

REPUBLIC OF ARMENIA
MINISTRY OF LABOR AND SOCIAL AFFAIRS
SOCIAL PROTECTION ADMINISTRATION II PROJECT
LOAN N 5398-AM

ENVIRONMENTAL AND SOCIAL MANAGEMENT PLAN
REHABILITATION OF PREMISES
FOR ARABKIR UNIFIED SOCIAL SERVICES TERRITORIAL CENTER

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PART A: GENERAL PROJECT AND SITE INFORMATION

INSTITUTIONAL & ADMINISTRATIVE			
Country	Republic of Armenia		
Project title	Social Protection Administration II Project (SPAP II) Rehabilitation of Premises for Arabkir Unified Social Services Territorial Center (USSTC) in Yerevan		
Scope of site-specific activity	<p>The scope of rehabilitation works includes demolition works, removing old plaster from the walls, implementation of internal engineering networks, installation of doors and windows, demolition of internal non-bearing partition walls, internal finishing of walls and ceilings, mounting of internal infrastructure (heating, ventilation, and communication networks), construction of wheelchair ramps and reconstruction of the staircase.</p> <p>The basement (413.3 sq. m), semi-basement (334.2 sq. m) and the ground floor (303.4 sq. m) of the 4-storied building, overall 1050.9 sq. m, were fully allocated for the establishment of the USSTC.</p> <p>The existing building underwent expert examination for structural integrity and has been found in the condition suitable for rehabilitation and further operation.</p>		
Institutional arrangements (WB)	Task Team Leaders: Lucia Solbes Castro	Safeguards Specialists: Darejan Kapanadze, Environment Lusine Gevorgyan, Environment David Jijelava, Social	
Implementation arrangements (RoA)	Implementing entity: Ministry of Labor and Social Affairs (MLSA)	Works supervisor: MLSA: Tovmas Tadevosyan, Environment Nvard Mkrтчhyan, Social	Works contractor: (TBD)
SITE DESCRIPTION			
Name of institution whose premises are to be rehabilitated	Arabkir Unified Social Services Territorial Center (USSTC) in Yerevan		
Address and site location of institution whose premises are to be rehabilitated	25 non-residential premises, 29 G. Gulbenkyan Street, Arabkir, Yerevan		
Who uses the land (formal/informal)?	<p>The landowner of the premises is the Republic of Armenia (RoA).</p> <p>The document confirming the real estate acquisition right is the Certificate of State Registration of the Rights over Real Estate N 01-0294, issued 03.12.2021 (Attachment 2), based on Government Decisions 1117-A, 566-A and 1551-A, dated correspondingly on 21.07.2005, 04.05.2006 and 24.09.2021.</p> <p>The Certificate covers leasing rights of RoA Ministry of Labor and Social Affairs over 1050.9 square meter of nonresidential premises at 29 G. Gulbenkyan Street, Yerevan.</p> <p>The allocated premises are nonresidential; thus the rehabilitation works will not entail any physical displacement (relocation or loss of shelter) or economic displacement (loss of assets or access to assets that leads to loss of income sources or means of livelihood).</p>		
Description of physical and natural environment around the site	<p>The premises allocated for the USSTC are in the lively part of Arabkir administrative district. There are residential houses, stores and other buildings nearby. The road leading to the center is asphalted. No trees or bushes are hindering the construction works.</p> <p>The external electricity, water supply, sewage disposal and natural gas supply networks of the future USSTC are currently in place and will remain unchanged. The internal communication network (intranet, phone, security system) and infrastructure - electrical wiring and water</p>		

	<p>pipelines will be fully replaced.</p> <p>The civil works will not interfere with the everyday life of nearby residents or public transportation, as well as the activity of the nearby stores. There is enough space for parking construction vehicles and machinery on the territory adjacent to the future USSTC and for establishing temporary storage for building materials and construction waste, if necessary.</p> <p>Construction works will take 6 months from the start.</p> <p>In compliance with Yerevan City Mayor Decision N 2391 there are official landfills in the vicinity of Yerevan, in about 15 km distance that accept waste out-transported from the city.</p> <p>The project's Social and Environmental Specialists have visited and pre-screened the site.</p>
<p>Locations and distance for material sourcing, especially aggregates, water, stones?</p>	<p>The necessary aggregates and other construction materials are available from nearby vendors and wholesale trade centers.</p> <p>Water required for construction works is available inside the building and is supplied by Veolia Jur CJSC.</p>
LEGISLATION	
<p>National & local legislation & permits that apply to project activity</p>	<p>The following Armenian legislation defines a legal framework applicable to project activities:</p> <ul style="list-style-type: none"> - RoA Law on Atmospheric Air Protection (1994). <p>The purpose of Law on Atmospheric Air Protection is to define the main principles of the RoA, directed to the provision of purity of atmospheric air and improvement of air quality, prevention and mitigation of the chemical, physical, biological and other impacts on air quality and regulation of public relation, as well as the principle of setting standards of emission limits on atmospheric air pollutants and permissible physical harmful influences.</p> <p style="text-align: center;"><i>According to this law, the contractor shall undertake construction and demolition activities as well as transportation and temporary storage of wastes the way to minimize dust and other emissions to the air.</i></p> <ul style="list-style-type: none"> - RoA Law on Waste (2004) <p>The law provides the legal and economic basis for the collection, transportation, disposal, treatment, re-use of wastes as well as prevention of negative impacts of waste on natural resources, human life and health. The law defines the roles and responsibilities of the state authorized bodies as well as of waste generator organizations in waste management operations.</p> <p style="text-align: center;"><i>According to this law, the waste generated during the renovation of the building should be recycled as appropriate or disposed of in designated locations. According to this law, the contractor shall absorb costs of safe storage, transportation, and disposal of the waste.</i></p> <ul style="list-style-type: none"> - Decision of the Mayor of the City of Yerevan No 2391A dated 06/30/2016 on allocating a space for the disposal of the construction waste. <p>The Decision rules to dispose all construction waste generated in the territory of the city of Yerevan at a landfill site for construction waste operating in the area of the former quarry adjacent to Silikyan district.</p> <p style="text-align: center;"><i>According to this Decision, waste generated through rehabilitation works at Arabkir USSTC will be disposed at a landfill site for construction waste operating in the area of the former quarry adjacent to Silikyan district.</i></p> <ul style="list-style-type: none"> - RoA Law on Environmental Impact Assessment and Expertise (2014) <p>The law defines types of activities that are subject to environmental impact assessment and ecological expertise.</p> <p style="text-align: center;"><i>According to this law, the construction of a new building, as well as the rehabilitation works of Arabkir USSTC are not subject to ecological expertise (the building area is less than 1500 sq.m)</i></p> <ul style="list-style-type: none"> - RoA Land Code (2001) <p>Taking into account the nature protection, economic and social significance of the land, the Land Code defines the basic directions of the State regulatory system concerning land relations, development of various organizational and legal forms of land economy, fertility of land, land use efficiency raise, protection and improvement of an environment –</p>

	<p>favorable for human vitality and health, the legal framework concerning the protection of the rights on land, as well as regulation of resettlement and evacuation problems. <i>Rehabilitation works of Arabkir USSTC will not cause resettlement either as defined by this law or as by OP/BP 4.12 of the World Bank.</i></p> <p>- RoA Law on Urban Development (1998)</p> <p>This law defines the principles of urban development activity in the Republic of Armenia, regulates the relations related to that activity. <i>According to this law, the rehabilitation of the existing premises allocated for Arabkir USSTC requires obtaining a construction permit.</i></p> <p>- RoA Law on State Regulation of Provision of Technical Safety (2005)</p> <p>This Law defines the legal, economic and social basis for the provision of technical safety in RoA, as well as the system of technical safety provision and regulates the relationship connected with technical safety.</p>
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PUBLIC CONSULTATION

<p>When / where the public consultation process will take /took place</p>	<p>The draft ESMP will be disclosed through the webpage of MLSA (www.mlsa.am) in Armenian and English languages upon clearance by the World Bank. Public consultation on the draft ESMP will be advertised and for the local community through available means of mass media as soon as the ESMP is disclosed. Brief information on the planned works and contact information of contractor for addressing questions and grievance will be placed at the work site and/or in its immediate surroundings. During the rehabilitation works, public information and awareness boards for possible complaints and suggestions will be placed on the outside wall of the premises entrance.</p>
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ATTACHMENTS

<p>Attachment 1: Site plan and photo documentation of premises Attachment 2: Premises ownership certificate Attachment 3: Conclusion on the technical condition of the building Attachment 4: Records of the public consultation meeting on the draft ESMP (to be provided) Attachment 5: Decision 2391-A. of the Yerevan City Mayor, dated 06/30/2016, on allocating a space for the disposal of the construction waste.</p>

PART B: SAFEGUARDS INFORMATION

ENVIRONMENTAL /SOCIAL SCREENING			
	Activity/Issue	Status	Triggered Actions
Will the site activity include/involve any of the following?	A. Building rehabilitation	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If “Yes”, see Section A below
	B. New construction	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If “Yes”, see Section A below
	C. Individual wastewater treatment system	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If “Yes”, see Section B below
	D. Historic building(s) and districts	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If “Yes”, see Section C below
	E. Acquisition of land ¹	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If “Yes”, see Section D below
	F. Hazardous or toxic materials ²	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If “Yes”, see Section E below
	G. Impacts on forests and/or protected areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If “Yes”, see Section F below
	H. Handling / management of medical waste	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If “Yes”, see Section G below
	I. Traffic and Pedestrian Safety	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If “Yes”, see Section H below
	J. Social Risk	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If “Yes”, see Section I below

¹ Land acquisitions includes displacement of people, change of livelihood encroachment on private property this is to land that is purchased/transferred and affects people who are living and/or squatters and/or operate a business (kiosks) on land that is being acquired.

² Toxic / hazardous material includes but is not limited to asbestos, toxic paints, noxious solvents, removal of lead paint, etc.

PART C: MITIGATION MEASURES

ACTIVITY	PARAMETER	MITIGATION MEASURES CHECKLIST
General Conditions	Notification and Worker Safety	<ul style="list-style-type: none"> (a) The local construction and environment inspectorates and communities have been notified of upcoming activities (b) The public has been notified of the works through appropriate notification in the media and/or at publicly accessible sites (including the site of the works) (c) All legally required permits have been acquired for construction and/or rehabilitation (d) The Contractor formally agrees that all work will be carried out in a safe and disciplined manner designed to minimize impacts on neighboring residents and environment. (e) Workers' PPE will comply with international good practice (always hardhats, as needed masks and safety glasses, harnesses and safety boots) (f) Appropriate signposting of the sites will inform workers of key rules and regulations to follow.
A. General Rehabilitation and /or Construction Activities	Air Quality	<ul style="list-style-type: none"> (a) Demolition debris shall be kept in controlled area and sprayed with water mist to reduce debris dust (b) During pneumatic drilling/wall destruction, dust shall be suppressed by water spraying and/or installing dust screen enclosures at site (c) The surrounding environment (sidewalks, roads) shall be kept free of debris to minimize dust (d) There will be no open burning of construction / waste material at the site (e) There will be no excessive idling of construction vehicles at sites
	Noise	<ul style="list-style-type: none"> (a) Construction noise will be limited to restricted times agreed to in the permit. The civil works will cause some noise mostly in defined working hours, however the Contractor shall maximally reduce inconvenience caused to the nearby residents (b) During operations the engine covers of generators, air compressors and other powered mechanical equipment shall be closed, and equipment placed as far away from residential areas as possible
	Water Quality	<ul style="list-style-type: none"> (a) The site will establish appropriate erosion and sediment control measures such as e.g. hay bales and / or silt fences to prevent sediment from moving off site and causing excessive turbidity in nearby streams and rivers.
	Waste management	<ul style="list-style-type: none"> (a) Waste collection and disposal pathways and sites will be identified for all major waste types expected from demolition and construction activities. (b) Mineral construction and demolition wastes will be separated from general refuse, organic, liquid and chemical wastes by on-site sorting and stored in appropriate containers. (c) Construction waste will be collected and disposed at a landfill site for construction waste operating in the area of the former quarry adjacent to Silikyan district. (d) The records of waste disposal will be maintained as proof for proper management as designed. (e) Whenever feasible the contractor will reuse and recycle appropriate and viable materials (except asbestos)
	Earth Works	<ul style="list-style-type: none"> (a) Excess material and topsoil generated from earth works will be stored separately and used for backfilling and site reinstatement (b) Topsoil layer not thicker than 30 m will be stripped separately and temporary piled on-site (c) Stockpile height will not exceed 3.0 m, and the slope angle will not exceed 34o (d) Temporary stockpile will be compacted and covered with a tarp to prevent erosion caused by rain runoff (e) Topsoil will be re-used for backfilling to facilitate re-cultivation of the land plot (f) Excess amount of subsoil will be disposed at the agreed-upon locations.
H. Traffic and Pedestrian Safety	Direct or indirect hazards to public traffic and pedestrians by construction	<p>In compliance with national regulations, the contractor will insure that the construction site is properly secured, and construction-related traffic regulated. This includes but is not limited to</p> <ul style="list-style-type: none"> ▪ Signposting, warning signs, barriers and traffic diversions: site will be clearly visible, and the public warned of all potential hazards ▪ Traffic management system and staff training, especially for site access and near-site heavy traffic. Provision of safe passages and crossings for pedestrians where construction traffic interferes. ▪ Adjustment of working hours to local traffic patterns, e.g. avoiding major

	activities	<p>transport activities during rush hours or times of livestock movement</p> <ul style="list-style-type: none"> ▪ Active traffic management by trained and visible staff at the site, if required for safe and convenient passage for the public. ▪ Ensuring safe and continuous access to office facilities, shops and residences during renovation activities, if buildings stay open for public.
I. Social risk	Public relationship management	<p>(a) Consult local community to identify and proactively manage potential conflicts between an external workforce and local people</p> <p>(b) Raise local community awareness about sexually transmitted disease risks associated with the presence of an external workforce and include local communities in awareness activities.</p> <p>(c) Inform the population about construction and work schedules, interruption of services, traffic detour routes and provisional bus routes, blasting and demolition, as appropriate.</p> <p>(d) Limit construction activities at night. When necessary, ensure that night work is carefully scheduled, and the community is properly informed, so they can take necessary measures.</p> <p>(e) At least five days in advance of any service interruption (including water, electricity, telephone, bus routes), inform the community through postings at the work site, at bus stops, and in affected homes/businesses.</p> <p>(f) Address concerns raised through the Grievance Redress Mechanism established by the Employer within the designated timeline within the scope of the Contractor's liability</p> <p>(g) To the extent possible, work camps should not be located in close proximity to local communities</p> <p>(h) Siting and operation of worker camps should be undertaken in consultation with neighboring communities</p>
	Labor management	<p>(a) The Contractor will recruit unskilled or semi-skilled workers from local communities to the extent possible. Where and when feasible, worker skills training should be provided to enhance participation of local people.</p> <p>(b) The Contractor will provide adequate lavatory facilities (toilets and washing areas) in the work site with adequate supplies of hot and cold running water, soap, and hand drying devices. A temporary septic tank system should be established for any residential labor camp and without causing pollution of nearby watercourses</p> <p>(c) The Contractor will raise awareness of workers on overall relationship management with local population, establish the code of conduct in line with international practice and strictly enforce them, including the dismissal of workers and financial penalties of adequate scale.</p>
	GRM management	<p>(a) Local liaison person within the Contractor's team is assigned to be in charge of communicating with and receiving requests/ complaints from the local population</p> <p>(b) GRM is established and advertised at the local level. The Contractor is informed of his responsibility to register and communicate to the PIU received verbal and non-verbal grievances.</p> <p>(c) GRM contact information, including local focal points, has been posted at the construction site and the local community's administrative office.</p> <p>(d) The Contractors' local liaison person receives and registers grievances from the population in the GRM log and communicates the grievances to the PIU regularly.</p>

PART D: MONITORING PLAN

Activity	What (Is the parameter to be monitored?)	Where (Is the parameter to be monitored?)	How (Is the parameter to be monitored?)	When (Define the frequency / or continuous?)	Why (Is the parameter being monitored?)	Who (Is responsible for monitoring?)
CONSTRUCTION PHASE						
Provision of construction materials	Purchase of construction materials from the registered suppliers	Supplier's office or warehouse	Verification of labels of the materials and/or certificates	During the conclusion of supply contracts	Ensure reliability of construction materials and their safety for human health	MLSA/ Technical Supervision Company
Generation of construction waste	<ul style="list-style-type: none"> - Temporary storage of construction waste in allocated areas; - Timely disposal of waste to a landfill site for construction waste operating in the area of the former quarry adjacent to Silikyan district designated by Yerevan City Mayor through the Decision N 2391-A, dated 6/30/2016. 	<p>Construction site</p> <p>Waste disposal at a landfill site for construction waste operating in the area of the former quarry adjacent to Silikyan district</p>	Inspection of activities	Undeclared inspections during work hours	<ul style="list-style-type: none"> - Prevent pollution of territory, - Avoid accidents at the construction site due to scattered fragments of construction materials and debris, - Retain esthetic appearance of the construction site and its surroundings. 	MLSA/ Technical Supervision Company
Accumulation of household waste	<ul style="list-style-type: none"> - Placing waste bins in the construction site; - Agreement with the municipality for regular out-transporting of waste. 	Construction site	Inspection of activities	Undeclared inspection during work hours	Avoid pollution by household waste.	MLSA/ Technical Supervision Company
Transportation of	- Technical condition of vehicles	- Construction	Inspection of	Selective inspections	- Limit pollution of soil	MLSA/


construction materials and waste Movement of construction machinery	and machinery; - Confinement and protection of truckloads with lining; - Respect of the established hours and routes of transportation.	site; - Routes of transportation of construction materials and wastes	roads adjacent to the construction object in the direction of the movement route	during work hours	and air from emissions; - Limit nuisance to local communities from noise and vibration; - Minimize traffic disruption.	Technical Supervision Company Road Police
Earthworks	- Topsoil removal and temporary stockpiling for re-cultivation of the land; - Temporary storage of excavated soil at determined places; - Backfilling of the excavated ground as needed and disposal of the excess mass to the places, approved in writing	Construction site	Inspection of activities	During earth works	Limit loss of vegetation due to ground piling and minimization of pollution of surface waters with particles	
Maintenance of construction equipment	- Washing of cars and construction equipment outside the construction site or at maximum distance from natural streams; - Refueling or lubrication of construction equipment outside the construction site or at the predetermined confined area.	Construction site	Inspection of activities	Undeclared inspections during work hours	- Avoid pollution of water and soil with oil products due to the operation of equipment; - Timely localize and decrease expected damage in case of fire.	MLSA/ Technical Supervision Company
Workers' health and safety	- Provision of constructors with working clothes and PPE; - Strict compliance with the rules of construction equipment operation and usage of PPE; - Presence of fire extinguishing and medical aid kits at the work site; - Availability of labor safety training	Work site	Inspection of activities and documents	Entire period of construction works	Reduce the probability of traumas and accidents	MLSA/ Technical Supervision Company

	<p>and instruction records;</p> <ul style="list-style-type: none"> - First aid medical kits and fire extinguishers are available at work site. 					
Traffic and road safety	<ul style="list-style-type: none"> - Presence of traffic regulation and warning signs as needed; - Construction site demarcated/fenced, and all construction activities confined to the site; - No construction materials and waste piled up or scattered outside the construction site 	Roads adjacent to the construction site	Inspection of activities	Entire period of construction works	<ul style="list-style-type: none"> - Prevent the violation of interests of the passengers and/or pedestrians because of the construction works; - Minimize direct or indirect hazards to public traffic and pedestrians by construction activities; 	<p>MLSA/ Technical Supervision Company</p> <p>Road Police</p>
Construction site re-cultivation and landscaping	Final cleaning of the construction site and access roads and landscaping-greening of the area as required	Construction site Access roads	Visual inspection	Final stage of works	Reduce loss of aesthetical value of the landscape due to construction activities	<p>MLSA/ Technical Supervision Company</p> <p>Yerevan Municipality</p>
Public information and grievance redress	<p>Information board installed at the work site carrying:</p> <ul style="list-style-type: none"> - the name of works provider (contractor), works commissioner (MLSA), and works financing Project (SPAP); - contact information / hotline in MLSA for local communities to refer complains on the nuisance caused by construction works 	Field office of the contractor and construction site	Inspection of information board at the construction site; verification of the presence of GRM logbook at worksite, adequacy of entries, and effectiveness of	Before and during the construction works	Communicate with the residents or employees as well as other stakeholders of the area adjacent to the construction site and register the complaints	MLSA/ Technical Supervision Company


	GRM in place and operational		handling complaints			
COVID-19 preparedness in the work site	<ul style="list-style-type: none"> - Provision of hand wash facilities in the work site with adequate supplies of running water, hand soap, alcohol-based hand sanitizer and hand drying devices; - Worksite entrance procedure and medical checks; - Regular disinfection of public rooms, equipment, tools, and waste; - Work practices to reduce or minimize contact between workers; - Provision of face masks and other relevant PPE to all project workers at the entrance to the project site. 	Construction site	Inspection of activities	Total period of works	Reduce the COVID-19 infection risk at worksites	MLSA/ Technical supervision company
OPERATION PHASE						
Operational waste management	<ul style="list-style-type: none"> - Organized collection of household waste generated during office operation inside USSTC; - Arrangements in place and operational for removal of household waste from USSTC 	Premises of the USSTC	Site inspection	Total period of operation of the USSTC	Ensure sanitary safety and favorable conditions for USSTC staff and visitors	USSTC administration
Maintenance of internal building systems	Electric wiring and water/sewage pipes maintained in good operating condition	Premises of the USSTC	Periodic check-ups	Total period of operation of the USSTC	Exclude risks of electric shocks, short circuits, and leakage of pipes	USSTC administration
Improved space (premises)	Exterior area of the building kept clean and groomed	Premises of the USSTC	Visual Inspection	Total period of operation of the USSTC	Ensure favorable social impact of the improved	USSTC administration

					premises on the beneficiaries attending the center	
Emergency preparedness	Presence of fire localization system, and emergency back-up system for the case of failure of the boiler-based heating system	Premises of the USSTC	Periodic check-ups	Total period of operation of the USSTC	<ul style="list-style-type: none"> - Reduce risks for the staff and visitors of the USSTC - Avoid disruption of USSTC's operation and a nuisance to staff and visitors 	USSTC administration
Operation and maintenance of heating and ventilation systems	Regular servicing of the entire heating and ventilation systems being undertaken	Premises of the USSTC	Periodic check-ups	Total period of operation of the heating and ventilation systems	Maintenance of heating and ventilation systems in safe and operable condition	Contractor USSTC administration

Attachment 2 Premises Ownership Certificate



ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅՈՒՆ
ՎԿԱՅԱԿԱՆ
ԱՆՇԱՐԺ ԳՈՒՅՔԻ ԿՎԱՏԱՄԱՐ ԻՐԱՎՈՒՆՔՆԵՐԻ
ՊԵՏԱԿԱՆ ԳՐԱՆՑՄԱՆ



Սույն վկայականով հաստատվում է 3 դեկտեմբերի 2021 թվականին գույքի նկատմամբ իրավունքների պետական գրանցման միասնական մատչանում կատարված անշարժ գույքի նկատմամբ իրավունքի պետական գրանցումը հետևյալ տվյալներով.

- 1. ԳՐԱՆՑՎԱԾ ԻՐԱՎՈՒՆՔԻ ՍՈՒՔՅԵԿՏ(ՆԵՐ)**
ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅՈՒՆ
- 2. ԱՆՇԱՐԺ ԳՈՒՅՔԻ ԳՏՆՎԵԼՈՒ ՎԱՅՐԸ ԵՎ ԱՆՎԱՆՈՒՄԸ**
Երևան, Արաբկիր Գ. Գրչուրենկյան փողոց 29 շենք, 25 ոչ բնակելի տարածք
- 3. ԳՐԱՆՑՄԱՆ ՀԱՄԱՐ ՀԻՄՔ ՀԱՆԴԻՍԱՅԱԾ ՓԱՍՏԱԹՂԹԵՐԸ**
ՀՀ կառավարության որոշումներ 21.07.2005թ. թիվ 1117-Ա, 04.05.2006թ. թիվ 566-Ա 24.09.2021թ. թիվ 1551-Ա
- 4. ՀՈՂԱՄԱՍԻ ԲՆՈՒԹԱԳՐԵՐԸ**
Կադաստրային ծածկագիրը՝ 01-003-0108-0095
Մակերեսի չափը (հա)՝ 0.120261
Նպատակային նշանակությունը՝ բնակավայրերի
Գործառնական նշանակությունը կամ հողատեսքը՝ հատը կառուցապատման
Գրանցված իրավունքի տեսակը՝ ԸՆԴՀԱՆՈՒՐ ԲԱԺՆԱՅԻՆ ՍԵՓԱԿԱՆՈՒԹՅՈՒՆ

ՎԿԱՅԱԿԱՆ N 03122021-01-0294, գաղտնաբառ՝ J89NBUTBPEGW

Փաստաթղթի նախընտան և վավերականությունը կորույ է ապագվել հարցաթղթի կոմիտեի
www.e-cadastr.am կայքէջի միջոցով

Էջ 1/2

5. ՇԻՆՈՒԹՅՈՒՆՆԵՐԻ ԲՆՈՒԹԱԳՐԵՐԸ

1) Նպատակային նշանակությունը՝ հասարակական
2) Բնութագրերը ըստ առանձին շինությունների՝

Հ/Հ	Կադաստրային ծածկագիր	Տեսակ	Մակերես	Գրանցված իրավունքի տեսակ
1	01-003-0108-0095-001-025	Ոչ բնակելի տարածք	1050.9 քմ	ՍԵՓԱԿԱՆՈՒԹՅՈՒՆ

Լրացուցիչ նշումներ և տեղեկություններ

Գույքը ամրացված է Հայաստանի Հանրապետության աշխատանքի և սոցիալական հարցերի նախարարությանը:


Համաձայն ՀՀ քաղաքացիական օրենսգրքի 224-րդ հոդվածի սեփականատերը/սեփականատերերը/ բազմաբնակարան բնակելի շենքի զբաղեցրած 0.120261 հա հողամասի և բնօրինակ օգտագործման տարածքների նկատմամբ ունի/ունեն/ 1051/3043 բաժնային սեփականության իրավունք:

Գրանցումը իրականացնող պաշտոնատար անձի անունը, ազգանունը՝ ԽՈՐՈՎ ԻՍՐԱՅԵԼՅԱՆ

Չբաղեցրած պաշտոնը՝ Անշարժ գույքի գրանցման միասնական ստորաբաժանման անշարժ գույքի ավագ ռեգիստր

ՎԿԱՅԱԿԱՆ N 03122021-01-0294, գաղտնաբառ՝ J89NBUTBPEGW

Փաստաթղթի նախընտան և վավերականությունը կորույ է ապագվել հարցաթղթի կոմիտեի
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Կադաստրի կոմիտեի

Էջ 2/2

Republic of Armenia
Certificate of State Registration of the Rights over
Real Estate
Cadaster Committee

This Certificate confirms the state registration of the rights over real estate in the integrated registry of state registration of rights over real estate on December 3, 2021, by the following details:

1. Entity(s) of registered right

Republic of Armenia

2. The place and name of the real estate

25 nonresidential premises, 29 G. Gulbenkyan str., Arabkir, Yerevan

3. Documents on which the registration is based

Government Decisions 1117-A, 566-A and 1551-A, dated correspondingly on 21.07.2005, 04.05.2006 and 24.09.2021.

4. Land characteristics

Cadaster Code 01-003-0108-0095

Surface – 0.120261 ha

Target use - residential

Operational use – mixed construction

Type of registered right – Common shared ownership

5. Building characteristics

1) Target use – public

2) Characteristics of the separate buildings;

N	Cadaster Code	Type	Surface	Type of registered right
1	01-003-0108-0095-001-025	Nonresidential premises	1050.9 sq. m	Ownership

Additional Notes and Information

The property is attached to the Ministry of Labor and Social Affairs of the Republic of Armenia. In compliance with Article 224 of the RoA Civil Code the owner has a shared ownership right in the following proportion 1051/3043 over the area of 0.120261 ha of the residential building and commonly used spaces.

Registering official – Khosrov Israyelyan

Position – Real estate register of united subdivision of the State Committee of the Real Estate Cadaster adjunct to the RoA Government.

Certificate N 03122021-01-0294



Այ.1 Շենքի ընդհանուր տեսքը

Կառույցի կոնստրուկտիվ համակարգը լուծված է 4 երկայնական կրող ու լայնական պատերով և միջհարկային ծածկերով:

Շենքի բակային ճակատի ձախկողմյա հատվածամասի, կիսանկողի կոնստրուկտիվ համակարգը կարկասային է, լուծված միաձույլ երկաթբետոնե շրջանակներով, երկայնական ու լայնական պատերով և ծածկով:

Պատերի հիմքերը ժայթվեային են, միաձույլ բետոնից, իսկ շրջանակների սյուներից առանձին տիպի են, սյունակալներով:

Շենքի նկուղի և կիսանկողի պատերը իրականացված են միաձույլ բետոնից, իսկ վերին հարկերից՝ տուֆաքարի «միդիս» տիպի շարվածքով, ցեմենտավալային շաղախի կիրառմամբ:

Պատերում բացվածքների բարավորները իրականացված են միաձույլ երկաթբետոնից:

Միջհարկային ծածկերը ու վերնածածկը իրականացված են հավաքովի երկաթբետոնե կլորացքավոր սալերով և բակային ճակատի ձախկողմյա հատվածամասի կիսանկողի ծածկը իրականացված է միաձույլ երկաթբետոնից:

Մանրդավանդակները լուծված են պողպատե թեքահեծաններով, երկաթբետոնե հասավոր աստիճաններով և միաձույլ երկաթբետոնե հարթակներով:

Տանիքը լանջավոր է փայտե ծպեղային համակարգով, ալիքավոր ասբեշիֆերից պողպատե թիթեղից ծածկույթով, արտաքին կազմակերպված ջրահեռացմամբ:

Շենքը գլխավոր ճակատի կողմից ունի բարձակային, իսկ բակային ճակատի՝ միաձույլ երկաթբետոնե կարկասով տնտեսական պատշգամբներ:

Պատվիրատուի կողմից նախատեսվում է թիվ 25 տարածքում կատարել ցածր ռիսկայնությամբ վերանորոգման և արդիականացման հետևյալ աշխատանքներ՝

- Դուա-լուսամուտների փոխարինում
- Ներքին հարդարման, հատակների փոխարինման և սանհանգույցների նորոգման աշխատանքներ:
- Մասնակի վերահատակագծում, որոշ միջնորմների ապահովումն և վերականգնման միջոցով:
- Կոյուրու և ջրագծերի ներքին ցանցի փոխարինում:
- Գլխավոր մուտքի արդիականացում:

Ձեռնամբ պարզվեց հետևյալը՝

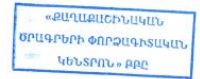
- Կառույցի կրող կոնստրուկցիաները չունեն որևէ նշանակալից ճաքեր, ճկվածքներ և այլ տիպի վնասվածքներ վնասվածքներ: Դրանք գտնվում են բավարար տեխնիկական վիճակում:
- Թիվ 25 տարածքի վերանորոգման և արդիականացման աշխատանքները իրականացվելու են առանց կրող կոնստրուկցիաների ձևափոխմանը և դրանց միջամտմանը:

Ելնելով հետազննության արդյունքներից կառույցի տեխնիկական վիճակը գնահատվում է բավարար, իսկ վնասվածության մակարդակը ըստ գործող ՀՀՇՆ 20.04- նորմերի և հետազննության մեթոդական ցուցումների չափորոշիչների դասվում է 2-րդ աստիճանի:

Հաշվի առնելով վերը նշվածը և նկատի ունենալով կառույցի բավարար տեխնիկական վիճակը, թիվ 25 տարածքում տեխնիկապես հնարավոր է կատարել վերանորոգման աշխատանքներ, անհատական մշակված նախագծի համաձայն:

Լարդարտորիայի վարիչ՝  Ռ.Ն.Նաչարյան

Ճարտարագետ՝  Մ.Հարությունյան



SUMMARY

Conclusion on the technical state and feasibility of the rehabilitation of the part of the building allocated for the establishment of the premises for Arabkir USSTC, located at 29 G. Gulbenkyan str., Arabkir, Yerevan

The examination was conducted based upon the letter submitted by T. Gapoyan – Director of “Tiv 28 SHMSH” OJSC design company on 25.04.2022.

Based upon the examination results it is concluded that:

- The overall technical state of the building is evaluated as satisfactory. The bearing structures of the building do not have significant defects, fractures or deformations. They are in sufficient technical shape.
- The rehabilitation and renovation works of the premises on 29 Gulbenkyan str. will be implemented without modification, transformation or strengthening of bearing structures. The following measures need to be taken to ensure the proper functioning of the building:
 1. Replacement of doors and windows,
 2. Internal finishing, floors replacement and bathrooms renovation works,
 3. Partial re-planning, demounting of some of the partition walls and installation of new ones,
 4. Replacement of internal network of the water and sewage pipelines,
 5. Renovation of the main entrance and yard area.

Implement all the mentioned works in compliance with the agreed design and acting construction norms in the manner prescribed by law.

Head of N 13 Lab	sign/seal	R. Khachatryan
Engineer	sign/seal	M. Harutyunyan

Attachment 5: Decision 2391-A of the Yerevan City Mayor, dated 06/30/2016, on allocating a space for the disposal of the construction waste.

ՔԱՂԱՔԱՊԵՏԻ ՈՐՈՇՈՒՄՆԵՐ

30.06.2016

**ԵՐԵՎԱՆԻ ՔԱՂԱՔԱՊԵՏ
ՈՐՈՇՈՒՄ**

2391-Ա 30.06.2016թ.

**ՇԻՆԱՐԱՐԱԿԱՆ ԱՂԲԻ ՏԵՂԱԴՐՄԱՆ ՀԱՄԱՐ ՏԱՐԱԾՔ
ԱՌԱՆՁՆԱՑՆԵԼՈՒ ՄԱՍԻՆ**

Ղեկավարվելով «Երևան քաղաքում տեղական ինքնակառավարման մասին» Հայաստանի Հանրապետության օրենքի 49-րդ հոդվածի 1-ին մասով, հաշվի առնելով Երևանի քաղաքապետարանի և «Դավարս» սահմանափակ պատասխանատվությամբ ընկերության միջև 31.07.2014 թվականին կնքված ՌԵՔ-ԲԸՇՁԲ-14/82 պայմանագիրը.

1. Երևան քաղաքում քաղաքաշինական գործունեության ընթացքում առաջացող, շինարարական վերանորոգման, շենքերի վերակառուցումից և քանդումից առաջացող թափոնների՝ շինարարական աղբի տեղադրման համար Երևան քաղաքի Սպանդարյան արդյունաբերական հանգույցի խճաքարերի արտադրության քարհանքից առաջացած անօգտագործելի տարածքից առանձնացնել 10 հա մակերեսով հողամաս:

2. Թույլատրել «Դավարս» սահմանափակ պատասխանատվությամբ ընկերությանը, սույն որոշման 1-ին կետում նշված առանձնացված տարածքում, իրականացնել շինարարական աղբի տեղադրման աշխատանքներ՝ բացառելով այդ տարածքում կենցաղային աղբի կուտակումը:

3. Սահմանել, որ առանձնացվող հողամասի սահմանները որոշվում են Երևանի քաղաքապետարանի աշխատակազմի ճարտարապետության և քաղաքաշինության վարչության կողմից տրված հատակագիծ-սխեմայով:

4. «Դավարս» սահմանափակ պատասխանատվությամբ ընկերությանը՝ ապահովել շինարարական աղբի տեղադրման հետ կապված Հայաստանի Հանրապետության օրենսդրությամբ նախատեսված համապատասխան նորմերի կատարումը:

5. Սույն որոշման կատարման կազմակերպումն ու պատասխանատվությունը դնել Երևանի քաղաքապետարանի աշխատակազմի կոմունալ տնտեսության, ճարտարապետության և քաղաքաշինության վարչությունների պետերի վրա:

6. Որոշման կատարման հսկողությունը դնել Երևանի քաղաքապետի առաջին տեղակալ Կ.Արեյանի վրա:

ԵՐԵՎԱՆԻ ՔԱՂԱՔԱՊԵՏ

Տ.ՄԱՐԳԱՐՅԱՆ

Non-official translation

MAYOR DECISIONS

30.06.2016

**MAYOR OF YEREVAN
DECISION**

2391-A of 30.06.2016

**ON ALLOCATING A SPACE FOR THE
DISPOSAL OF THE CONSTRUCTION WASTE**

Guided by Part 1 of Article 49 of the RoA Law "On Local Self-Government in the City of Yerevan", taking into account the N ԵՔ-ԲԸՇՁԲ-14/82 contract signed between Yerevan Municipality and "Davars" Limited Liability Company (LLC) on 31.07.2014:

1. Allocate/designate a 10-hectare land plot from the unusable area of the gravel production quarry of the Spandaryan industrial junction for the disposal of construction waste generated from the construction, renovation, reconstruction and demolition of buildings in the city of Yerevan.
2. Allow "Davars" LLC to implement construction waste disposal/placement works in the designated area specified in Clause 1 of this Decision, excluding the accumulation of household waste in that area.
3. Define that the borders of the designated land plot are determined according to the plan-scheme issued by the Department of Architecture and Urban Development of the Yerevan Municipality.
4. Ensure "Davars" LLC the fulfillment of the relevant RoA legislation norms related to the placement of construction waste.
5. Place the implementation and responsibility of organizing this Decision on the Heads of the utility, architecture and urban planning departments of the Yerevan Municipality.
6. Place supervision of the decision implementation on the first Deputy Mayor of Yerevan – K. Areyan.

MAYOR OF YEREVAN

T. MARGARYAN