine legalization of informal properties" ; or (ii) are in the process of taking a legalization permit, etc.

The laws:

1. Albanian Constitution, Article 41/4, http://www.pp.gov.al/web/kushtetuta_perditesuar_822.pdf
 2. European Convention on Human Rights, Article 1 “Right to property”,
http://www.echr.coe.int/Documents/Convention_ENG.pdf
 3. Law No. 8561, dated 22. 12. 1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, http://www.energija.gov.al/files/userfiles/Koncesione_2/2015/Ligji-8561.pdf
 4. Albanian Constitution, Article 116, http://www.pp.gov.al/web/kushtetuta_perditesuar_822.pdf
 5. Law no. 8561, dated 22. 12. 1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, Article 8ç
, http://www.energija.gov.al/files/userfiles/Koncesione_2/2015/Ligji-8561.pdf
 6. Law no. 8561, dated 22. 12. 1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, Article 9
, http://www.energija.gov.al/files/userfiles/Koncesione_2/2015/Ligji-8561.pdf
 7. Law no. 8561, dated 22. 12. 1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, Article 18
, http://www.energija.gov.al/files/userfiles/Koncesione_2/2015/Ligji-8561.pdf
 8. Law no. 8561, dated 22. 12. 1999 “On Expropriations and Temporary Takings of the Private Property for Public Interest”, Article 27-37
, http://www.energija.gov.al/files/userfiles/Koncesione_2/2015/Ligji-8561.pdf
 9. The Council of Ministers Decision No. 138 dated 23. 3. 2000, http://www.transporti.gov.al/files/userfiles/Shpronesimet/VKM_138_date_23_03_2000.doc
 10. The Council of Ministers Decision No. 138 dated 23. 3. 2000, http://www.transporti.gov.al/files/userfiles/Shpronesimet/VKM_138_date_23_03_2000.doc
 11. The Council of Ministers Decision No. 138 dated 23. 3. 2000, http://www.transporti.gov.al/files/userfiles/Shpronesimet/VKM_138_date_23_03_2000.doc
1. For more, please refer to the Full Version of the Law: http://www.planifikimi.gov.al/sites/default/files/Ligji_nr.9482_per_legalizimin_urbanizimin_dhe_integrimin_e_ndertimeve_pa_leje,%20i%20ndryshuar_1.pdf
 2. For more, please refer to: <http://www.aluizni.gov.al/vendim-nr-438-per-percaktimin-e-kritereve-te-procedurave-dhe-dokumentacionit-te-zbatueshem-per-te-kualifikuar-objektet-ne-ndertim-ge-legalizohen-ose-jo/>

7. Labor and public protection

The entrepreneur will take precautionary measures to protect employed workers and public life, as well as property on and around the construction site. Precautionary measures of applicable laws, building codes and building will be complied with. Machinery, equipment and any hazards will be inspected or eliminated in accordance with safety precautions.

During the implementation of the works, the Entrepreneur, at his own expense, must place and maintain at night such obstacles and lights which will effectively prevent accidents. The contractor must provide adequate barriers, red light signs "danger" or "caution" and observers in all places where the works may cause normal traffic disturbances or in any way pose a danger to the public.

8. CENSUS SURVEY.

The census survey covered the project affected people PAPs who will lose their houses including crops/ trees, and a small business due to the reconstruction of the Beshiri bridge.

The number of owners (there is no tenants) along the Beshiri Bridge is 11 persons. The magnitude of impact can be measured by considering the impact on the livelihood of the whole family. The social survey was conducted on all PAPs and their families.

In this project I used direct surveillance and secondary data for the review of other sources. Making a questionnaire for all those affected by the construction of the bridge. Thus, obtaining an inventory for the people living in the house which will be expropriated and also in the small business which will be expropriated as well. Based on these preliminary data we can derive the social impact of the people affected by the project.

Based on the questionnaire built for the field census we have come to the conclusion that the 2-storey house which should be expropriated for the construction of the Beshiri bridge and the small business which functioned as an advertisement "Habibi Funeral" are 2 illegal buildings.

Families who live in a two-floors house both have one floor each.

For more information on people to be expropriated please see the table below.

Table 1. The subjects and owners who will be expropriated.

	Name Surname	Gender/Family Members	Age	Work
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Head of Household (Ground Floor)	Fadil Sefolli	4 Male. 2 Female. 1. Fadil Sefolli 2. Albana Sefolli 3. Alban Sefolli 4. Adem Sefolli 5. Children 6. Children	1. 51 years 2. 43 years 3. 23 years 4. 18 years 5. 17 years 6. 11 years	1. Driver 2. Fors Company 3. Emigrant 4. Fors Company 5. Student 6. Student
Head of Household (First Floor)	Shkelzen Sefolli	3 Male. 1 Female. 1. Shkelzen Sefolli 2. Arta Sefolli 3. Children 4. Children	1. 47 years 2. 41 years 3. 15 years 4. 11 years	1. Emigrant 2. Without Job 3. Student 4. Student
Small Funeral Business	Sulejman Habibi	Male	65 years	Business man and agronomist

Based on the questions about the field census, I got the main data regarding the two-store house and the kiosk that will be expropriated.

Below is a table which contains the main information about the house in which live 2 families of 10 people and the advertisement of Mr. Habibi.

Table 2. The details of the properties.

Property	Description
House	2-storey house 4 rooms in each floor 1 bathroom in each floor. In total 8 rooms and 2 bathrooms. 2 families one in each floor

Small Business	A small room/kiosk for advertising Mr.Habibi's business based in Misto Mame with the name "HABIBI FUNERAL"
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Below is the table which contains all the data on the description of the land and the trees that are located on the land of the house and that have been in use by 2 Sefolli families for almost 20 years since 1993.

Table3. The description of the corps found around the land of the house used by 2 families.

Description of corps found on land				
Trees	Fruit Tree 39:			
		Name of the tree	Property of Mr.Fadil Sefolli	Property of Mr.Shkelzen Sefolli
		Grapes	5	5
		Peaches	2	8
		Quince	8	2
		Date palm	1	1
		Pomegranate	-	2
		Nuts	1	-
		Hazelnut	2	2
		Total:	19	20
Shadoof	1			

Land	Irrigated land Ground used as agricultural land for: 1. Legume 2. Potatoes 3. Vegetable (peppers, tomatoes)
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Based on the table we can see all the trees that are found in the land where the house is build and separated between the 2 families that live in the building

Based on the infrastructure that is used in this house, we find that there is no water supply line and the family uses the water from the well for irrigation and the water purchased as drinking water. Below is a summary table for the infrastructure described by + and - where (+) is positive or Yes and (-) stands for negative or No.

Table4. The infrastructure

Infrastructure	+/-
Water supply infrastructure	-
Energy supply infrastructure	+
Telephone infrastructure	-
Public transport	+ (bus Tirane-Ndroq)
Inland road	+ (pedestrian road, motor way)

9. FINDINGS OF THE CENSUS SURVEY

Based on all the data presented by the census we can calculate according to census in 11 persons which are 2 families and a kiosk.

- The families are 2 one with 6 persons and one with 4 persons.
- Concerning the ownership of lands, all the affected household and the kiosk are illegally.
- All the PAPs are males and head of households.
- In regard of PAPs education, the woman's and the houseowners are with intermediate education and the children are in school.
- They do not rely only on farming but also in emigration and other jobs like driver or companies for manufacturing.
- The average monthly income is not defined as they do not rely only on farming as stated above but also in emigration and other works but their incoming is not higher than 1000 EU
- In regards to the legality status of the ownership, the householders and kiosk do not have a legal status.

10. EVALUATION AND LEVEL OF COMPENSATION

The evaluation was carried out in line with European Standards of Evaluation using the Method of Direct Comparison, as there is a lot of comparable data and a large market of transactions for this type of property. In addition, it follows the respective World Bank policies and procedures based on the principle that the compensation is such that after the PAPs are in the similar or better conditions then before the project.

The properties do not have ownership paperwork, only applications for the legalizing procedure for the building. The evaluation is based on the physical state of the property. In the Annex 3 is presented the planimetry and illustrative photos of the house and the kiosk.

Location and Address

1. The two-storey residential building is situated on the right hand side of the national highway Tirana-Ndroq - Plepa (SH56), about 150 meters from the existing "Beshiri Bridge", 30 meters from the road side where residents have the access to/from the main road, and with closest distance of 70 meters to the river bed.

This property is located in the Ndroq Administrative Unit, and is about 7 kilometers from Tirana city center.

2. The business advertising kiosk is on the right side of the national road Tirana-ndroq - Plepa (SH56), about 30 meters from the "Beshiri Bridge." Proximity with the road serves for better advertisement of the company services. This property is located in Ndroq Administrative Unit, and about 7 kilometers Tirana center.

PROPERTY DESCRIPTION

Objects1 the residential property subject to this assessment has a stained surface of 155.9 m². Due to the slope of the terrain, the object is built on two levels, with one floor having a surface of 68.8m² and an exterior bathroom with a surface of 4.4m² at its service, and the first-floor home having a surface of 155.9 m².

Objects2 The property object of this assessment is a kiosk with a stained surface of 13.14 m² which is positioned on a concrete platform with an area of approximately 20 m² and which is used for business advertising purposes.

SURFACE OF PROPERTY

Objects1 Property surface: Ground floor, residential with a surface of 68.8 m² + 4.4 m² exterior toilet

155.9 m² residential area on the first floor?

Objects2 Property area: Kiosk with a 13.14 m² area?

SERVICES Entrance to building 1 is from the national road Tirana-Plepa (SH56), on the right side, and to the building through a concrete-paved, lined ramp for improved vehicle tire catch.

The facility has power and running water, both of which were operational at the time of our visits.

As a result of the lack of long-term examinations of the suitability and circumstances of the services, we are unable to comment further.

OWNERSHIP

The two-story building property (Building 1) is not registered with the STATE AGENCY OF THE CADASTRE, but according to the owners' assertions, the ground floor, surface apartment 68.8m² + exterior toilet surface 4.4 m² are owned by the FADIL SEFOLLI and ALBANA SEFOLLI families.

The SHKELZEN family SEFOLLI and ARTA SEFOLLI own the first-floor residential area of 155.9 m².

The property of the kiosk (Building 2) is not registered with the STATE AGENCY OF CADASTRE, and it is movable, as well as by the rights of the owners:

Kiosk with a 13.14 m² floor space? SULEJMAN HABIBI URBAN PLANNING AND ROADS owns it.

The national road Tirana-Plepa leads to the entrances of buildings 1 and 2. (SH56).

The properties have excellent road access.

The properties have been developed informally, and we are unable to discuss urban characteristics.

CONDITIONS

On the one hand, we assumed that everything is in order and that the owners are enjoying their property without any pretensions that we are unaware of.

I am a marketer, and I am forming a judgment about the free market value of the property that is the subject of this valuation:

1. The property's location.
2. Quick access to the area's inner roads as well as the main routes.
3. The location and orientation of the building.
4. Legal ownership status.
5. Its limitations and potential purchasers

6. Realized sales prices for comparable houses in the region.

Based on a search for similar properties in the real estate market in this area, we may conclude that market values along this road are high in comparison to the real estate in the area, and that this is strongly tied to the property's location and position.

Because there is a lot of data on real estate transactions along this road axis, the assessment was done using the Direct Comparison Method.

The free-market value is determined using the assumptions presented in this study, and is defined as follows by the International Valuation Standards Committee:

“It is the estimated amount for which an asset is transferred on the valuation date between a willing buyer and a willing seller in a transaction where the parties are unrelated to one another, following adequate marketing, and where the parties have behaved with knowledge, caution, and without obligation.”

For non-specific classified properties, we adopted the Direct Comparison approach as the exclusive method for property value for the purpose of revaluation.

We base our data processing on the specifics that our property holds, such as the properties within our property, in addition to comparative data from the free market in this area.

We've also had direct contact with natural people to gather on-site data on the current property market in a range specified by the property itself, which is susceptible to appraisal.

Market value for:

Building 1, is a two-story residential structure.

- **Ground Level, family of Fadil Sefolli and Albana Sefolli:**

1 square meter / today's market value = 500 euro/m²
 The building's market worth= 73.2 x 500 euro/m²= 36 600 euro
 Market Value in euro = 36 600 euro

Value for fruit trees

Values are obtained for 10-year-old trees with placement supplies.

Table 5. The value for fruit trees

Nr	Fruit trees	Per-tree cost	Fadil Sefolli	Price (ALL)
1	vines of grapes	10,000	5	50,000
2	peaches	18,000	2	36,000
3	quince	18,000	8	144,000
4	dates	18,000	1	18,000
5	pomegranate	25,000	0	-
6	walnut	20,000	1	20,000
7	hazelnut	20,000	2	40,000
8	Total		19	308,000

The value of the trees in today's exchange.
 1 EU=121.073 LEK
 308 000 LEK = 2 544 EU for the fruit trees

The land Evaluation for the resettlement

Considering the demand of families for land which is for 400 m² to build a new house for Mr. Fadil Sefolli.

The family have identified plots on which they can relocate and build new homes on which they have requested and land. The value of 1 square meter, for today's market value is 100-euro in the required area, doing the market study in collaboration with the appraisers of Perla Real-estate assets and the family members themselves will be:

1 square meter / todays value = 100 euro/m²
Value of the land for Z.Fadil Sefolli = $400 \times 100 = 40\,000$ euro
Value of the land on today's market = 40 000 euro.

By valuing the property for the family of Mr. Fadil Sefolli for 400 m², the value of the land will be 40,000 euros.

The Evaluation for the Relocation.

Based on the data of different construction agencies, a house of the same size will be built in a period of 4 to 6 months, at this time 2 families will have to live in a house in the same area so the children can attend school normally. According to the findings of the families themselves and the study, in the area has rented houses, which the families undertook to identify themselves. The price of rental houses in that area varies from 130 euros to 200 euros / month.

The average rental price for the family with 6 members is around 160 euros per month

The value of the relocation in the case of Mr. Fadil Sefolli for 6 months rent will be:

Value of the Rent in market price $160 \times 6\text{months} = 960$ euro

Transaction Cost.

The cost of demolition for households is estimated to be ran 850 euros:

- Cost of transport for transfer – 200 euro for one truck it is estimated that for the transfer the houses will use 2 trucks in total of 400 euro.
- The cost of a lawyer who will deal with the new house he will build- 250 euro.
- Cost for Home Agents If they choose to hire an agency to find the house to rent – 200 euro

In total 850 euro for Fadil Sefolli's family.

Transaction cost 850 euro/ for a Fadil Sefolli family.
--

Cost of construction permit

Procedure:

Based on the laws of the Albanian government for the property and the documents needed to obtain the construction permit, below you have listed all the documents that are needed in the case of the construction of a new house:

The construction permit to which the application is made by e-Albania through the document "Information Card" with number: AL042033 which you have uploaded in this email is the application for a construction permit.

Necessary documentation: The documents that must be submitted by the interested person to apply to the Local Government Units (according to article 15 of DCM no. 408 dated 13.05.2015 (Regulation of Territorial Development) are:

Application for construction permit, according to the application form, defined in the electronic permit system;

Documents proving the property rights of the property / s participating in a development, including agreements between the owners and the developer and / or third parties;

Construction placement plan on the map fragment in the existing condition;

Construction project and relevant report;

Parap Preliminary schedule of works and deadline for submission of facilities, according to the implementation phases;

Prevention;

Rata Statement of the licensed designer, according to the application format, defined in the electronic system of construction permits, through which is confirmed the compliance of the project with the development permit, development planning planning documents, in force, and with the legislation that regulates construction activity in the Republic of Albania, including anti-seismic, safety, fire protection and hygienic-sanitary provisions;

Permits, licenses, authorizations or acts of approval, necessary for the exercise of the activity, in application of the special legislation on permits, licenses and authorizations, in cases when it is necessary for them to be presented before obtaining the construction permit;

- Mandate payment (s) of application fee / fees;
- Copy of the insurance policy of the designers, to cover professional responsibilities.

Cost of making papers for construction permit:

Based on e-Albania and the procedures of the government of Albania, below you have listed the values to be paid for these procedures until the moment of obtaining the ownership certificate:

1. Obtaining the ownership certificate costs 3250 ALL,
2. that of geotechnical study 75 thousand ALL,
3. opinion of the urban planning department 2000 ALL,
4. permit from the water authority 3000 ALL,
5. that of the environmental agency and the development permit from the fire protection department of 10 thousand ALL each,
6. concluding a water contract together with the service, 20 thousand ALL
7. development permit 13 thousand ALL,
8. and the request for a construction permit 1 million ALL.

In total they are: 1 million 210 thousand and 500 lek with today's course 1.2 are 1000-euros as compensation for the construction permit and the papers needed for Mr. Fadil Sefolli.

Total final compensation for the family of Fadil Sefolli.

$36\ 600\ \text{eu} + 2\ 544\ \text{eu} + 850\ \text{eu} + 960\ \text{eu} + 40\ 000\ \text{eu} + 1000\ \text{eu} = 81\ 954\ \text{eu}$
Home compensation + compensation for trees + removal + rent + land + procedures = Total.
81 954 eu.

First floor, family of Shkelzen Sefolli and Arta Sefolli

1 square meter / today's market value = 500 euro/m²
 The building's market worth= 155.9 x 500 euro/m²= 77 950 euro
 Market Value in euro = 77 950 euro

Value for fruit trees

Values are obtained for 10-year-old trees with placement supplies.

Table 6. The Value for fruit trees.

Nr	Fruit trees	Per-tree cost	Shkelzen Sefolli	Price (ALL)
1	vines of grapes	10,000	5	50,000
2	peaches	18,000	8	144,000
3	quince	18,000	2	36,000
4	dates	18,000	1	18,000
5	pomegranate	25,000	2	50,000
6	walnut	20,000	0	-
7	hazelnut	20,000	2	40,000
8	Total		20	338,000

The value of the trees in today's exchange.

1 EU=121.073 LEK

338 000 LEK = 2787 EU

The land Evaluation for the resettlement

Considering the demand of families for land which is for 400 m² to build a new house for Mr. Shkelzen Sefolli.

The family have identified plots on which they can relocate and build new homes on which they have requested and land. The value of 1 square meter, for today's market value is 100-euro in the required area, doing the market study in collaboration with the appraisers of Perla Real-estate assets and the family members themselves will be:

1 square meter / today's value = 100 euro/m²
Value of the land for Z.Shkelzen Sefolli = $400 \times 100 = 40\,000$ euro
Value of the land on today's market = 40 000 euro.

By valuing the property for the family of Mr. Shkelzen Sefolli for 400 m², the value of the land will be 40,000 euros.

The Evaluation for the Relocation.

Based on the data of different construction agencies, a house of the same size will be built in a period of 4 to 6 months, at this time 2 families will have to live in a house in the same area so the children can attend school normally. According to the findings of the families themselves and the study, in the area has rented houses, which the families undertook to identify themselves. The price of rental houses in that area varies from 130 euros to 200 euros / month.

The average rental price for the family with 4 members is around 160 euros per month
The value of the relocation in the case of Mr. Shkelzen Sefolli for 6 months rent will be:

Value of the Rent in market price $160 \times 6\text{months} = 960$ euro

Transaction Cost.

The cost of demolition for households is estimated to be ran 850 euros:

- Cost of transport for transfer – 200 euro for one truck it is estimated that for the transfer the houses will use 2 trucks in total of 400 euro.
- The cost of a lawyer who will deal with the new house he will build- 250 euro.
- Cost for Home Agents If they choose to hire an agency to find the house to rent – 200 euro

In total 850 euro for Shkelzen Sefolli's family.

Transaction cost 850 euro/ for a Shkelzen Sefolli family.

Cost of construction permit

Procedure:

Based on the laws of the Albanian government for the property and the documents needed to obtain the construction permit, below you have listed all the documents that are needed in the case of the construction of a new house:

The construction permit to which the application is made by e-Albania through the document "Information Card" with number: AL042033 which you have uploaded in this email is the application for a construction permit.

Necessary documentation: The documents that must be submitted by the interested person to apply to the Local Government Units (according to article 15 of DCM no. 408 dated 13.05.2015 (Regulation of Territorial Development) are:

Application for construction permit, according to the application form, defined in the electronic permit system.

Documents proving the property rights of the property / s participating in a development, including agreements between the owners and the developer and / or third parties.

Construction placement plan on the map fragment in the existing condition.

Construction project and relevant report.

Prevention;

Rata Statement of the licensed designer, according to the application format, defined in the electronic system of construction permits, through which is confirmed the compliance of the project with the development permit, development planning documents, in force, and with the legislation that regulates construction activity in the Republic of Albania, including anti-seismic, safety, fire protection and hygienic-sanitary provisions;

Permits, licenses, authorizations or acts of approval, necessary for the exercise of the activity, in application of the special legislation on permits, licenses and authorizations, in cases when it is necessary for them to be presented before obtaining the construction permit;

Mandate payment (s) of application fee / fees;

Copy of the insurance policy of the designers, to cover professional responsibilities.

Cost of making papers for construction permit:

Based on e-Albania and the procedures of the government of Albania, below you have listed the values to be paid for these procedures until the moment of obtaining the ownership certificate:

1. Obtaining the ownership certificate costs 3250 ALL,
2. that of geotechnical study 75 thousand ALL,
3. opinion of the urban planning department 2000 ALL,
4. permit from the water authority 3000 ALL,
5. that of the environmental agency and the development permit from the fire protection department of 10 thousand ALL each,
6. concluding a water contract together with the service, 20 thousand ALL
7. development permit 13 thousand ALL,
8. and the request for a construction permit 1 million ALL.

In total they are: 1 million 210 thousand and 500 lek with today's course 1.2 are 1000-euros as compensation for the construction permit and the papers needed for Mr. Shkelzen Sefolli.

Total final compensation for the family of Shkelzen Sefolli.

$77\,950\text{ eu} + 2\,787\text{ eu} + 850\text{ eu} + 960\text{ eu} + 40\,000\text{ eu} + 1000\text{ eu} = 123\,547\text{ eu}$
Home compensation + compensation for trees + removal + rent + land + procedures = Total.
123 547 eu.

Land Evaluation in case someone owns it

Based on the in-depth market study in the Ndroq area where there was some land the quotes were currently for sale above the road where the bridge is supposed to be built as well and in the adjacent area the prices ranged from 80 euros to 120 euros per square meter. The land that the family's Sefolli are currently using does not have papers so this evaluation might not be used as a compensation form for the families. On the land where Sefolli's house is currently located, the value of the land is 90 euros per square meter. Given this value of land that the gentlemen's currently use is:

1 square meter / today's market value = 90 euro/m²
The Land market worth=1308 x 90 euro/= 117 720 euro
Market value in euro = 117 720 euro.

In the figure below you can see the part that the bridge construction affects the house.



Object 2, “Business Advertising Kiosk” owned by Sulejman Habibi

1 square meter / today's market value = 264 euro/
The building's market worth=13,14 x 264 euro/= 3 469 euro
Market Value in euro = 3 469euro

The property is valued based on market prices for similar transactions within 5 kilometers of the property.

There are several markets like kiosk or advertisement in the area in which the price is based in.

Relocation (Kiosk)

Kiosk Owner Mr. Habibi expressed the desire to move the kiosk itself in this way for the kiosk's relocation can only pay 300 euro making kiosk transport with the respective assets in the destination the owner Habibi wants.

11. TIME SCHEDULE AND THE CUT-OFF DATE

The cut-off date could be February 3, 2022, based on existing data and performance.

We can do the measuring and assessment of the property after obtaining the data from the cadastral office in this way we get the whole evaluation of the properties and can do the evaluation if there are owners registered in the cadastral office for the land that we are not aware of.

12. CONSULTATION ACTIVITIES AND DISCLOSURE

The following table shows the detailed consultations activities held during preparation of RAP

Table 7. Details on consultations.

Consultation	Data	Time and	Number of	Main topics
--------------	------	----------	-----------	-------------

approaches	collection tools	location	people consulted (male and female)	covered
Census Survey during RAP preparation	Census survey sheet	6 December 2021	4 persons 3 female 1 male	Preliminary data collection on the project and surrounding areas. With 2 ARA representatives and the social expert. Collect the census of the affected persons and the scope of land acquisition and property.
Census	Interview	8 December 2021	3 persons 2 female 1 male	Evidencing all the trees and the income of the persons affected by the project.
Census Measurements	Measurements	12 December 2021	5 persons 2 females 3 males	Making the measurements needed for the evaluation of the house and the evaluation of the kiosk.
Census Trees	Trees	13 December 2021	4 persons 2 females 2 males	Counting the trees and see what kind of trees they are to make the evaluation.
Consultation for the price of relocation	Interview/ Consultation	31 January 2022	3 persons 1 male 2 female	See the requests that the families have that the relocation be as smooth as it can be.

13.GRIEVANCE

The offended persons would initiate the grievance cycle by submitting a grievance with the difficulty they are experiencing. The problem will need to be discussed with the project manager at the start of the process, and the complaint will be referred to him. If the case is solved, the method will not need to be repeated. Otherwise, a remedial process will be used. Discuss the remedial method with the complainant and come to an agreement with him by discussing the problem and deciding if it should be solved in short-term or long-term procedures, depending on the problem.

The proposed approach is based on two levels of complaints.

First tier of Grievances: Project Manager (on Site) Eng. Klodian Sava

Every site's Project Manager is also responsible of ensuring that the GRM method is widely publicized and thoroughly explained on a local level. Furthermore, he will follow up on the complaint until it is resolved. The response/resolution period should be 15 (maximum) days, and the complainant should be informed of the conclusion of the grievance by the complaint handling person.

The tiers mentioned above are in accordance with established policies, resulting in an amicable resolution of any potential concerns or complaints. It is one of the project's goals to provide people who have been wronged with a way to reach an amicable resolution without having to go to court. The lack of a first-tier procedure prevents project affected organizations a direct line of communication and delays conflict resolution, which is detrimental to both the PAP and the project.

If somehow the grievance system has been exhausted and the claim/complaint has not been resolved, the submitting party may file a lawsuit.

Community Grievance Form

Reference No:							
Full Name (Optional)							
Gender		Age		Family		Location	
Contact Information (Please mark how you wish to be contacted)	<ul style="list-style-type: none"> ● By Post: (Please provide mailing Address): ● By Social Media ● By Telephone: ● By E-mail: 						
Description of Incident or Grievance	What happened? Where did it happen? To whom did it happen? What is the result of the problem?						
.....							
What would you like to see happen to							

resolve the problem?
.....
Date, Signature and stamp of the complaint:

Grievance Channels

The GM will function as both a project-level information center and a grievance mechanism for people affected by the implementation of all Project sub-components. It will apply to all Project activities and be relevant to all local communities affected by project activities. The GM is in charge of receiving and reacting to the following two groups' grievances and comments:

- i. A person or legal body who is directly affected by the project, as well as potential project beneficiaries,
- ii. Stakeholders are those that are interested in the project and want to be a part of it,
- ii. Residents and communities who are interested in and/or affected by the initiative.

The GM must be in place prior to the start of the program in order to manage and effectively respond to complaints as they arise during the program's various phases. It will be authorized to accept inquiries and complaints about the eligibility criteria, the appropriateness of women's support, stakeholder participation, and environmental and social performance. Legal remedies authorized under national legislation are also accessible in addition to the GM (courts, inspections, administrative authorities etc.)

The Ministry of Infrastructure and Energy is in charge of establishing a working GM and notifying stakeholders about the GM's role and function, as well as the contact persons and complaint procedures in the impacted areas. The following sources of information on the GM will be available:

- on the organization's website of MoIE (<https://www.infrastruktura.gov.al>)
- on the website of the ARA project
- on public notice boards and municipal websites.
- through the Ministry's official social media account <https://twitter.com/energjiagoval> and <https://www.facebook.com/ministriaeinfrastrukturesdheenergjiise>

14. MONITORING

To ensure that the procedure is followed correctly, all grievance operations should be monitored. The monitoring process should be guided by the following indicators:

- Per month, the number of grievances received (Channel, gender, age, basic economic status of the complainants should be included)
- Type of complaint received (according to the topic of the complaint)
- The number of complaints that have been resolved
- Satisfaction with the resolving of grievances
- Documentation efficiency
- Dissemination activities done
- Efficacy of the offered grievance answer (efficiency in time and action taken)

In order to maintain track of any grievances developed, a Grievance Monitoring Report should be developed semi-annually (6 months).

A grievance register must be kept for all complaints received. The key contents of such a form are represented in the table below:

Grievance Form
Serial Number:
Date:
Name Surname:
Gender of the aggrieved person:
Age of the aggrieved person:
Education of the person reporting a grievance:
Topic of grievance:
Action to be taken(Short term - Long term):
The referral of greivance:
Monitoring for greivance:

Some proposed indicators to measure during the monitoring and evaluation process are as follows:

Indicators that can be used to track activities during the implementation of the RAP can be found in the table below:

During the execution of the RAP, here are some examples of proposed indicators.
Indicators, both quantitative and qualitative
1. The number of people who have been reimbursed for a)home b)kiosk c)crops, d) trees, and so on.
2. Number of people who have not yet been reimbursed (by types of losses)
3. The number of meetings that were held
-Number of people who took part (According to the communication channel)
-The gender of the participants is an important factor to consider.
-Participants' ages
-Participants' occupations
-Their feedback
4. The quantity of complaints received (by types)
-Number of complainants,
-gender of complainants,
-main grievances made,
-number of resolved grievances,
-number of unresolved grievances (reasons should be reported)
5. The number of grievances that have been resolved
6. The number of pending complaints
7. PAPs' level of satisfaction with their remuneration
8. Amount of public awareness sessions held

Indicators that should be used to track activities during the post-implementation evaluation can be found in the table below:

Proposed markers for post-implementation evaluation examples
1. Compared to the baseline information provided in the RAP, the total number of people compensated for a)house b)kiosk c)crops, d) trees.
2. The number of people who have been left without compensation (by type of loss) and the reasons.
3. Number of consultations held (a thorough evaluation of the participants' characteristics, the reason for holding the consultation, remarks, and the locations where they held separate consultations)
4. (How they were handled) Number of complaints received (by kind)
5. The number of grievances that have been resolved
6. The number of unresolved complaints
7. Land purchase must have resulted in a change in income.
8. Application of the entitlement matrix in the right way

Annex 1

Names of PAPs

RAP

The names of the people who must be reimbursed are listed on a list (PAPs). The PAPs list provides a preliminary compensation estimate based on the affected land's acreage (the number of towers to be put on the land) and the type of loss.

Table 8. The table for the compensation

No	Name of PAP	Compensation Amount	Type of Loss
1	Sefolli family 1	36 600 eu + 2 544 eu= 39 144 eu	house+ trees + relocation
2	Sefolli family 2	77 950 eu + 2 787 eu= 80 737 eu	house+ trees + relocation
3	Sulejman Habibi	3 469 eu	Kiosk+relocation

Total compensation amount taking into consideration the land they want to buy the compensation for the house, the relocation cost and transaction cost for the families and the relocation for the kiosk is expressed in the table below.

Table 9. The table for the full compensation.

No	Name of PAP	Compensation Amount	Type of Loss
1	Fadil Sefolli	36 600 eu + 2 544 eu+ 850 eu + 960 eu + 40 000 eu + 1000 eu= 81 954 eu	Home + trees + relocation + rent + land + procedures
2	Shkelzen Sefolli	77 950 eu + 2 787eu+ 850 eu + 960 eu + 40 000 eu + 1000 eu= 123 547 eu	Home + trees + relocation + rent + land + procedures
3	Sulejman Habibi	3 469 eu +300 eu =3 769 eu	Kiosk

The Questionnaires:

The questions that the social expert posed to the people who will lose their home or assets:

House owner: _____

Name Surname _____

Gender _____

Educational Status _____

How many persons live in the house _____?

In their knowledge is anyone else an owner _____

Where do they work _____. If they are an adult.

How many people living in the house are less than 18 years old _____

Do they have legal possession of the land? _____

How many trees do they own _____?

The name of the trees _____

Contact Data:

 Address: _____

 Mobile: _____

The questions for the kiosk owner.

Kiosk owner: _____

Name Surname _____

Gender _____

Educational Status _____

What is the purpose of the Kiosk _____ ?

In their knowledge is anyone else an owner _____

Where do they work _____.

Do they have legal possession of the land where the Kiosk is based? _____

How many years is the owner conducting his business in that aria? _____

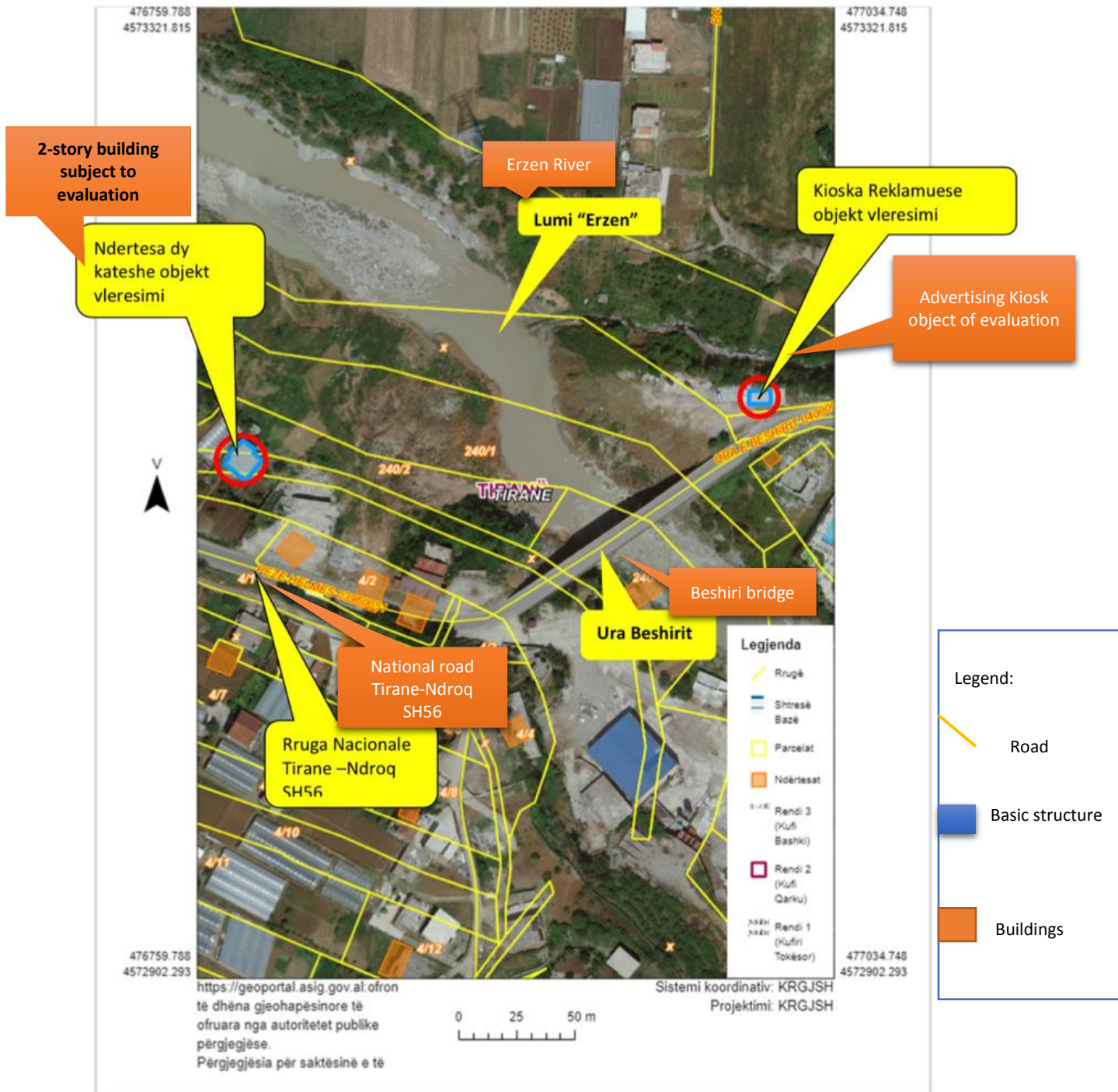
Contact Data:

Address: _____

Mobile: _____

Annex 2:

Satellite Photos





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<https://geoportal.asig.gov.al>
Data e Printimit: 15.12.2021.

475751.496
4574136.062

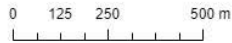
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<https://geoportal.asig.gov.al> ofron të dhëna gjeohapësimore të ofruara nga autoritetet publike përgjegjëse. Përgjegjësia për saktësinë e të dhënave është e autoritetit publik që i ka krijuar ato.



Sistemi koordinativ: KRGJSH
Projektimi: KRGJSH

Annex 3

Two Store Building Photos

South-East orientation



South-West orientation





Orientation North-East

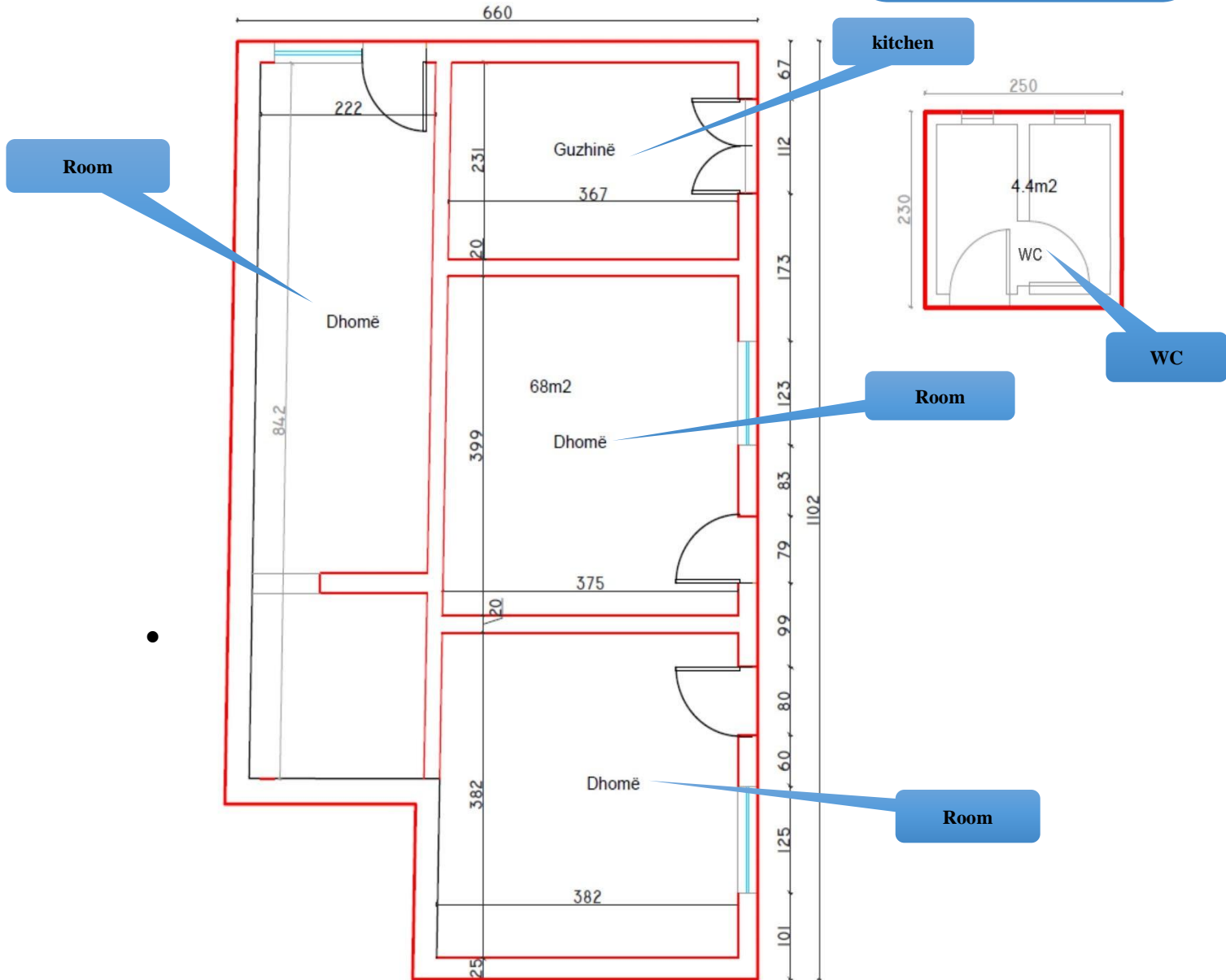


GROUND FLOOR, PLANIMETRY AND ILLUSTRATIVE PHOTOS

- Apart Apartment area 68.8m²
- W WC surface 4.4m²
- Total area 73.2m²

Ground floor plan, SH.1: 50
Family Fadil Sefolli
Total Area = 68.8 m² (house) +
4.4m² (toilet) = 73.2m²

Plani i katit perdhe, SH.1:50
Familja Fadil Sefolli
Siperfaqe Totale = 68.8m² (shtëpia)+4.4m²(wc)=73.2m²







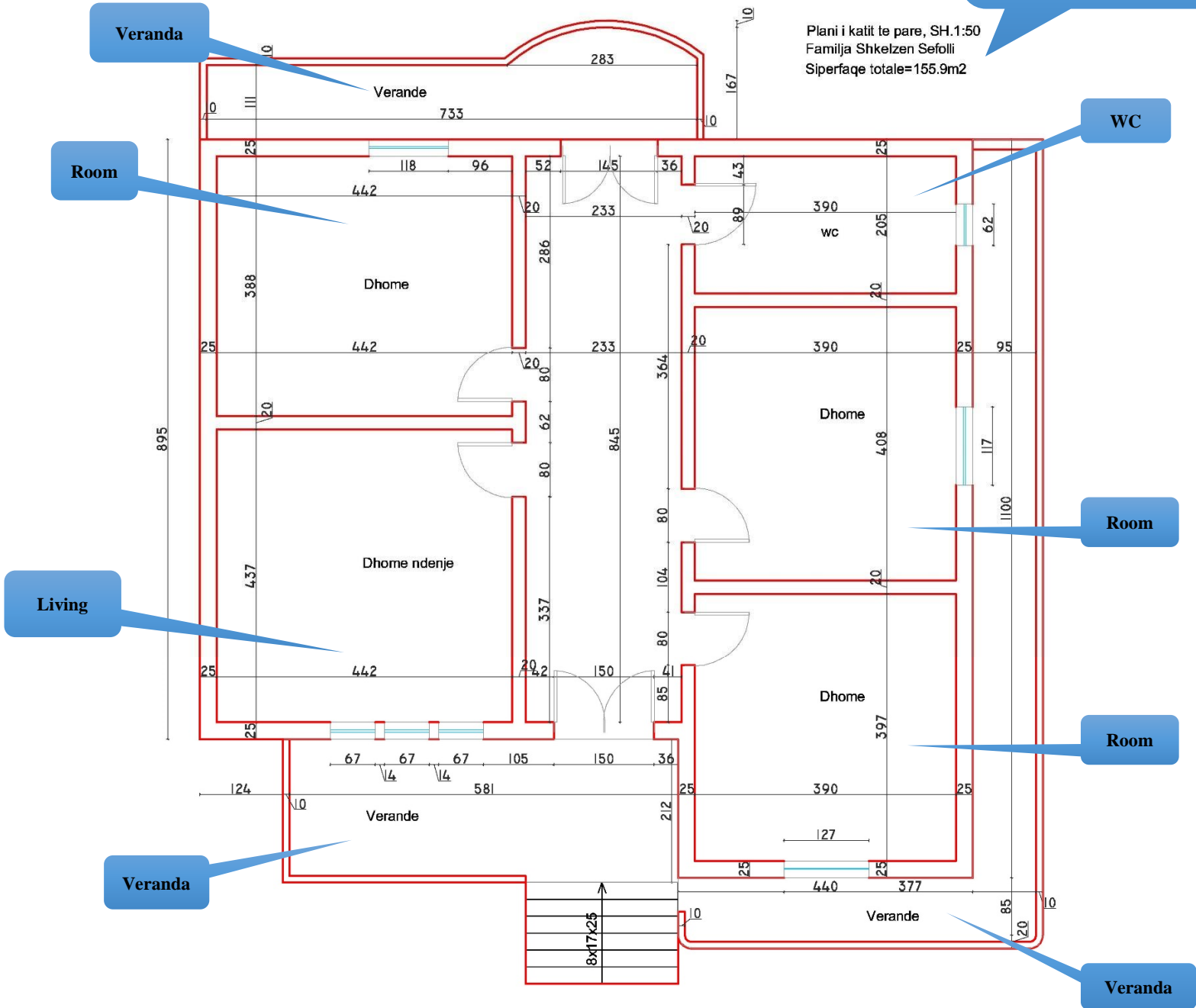




FIRST FLOOR RESIDENCE, PLANIMETRY AND ILLUSTRATIVE PHOTOS
Total area 155.9m²

First floor plan. SH.1,50
Family Shkelzen Sefolli
Total area = 155.9m²

Plani i katit te pare, SH.1:50
Familja Shkelzen Sefolli
Siperfaqe totale=155.9m²





The first residential floor, the southern part of the building, from where the apartment is accessed



corridor which makes the distribution in the apartment







KIOSKA, PLANIMETRY AND ILLUSTRATIVE PHOTOS

Plani i kioskes, SH.1:50
Sulejman Habibi
Siperfaqe totale=13,14m²

**Kiosk Plan, SH.1: 50
Sulejman Habibi
Total area = 13.14m²**

